

Santa Ana Star
CASINO • HOTEL



550

Lot 19
Sold

Lot 10
Sold

Lot 18
Sold

Lot 17
Sold

Lot 11
Sold

Lot 15
Sold

Lot 1
Sold

Lot 14
Sold

Lot 2
Sold

Spanish Blf St.

Montoya Rd.

SITE

Venada Plaza
Lots 3- 16 Available
.95± to 1.45± Acres

Walmart
Save money. Live better.

SALE

Venada Plaza Commerce Center

VENADA PLAZA COMMERCE CENTER

Bernalillo, NM 87004

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Speak with Broker
LOT SIZE:	12.4 Acres
ZONING:	M-1
MARKET:	Albuquerque
SUBMARKET:	Rio Rancho

PROPERTY OVERVIEW

14 vacant industrial lots located on Montoya Road just east of NM Highway 528. These lots reside in a rapidly growing area and comprise approximately 14.4 acres of land. Cash to Seller.

PROPERTY HIGHLIGHTS

- Cash to seller
- All City utilities available
- Paved access
- Owner financing considered
- Three signaled intersections
- Seller willing to do Build-to-Suit at a delivered construction price of \$2,400,000 or \$14/SF/YR (NNN) lease rate

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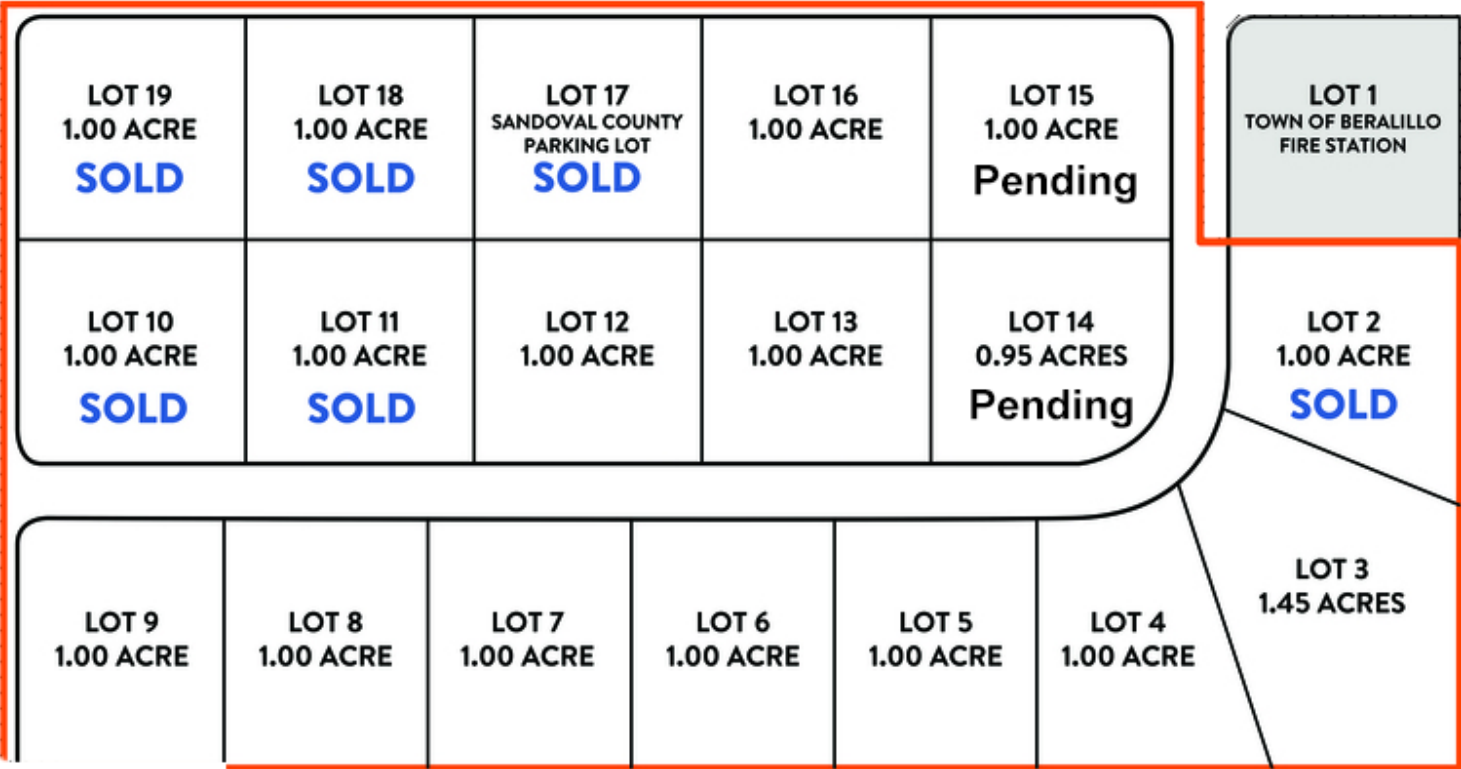
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LAND LOTS



