

# PETROGLYPH MEDICAL PLAZA

UNSER BLVD & WESTSIDE DRIVE, RIO RANCHO, NM

FOR  
SALE



## SALE

- » Prices range from \$12.00/SF - \$22.00/SF
- » 19 total acres with lots from .55 to 6.25 acres

## FEATURES

- » Ideal for retail, restaurants, medical and office
- » Unser Blvd. has become the West Side's primary north/south arterial
- » Best accessibility in proximity to Rust Medical

## CONTACT

**SCOTT THROCKMORTON, SIOR**

✉ [scott@argusinvestmentrealty.com](mailto:scott@argusinvestmentrealty.com)

☎ 505.855.7602

FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

SITE OVERVIEW

FOR SALE



FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

AREA OVERVIEW

FOR  
SALE



FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

AREA OVERVIEW

FOR SALE



FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

AERIAL

FOR  
SALE



FOR SALE | PETROGLYPH MEDICAL PLAZA

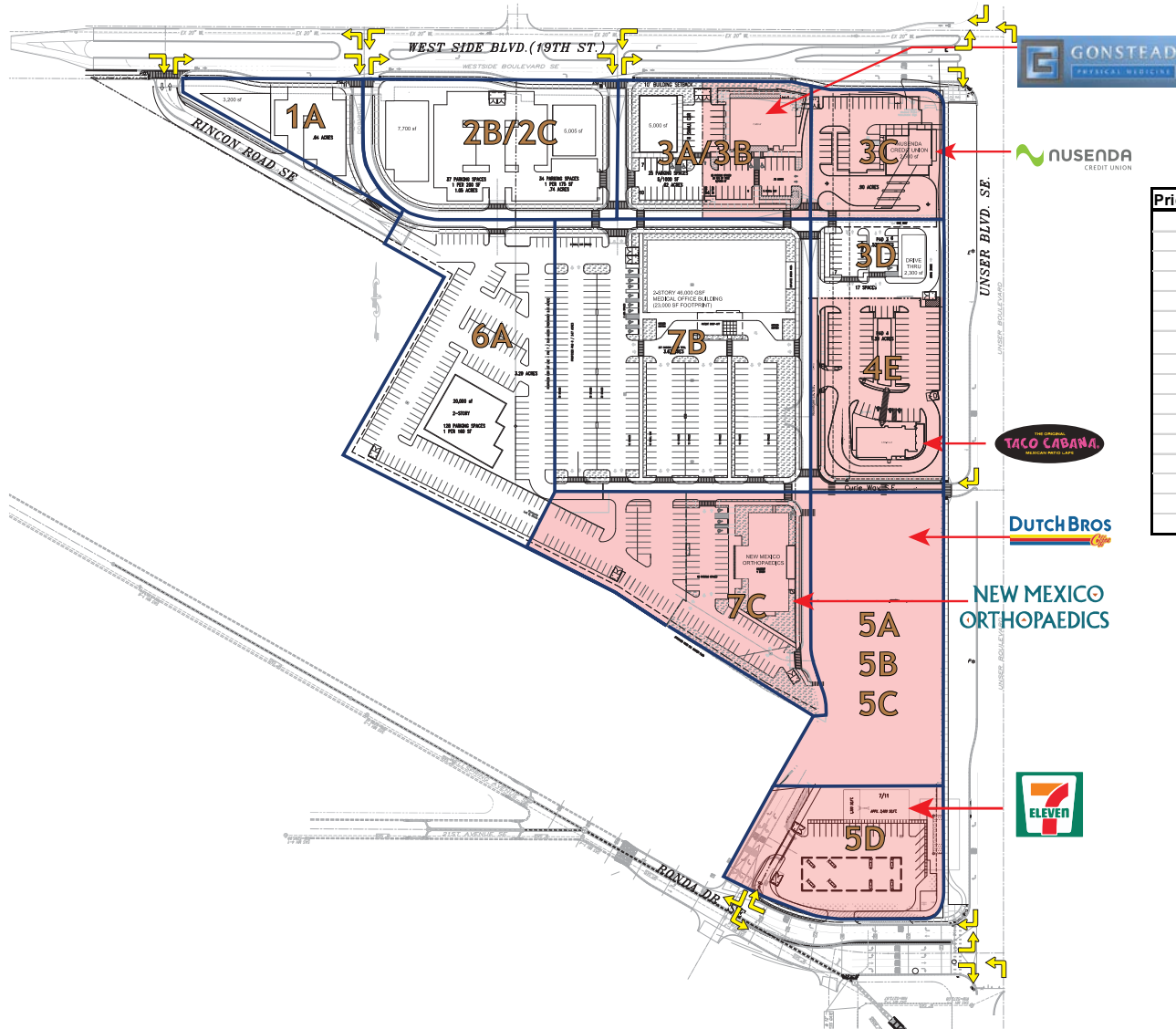
ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

