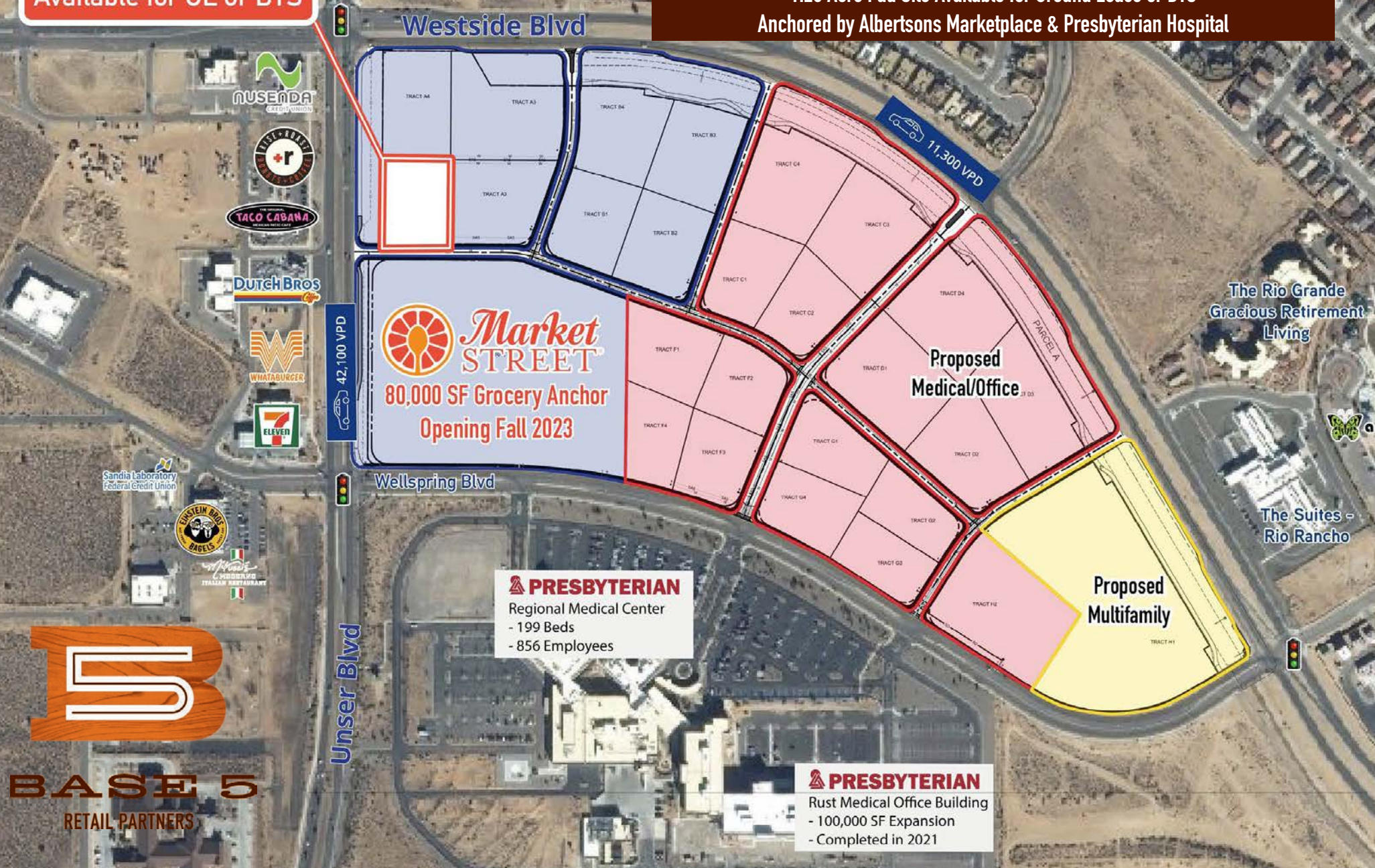


Tract A-1
1.25 AC
Available for GL or BTS

The Village @ Rio Rancho

1.25 Acre Pad Site Available for Ground Lease or BTS
Anchored by Albertsons Marketplace & Presbyterian Hospital



BASE 5
RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:
David Chavez - david@base5retail.com - 505-507-3283
Kino James - kino@base5retail.com - 505-463-7191