OF LOTS 14 | TOTAL LOT SIZE 1.0 - 1.45 ACRES | TOTAL LOT PRICE N/A | BEST USE -

STATUS	LOT #	SIZE
Available	3	1.45 Acres
Available	4	1 Acres
Available	5	1 Acres
Available	6	1 Acres
Available	7	1 Acres
Available	8	1 Acres
Available	9	1 Acres
Available	12	1 Acres
Available	13	1 Acres

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LAND LOTS

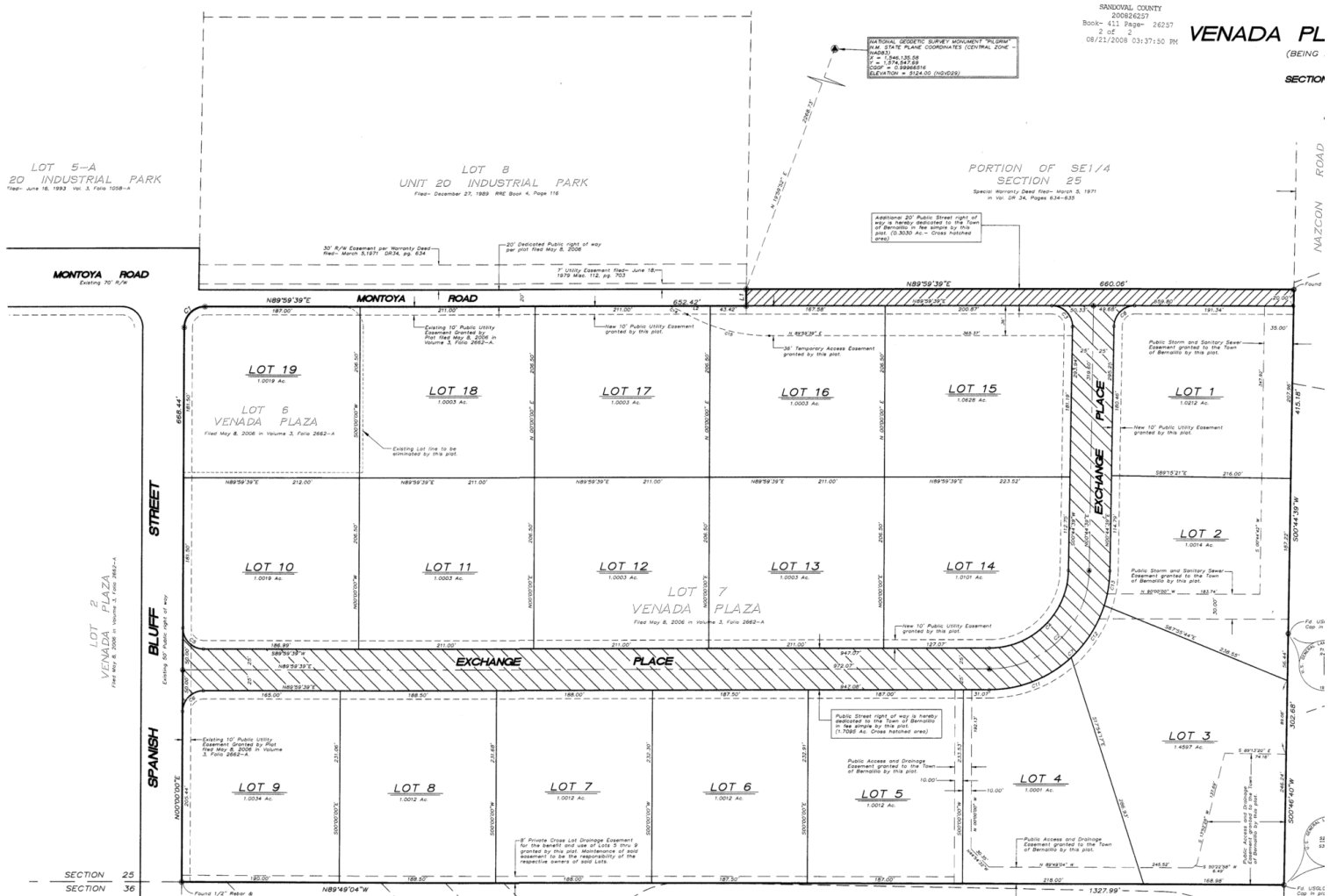
STATUS	LOT #	SIZE
Pending	14	0.95 Acres
Pending	15	1 Acres
Available	16	1 Acres

