



**BASE 5**  
RETAIL PARTNERS

# Rio Rancho Anchor Space

Premier Anchor Space  
Strategic location on NM528 & Sara Rd

**ANCHOR SPACE  
AVAILABLE**



**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

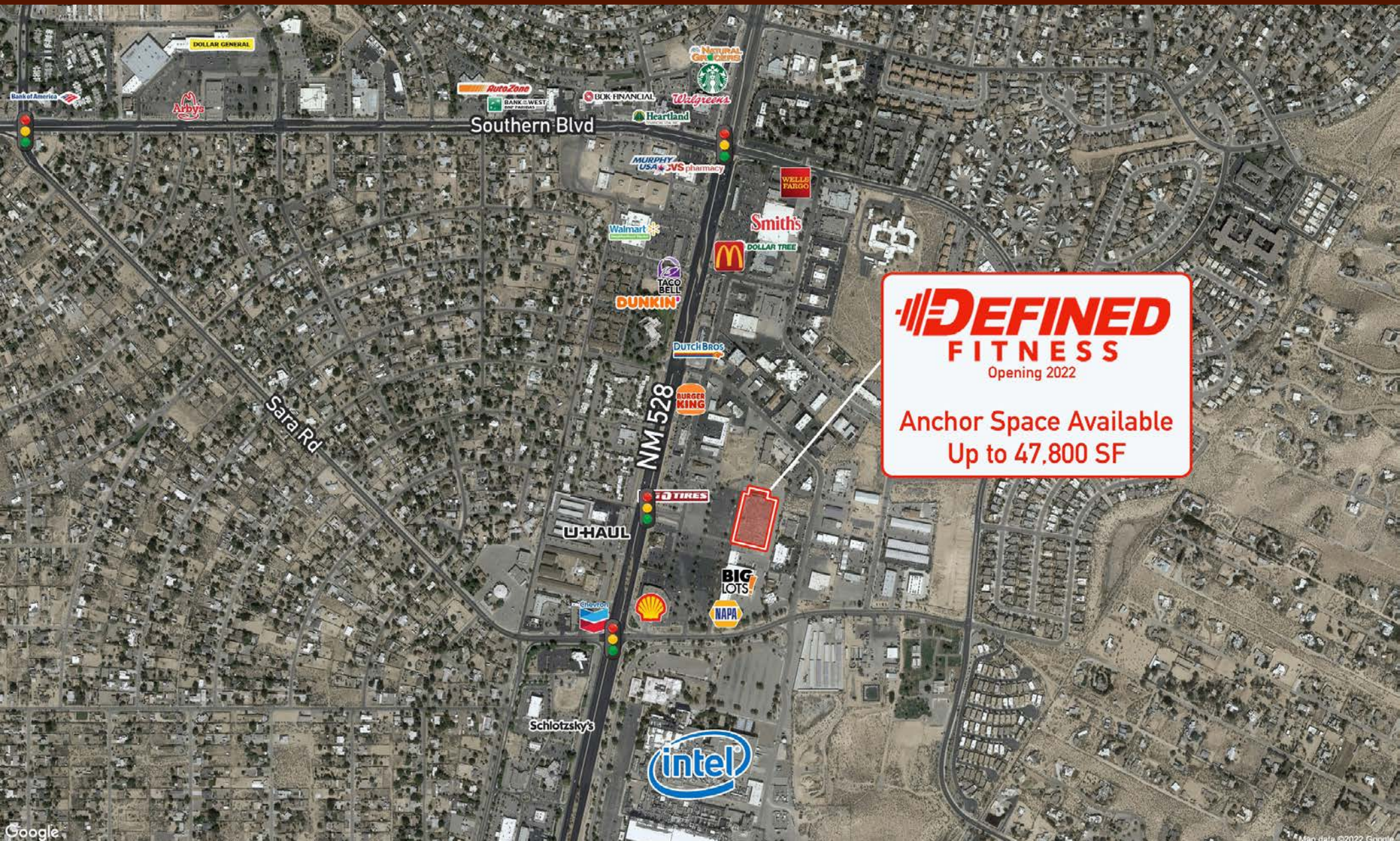
Kino James - kino@base5retail.com - 505-463-7191