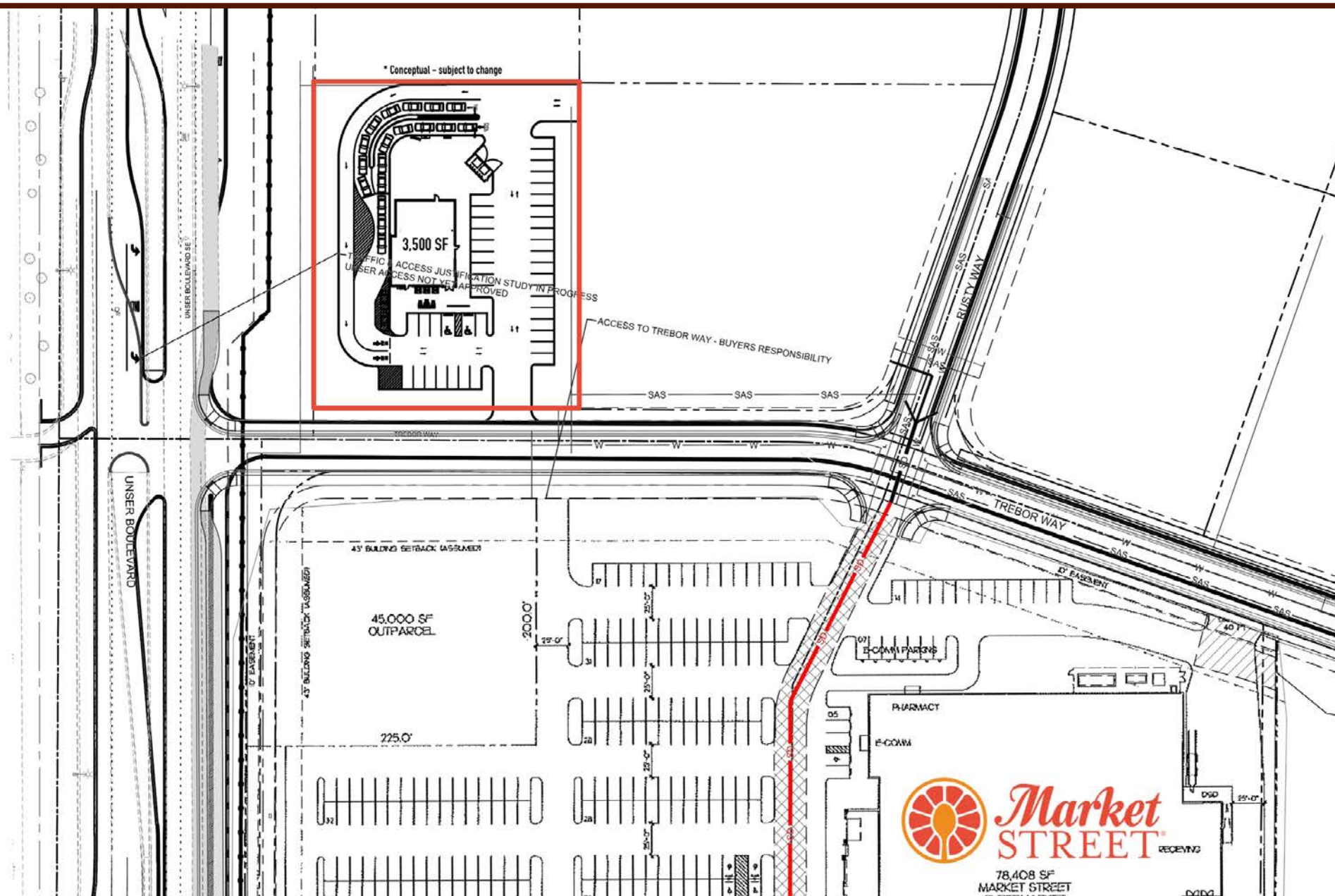


The site plan illustrates the layout for the Market Street Supermarket. The main building is a large rectangular structure with a red outline, labeled "78,408 SF MARKET STREET SUPERMARKET". It features a "PUBLIC STORM DRAIN EASEMENT (25' WIDTH)" and a "16'x10'x10' PAVEMENT" area. To the left of the building is a large parking lot with numerous stalls, labeled "45,000 SF OUTPAVING". A smaller building, labeled "3,500 SF", is located at the top left, with a note "* Conceptual - subject to change". The plan also shows "ACCESS TO TEBOR WAY - BUYERS RESPONSIBILITY" and "ACCESS TO WELL SPRING AVE - BUYERS RESPONSIBILITY". The surrounding streets are "TEBOR WAY" and "WELL SPRING AVE". The plan includes various setbacks, easements, and utility lines.