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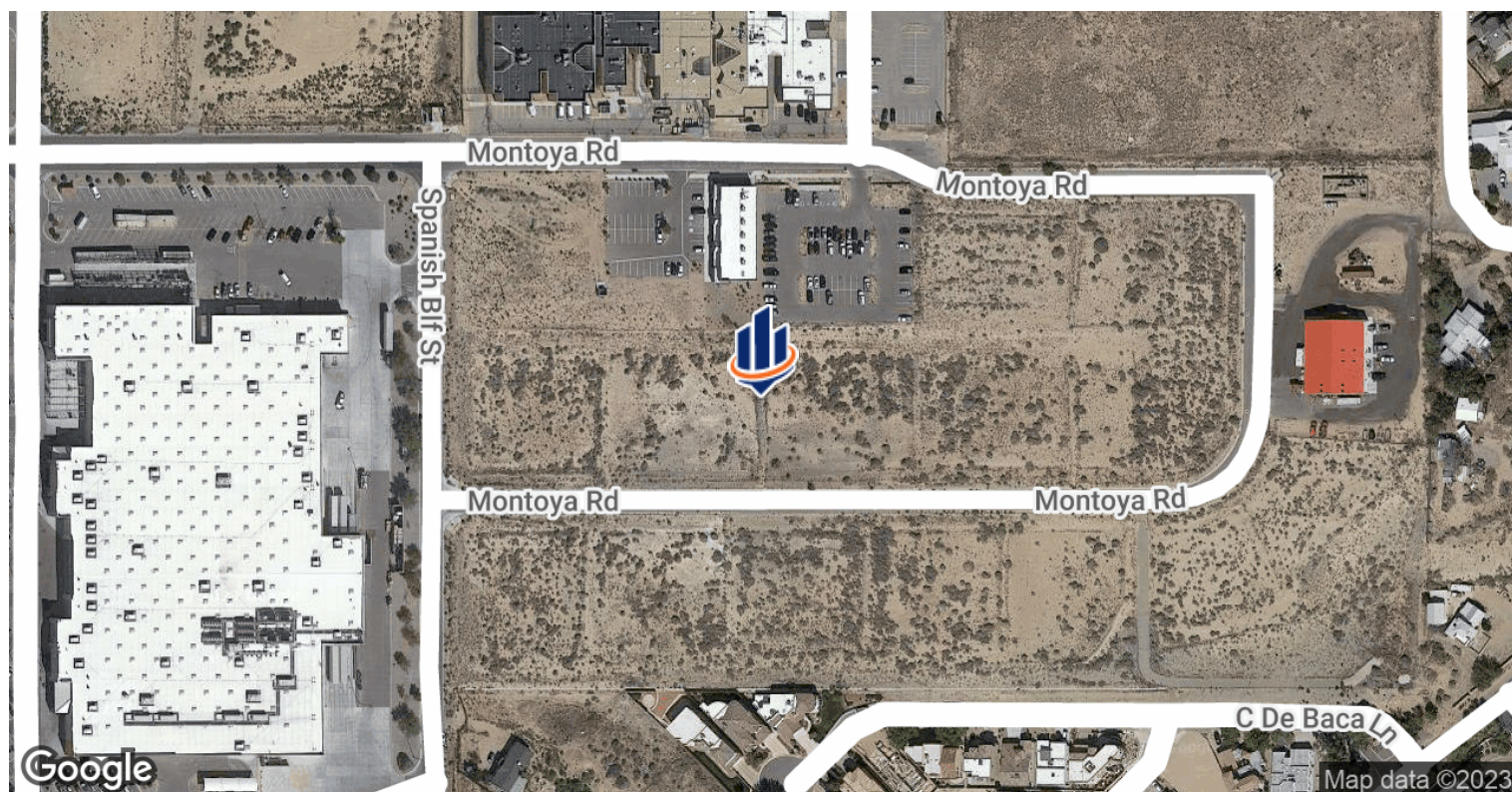