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# HILLTOP PLAZA AERIAL

NM528 & Hilltop  
RIO RANCHO NM



**DEFINED**  
FITNESS  
Opening 2022

Anchor Space Available  
Up to 47,800 SF

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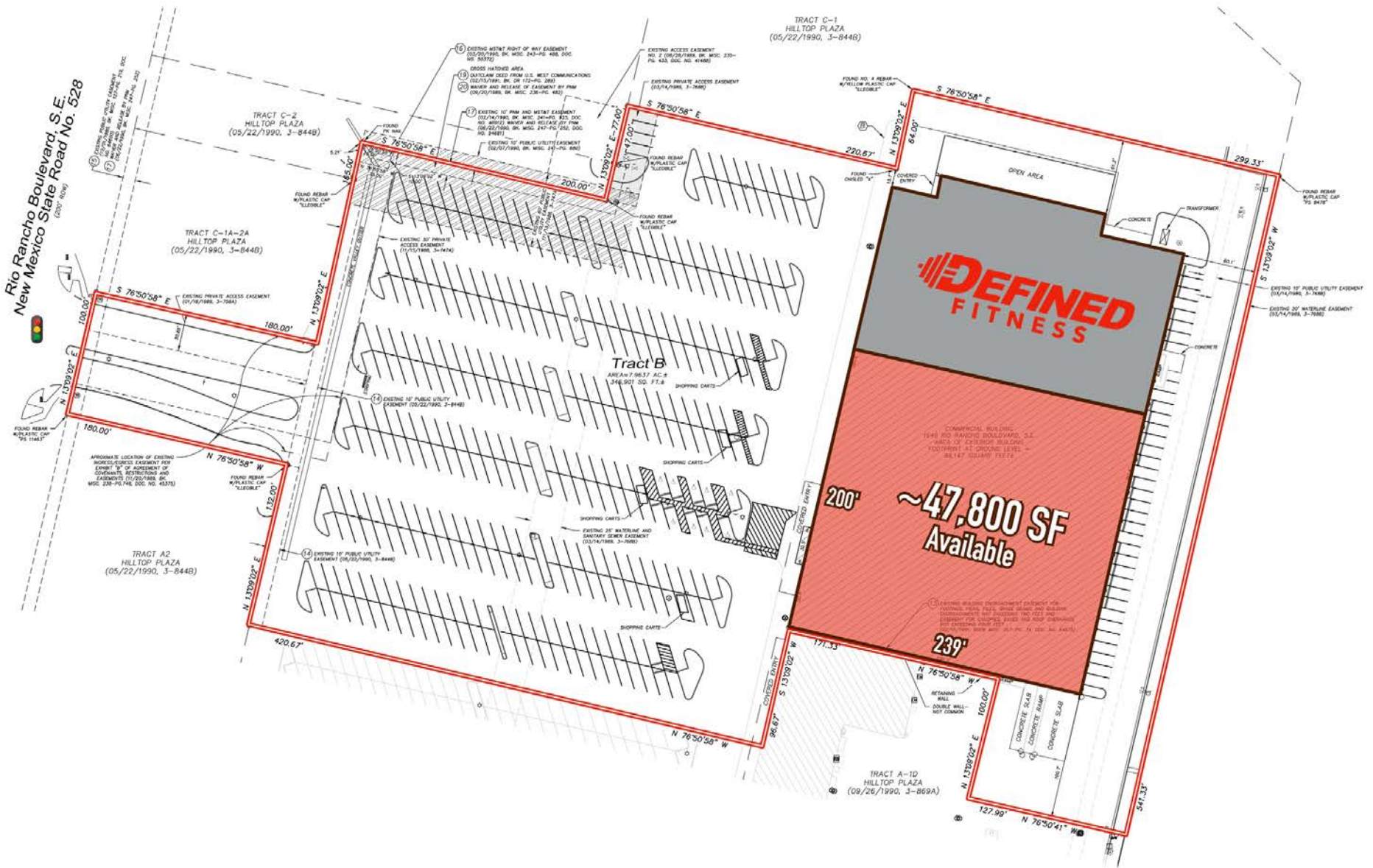
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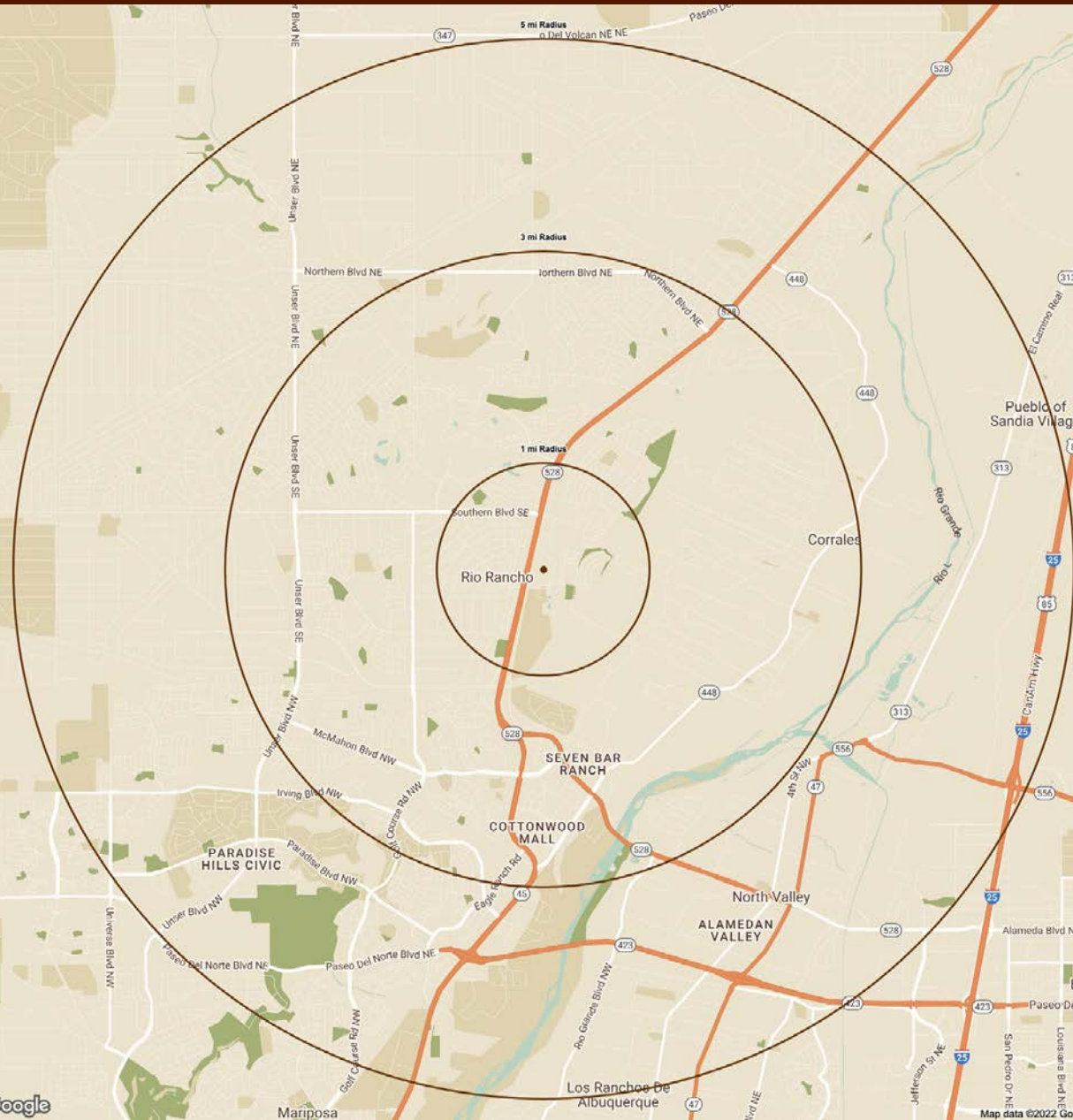