SITE PLAN / RATES

FOR  
SALE



Pricing - October 2019				Acres Sold	Occupant
1A	0.5899	\$ 16.00	\$411,137		
2B	1.05	\$ 16.00	\$731,808		
2C	0.75	\$ 16.00	\$522,720		
3A	0.62	\$ 18.00	\$486,130		
3B	0.78	\$ 18.00		0.78	Gonstead
3C	0.8978	\$ 20.00		0.8978	Nusenda
3D	0.57	\$ 22.00	\$546,242		
4E	1.347	\$ 20.00		1.347	Taco Cabana
5A	0.777	\$ 20.00		0.777	Dutch Bros Coffee
5B	0.573	\$ 20.00		0.573	TBD
5C	0.7688	\$ 20.00		0.7688	TBD
5D	1.2412	\$ 20.00		1.2412	7-Eleven
6A-1-A	1.9865	\$ 12.00	\$1,038,383		
7A-1	4.2548	\$ 12.00	\$2,224,069		
7C	1.9511	\$ 12.00		1.9511	NM Orthopaedics
			\$5,960,489.04	8.3359	

FOR SALE | PETROGLYPH MEDICAL PLAZA

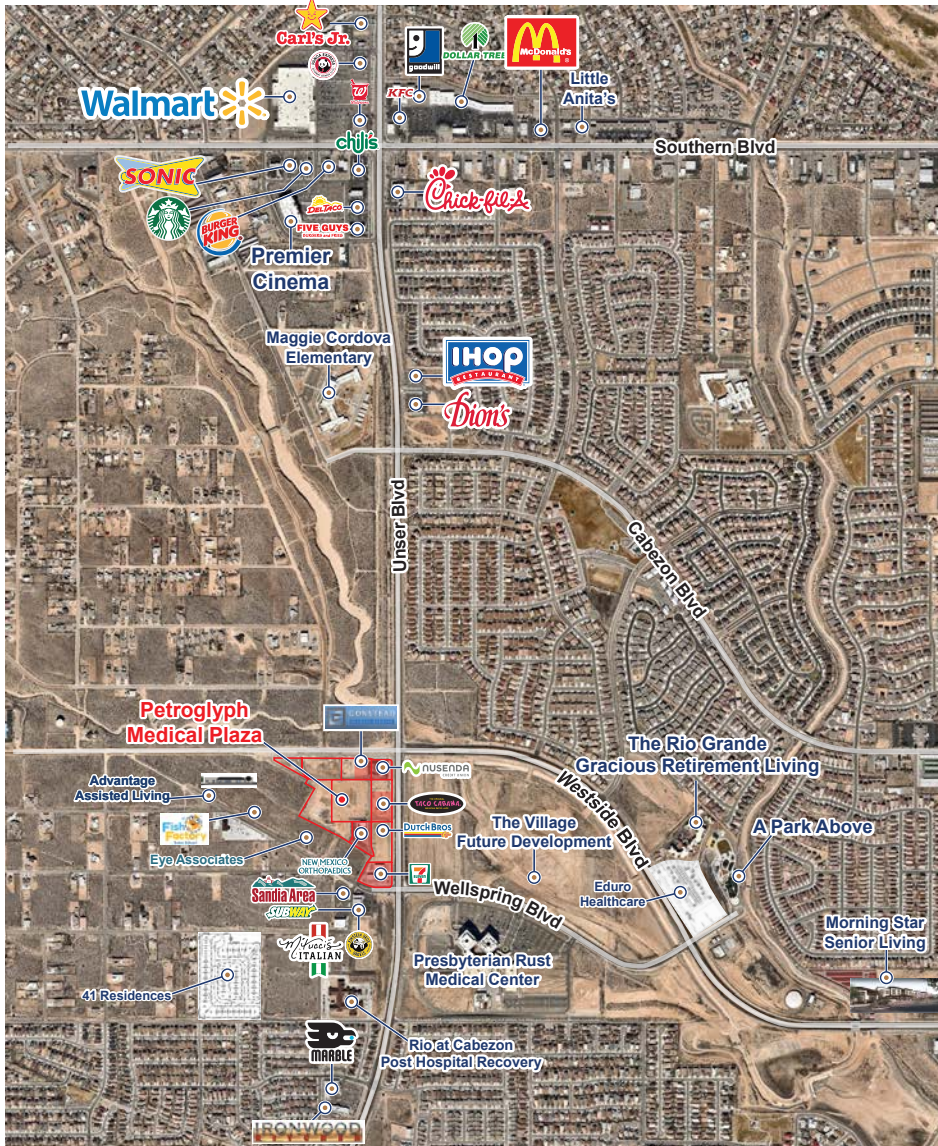
ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