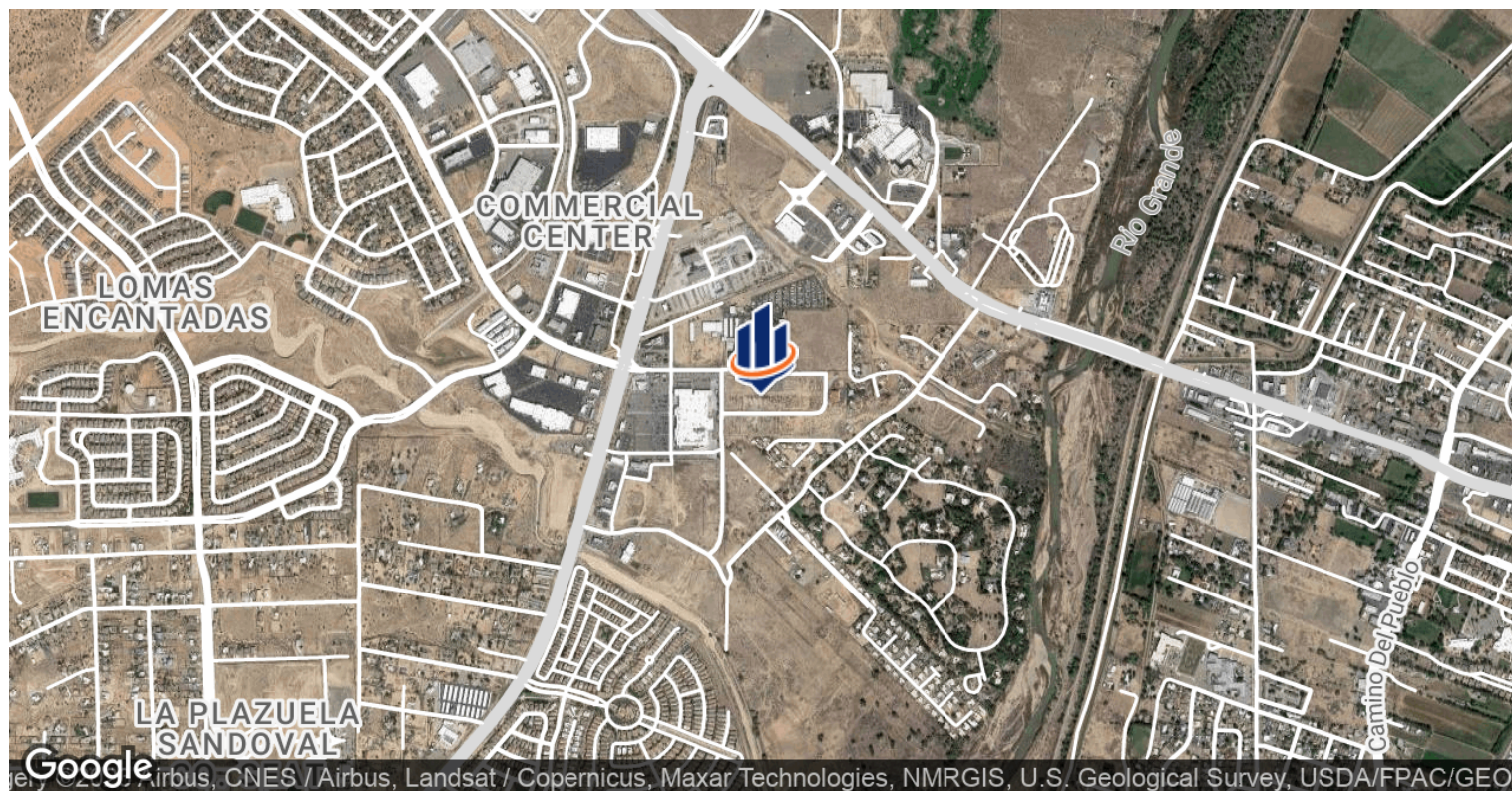
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SURVEY