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# HILLTOP PLAZA DEMOGRAPHICS

NM528 & Hilltop  
RIO RANCHO NM



1 MILE	3 MILES	5 MILES
7,230	76,710	146,428



1 MILE	3 MILES	5 MILES
\$70,389	\$83,564	\$86,102



1 MILE	3 MILES	5 MILES
4,416	24,923	45,713



**NM 528 (51,450 VPD)**  
**Sara Rd (13,000 VPD)**

**JOIN New Mexico's newest Defined Fitness location!**

Located at the Northeast quadrant of NM528 & Sara Rd in Rio Rancho and just north of Intel's massive manufacturing facility, which recently announced a \$3.5B expansion! Defined Fitness is currently building its newest flagship gym comprising approximately 35,000 SF - on track to open Q4 2022. The remaining storefronts are positioned to maximize visibility from NM528 with excellent parking and easy access in and around the property.

This exceptional location strategically covers a large and dense population: 5 mile radius with a 146,000 resident population with household income over \$86K/yr.

Anchor Space up to 48,000 sf (200' frontage x 239' depth) - which can be demised to accommodate multiple anchor tenants.



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chavo@base5retail.com  
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# **B** HILLTOP PLAZA **INTEL OVERVIEW**

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**NM528 & Hilltop  
RIO RANCHO NM**



About Intel in New Mexico: Since 1980, Intel has invested \$16.3 billion in capital to support its New Mexico operations and currently employs more than 1,800 people at the site. Its annual economic impact in the state is \$1.2 billion, based on 2019 data.

What's New: Intel Corporation will invest \$3.5 billion to equip its New Mexico operations for the manufacturing of advanced semiconductor packaging technologies, including Foveros, Intel's breakthrough 3D packaging technology. The multiyear investment is expected to create at least 700 high-tech jobs and 1,000 construction jobs and support an additional 3,500 jobs in the state. Planning activities begin immediately, with construction expected to start in late 2021.

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