The Village @ Rio Rancho

1.25 Acre Pad Site

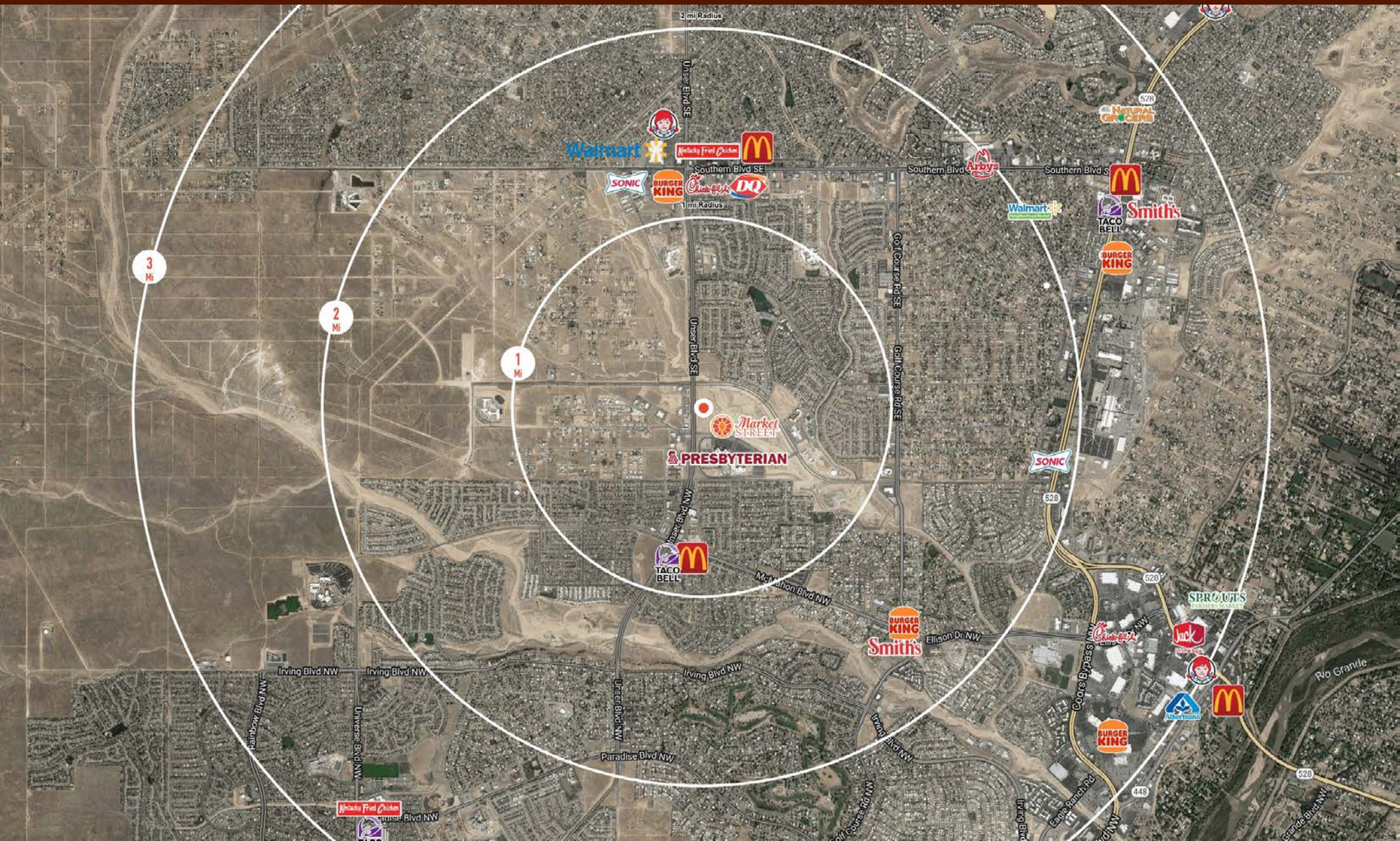




BASE 5
RETAIL PARTNERS

The Village @ Rio Rancho

1.25 Acre Pad Site
Ground Lease or BTS



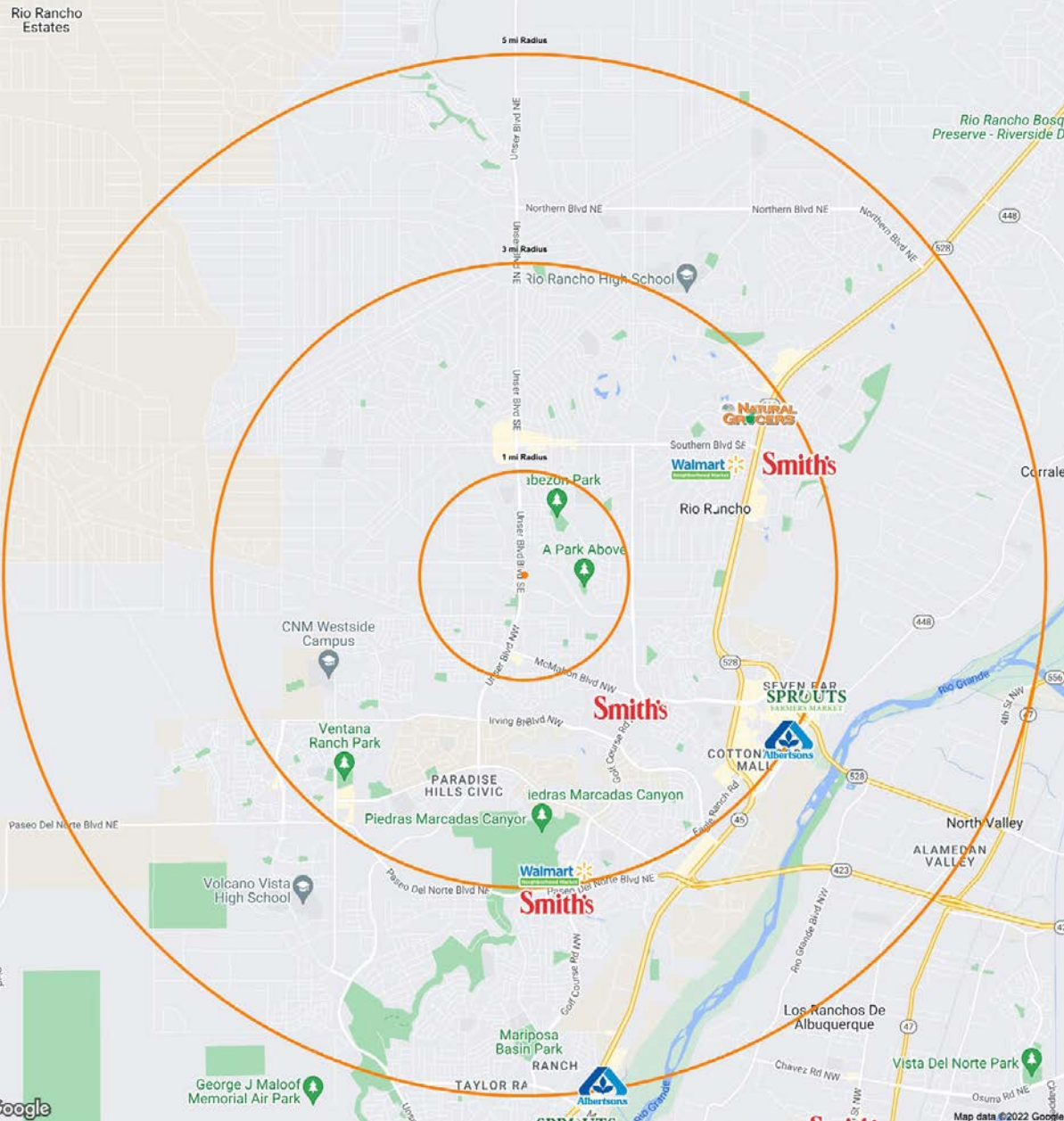
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The Village @ Rio Rancho

1.25 Acre Pad Site
Ground Lease or BTS



1 MILE	3 MILES	5 MILES
13,986	90,845	164,475



1 MILE	3 MILES	5 MILES
\$91,549	\$80,636	\$89,012



1 MILE	3 MILES	5 MILES
1,864	20,898	37,720



Unser Blvd (42,100 VPD)
Westside (11,300 VPD)

The Village @ Rio Rancho

1.25 Acre Pad Site
Ground Lease or BTS

The Village @ Rio Rancho is a 60+ acre mixed use development, strategically positioned at the intersection of Unser Blvd & Westside Blvd. 1.25 Acres currently available for ground lease or build-to-suit.

- The development is anchored by newly announced Market Street (Albertsons) – on track to open Fall of 2023
- Located directly north of Presbyterian Rust Hospital
- Access: Great access from Unser, Westside, and Wellspring. Development plans include several new access roads and left-turn access directly to the subject pad site.



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