LOCATION MAP



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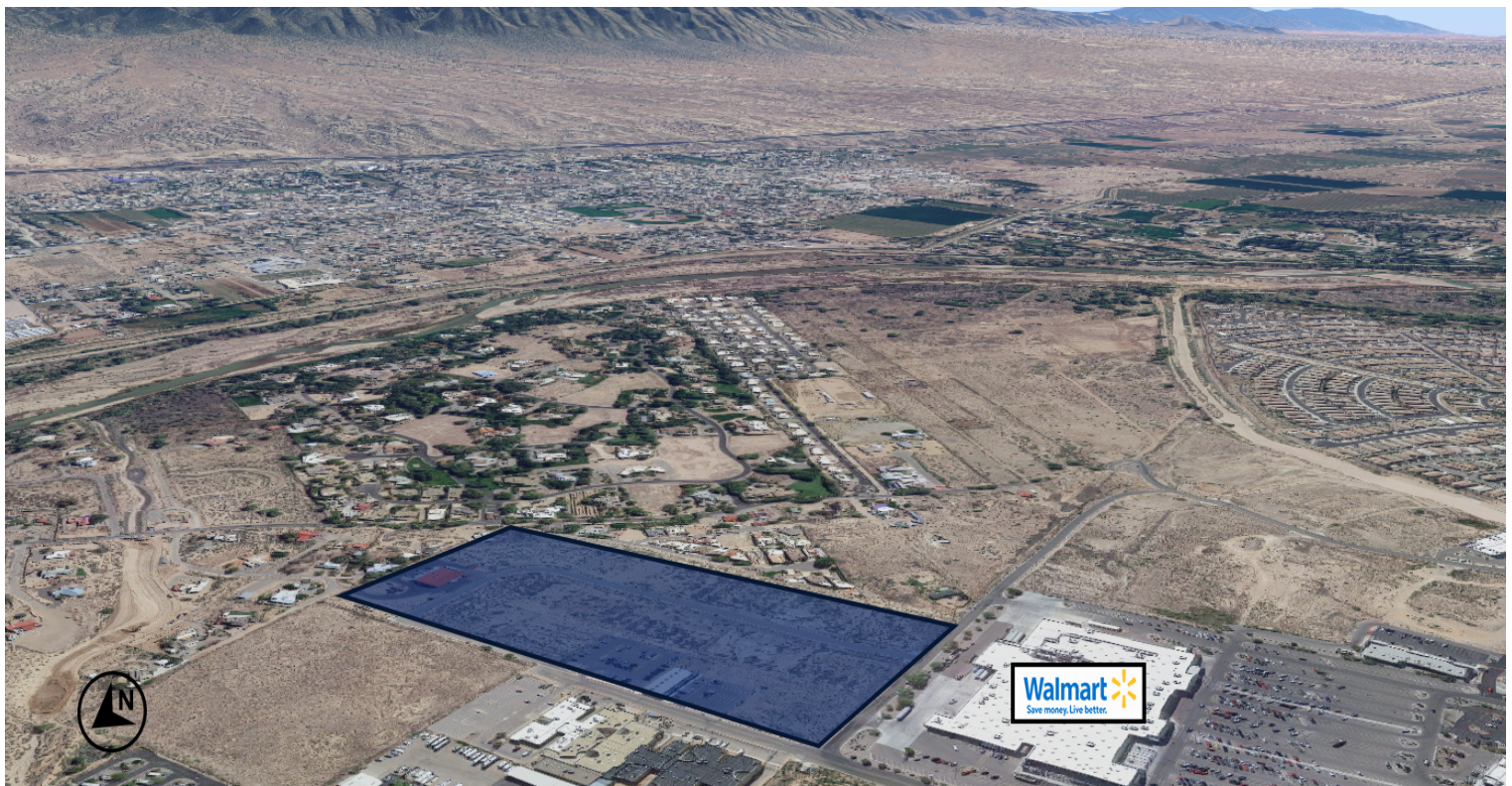
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AERIAL MAPS