## AREA OVERVIEW

FOR SALE



## AREA TENANTS



Premier Cinema



Morning Star Senior Living

The Rio Grande Gracious Retirement Living

FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM



# PETROGLYPH MEDICAL PLAZA

PRESBYTERIAN RUST MEDICAL CENTER

FOR  
SALE

## ABOUT THE HOSPITAL

First hospital in Sandoval County  
(population 142,000)

Employs more than 700 people  
at Presbyterian Rust Medical

\$245 million, 192 bed, 24/7  
hospital w/ trauma center &  
neonatal intensive care unit

Healthgrades Names Presbyterian  
Hospital One of America's 250  
Best Hospitals

## EXPANDING IN 2020

Presbyterian Medical Group and independent clinicians will benefit from a new 20,000-square-foot ambulatory surgical center that is expected to be completed by late 2020. The center will provide general surgery; breast surgery; gynecology; ear, nose and throat; urology; dental; plastics; orthopedics; podiatry; and pain services.



PROPOSED EXPANSION



FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM

  
**ARGUS**  
INVESTMENT REALTY



# PETROGLYPH MEDICAL PLAZA

## DRIVE TIME DEMOGRAPHICS

FOR  
SALE



### 5 MINUTE DRIVE TIME



Population - 60,916



Avg HH Income - \$81,399



### 10 MINUTE DRIVE TIME



Population - 291,680



Avg HH Income - \$85,034



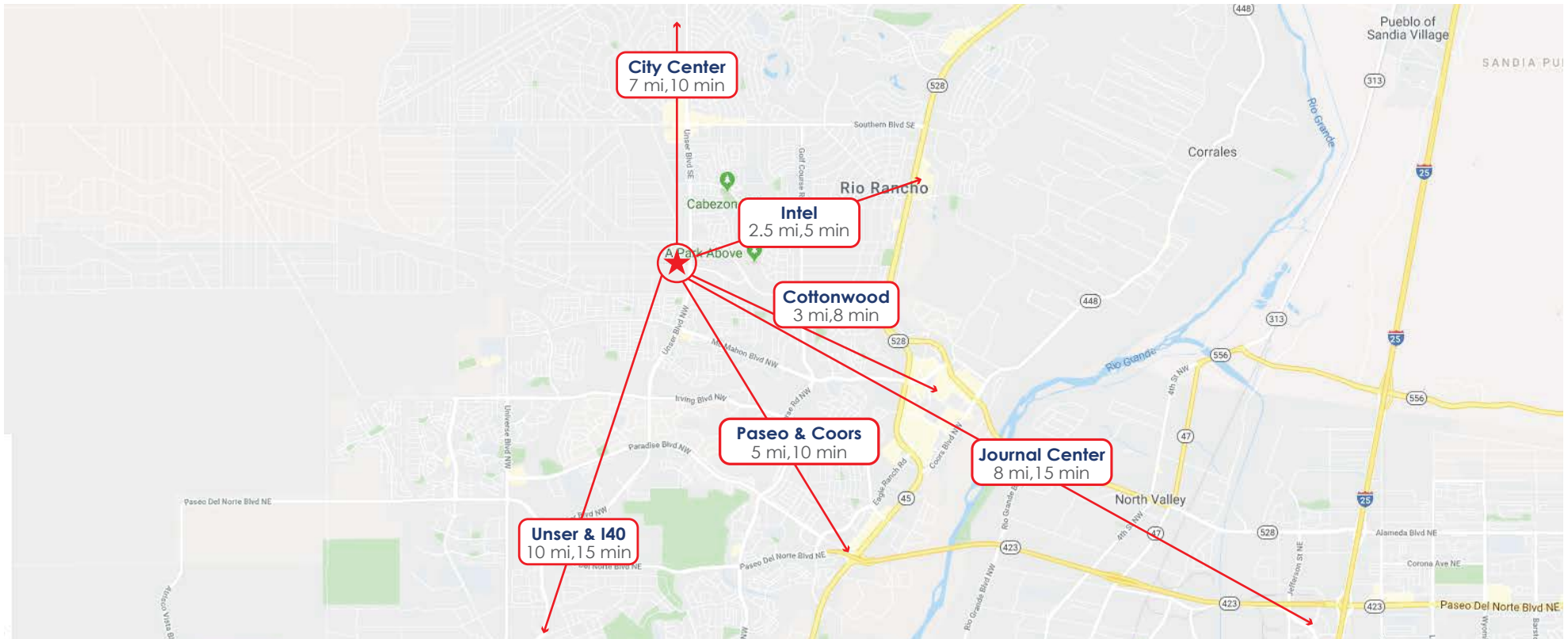
### 15 MINUTE DRIVE TIME



Population - 529,035



Avg HH Income - \$79,603



FOR SALE | PETROGLYPH MEDICAL PLAZA

ARGUSINVESTMENTREALTY.COM