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RETAILER MAP



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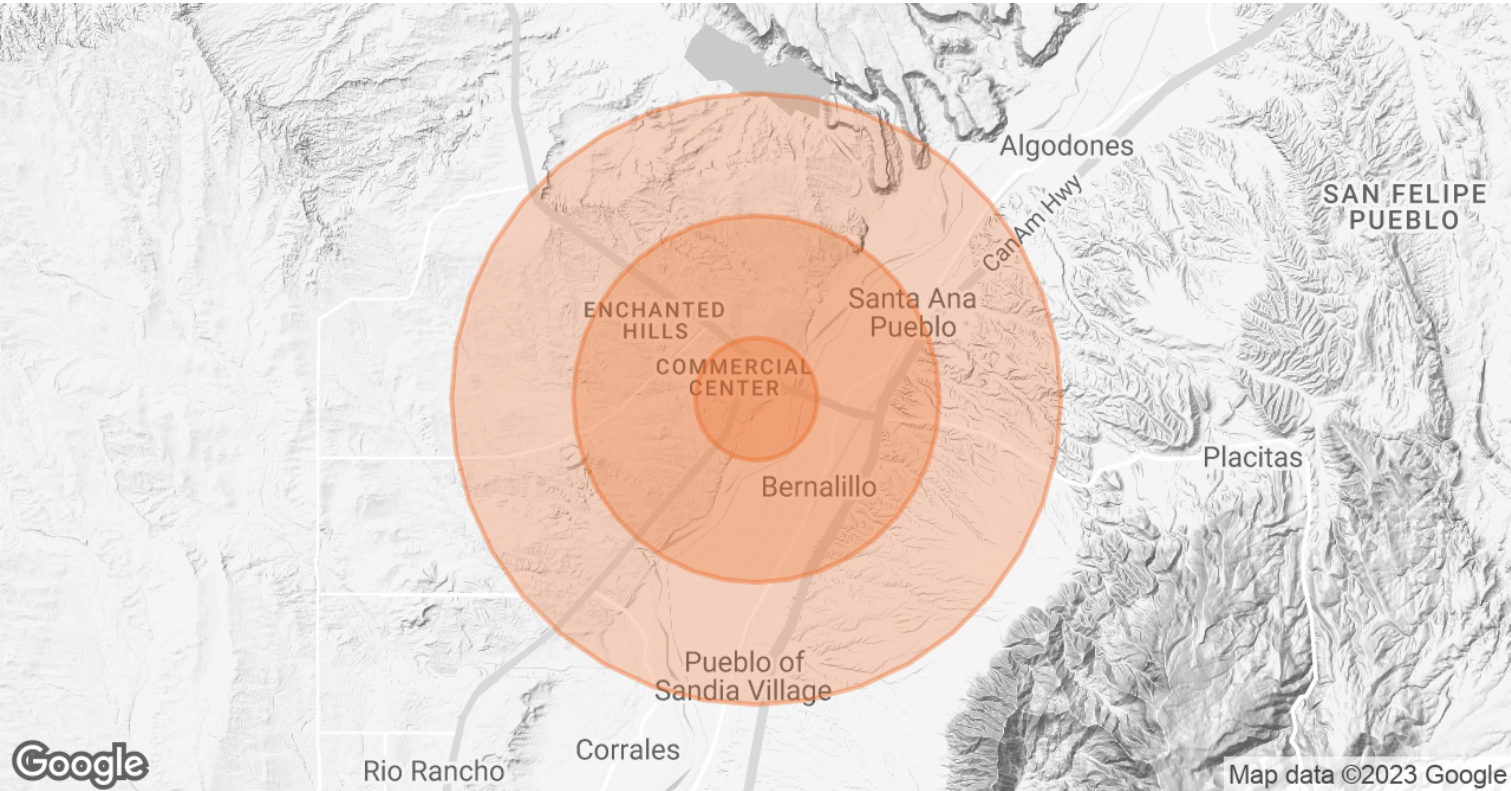
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,900	20,958	32,903
AVERAGE AGE	39.9	34.7	36.2
AVERAGE AGE (MALE)	38.1	33.4	35.1
AVERAGE AGE (FEMALE)	41.5	35.8	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,366	7,223	11,404
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$83,488	\$66,551	\$73,613
AVERAGE HOUSE VALUE	\$224,760	\$175,105	\$198,061

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