

FOR LEASE



SANTA ANA PUEBLO TAMAYA VENTURES

BERNALILLO, SANDOVAL COUNTY
NEW MEXICO



505-891-4305



INFO@SEA-NM.COM



WWW.SEA-NM.ORG



LOCATION:

SITE 1, 3, 11, 13: N 35.339668°, W 106.578952° - 64 ACRES

SITE 5: N 35.338162°, W 106.567515° - 35 ACRES

Courtesy of Gray Tamaya Ventures



owner-
ship

PUBLIC
Santa Ana Pueblo

zone

COMMERCIAL
Rezoning process through
Tamaya Ventures



A Certified Economic
Development Organization



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THE LOW DOWN:

Lot Size:

Lot 1,3, 10, 11: 64 acres
Lot 5: 34.4 acres

Distance to HWY:

0.5 Mile

Lease Type:

Lease

Distance to Interstate:

3 Miles

Lease Rate:

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Distance to Airport:

26.2 Miles

Zoning:

Multi-Use, Retail, Medical/Office

Utilities:

Available.

Power: Electricity nearby (about 5,280 ft)

Water: Two wells (1.4 million G tank) + two new wells (1.5 million G tank proposed)

Gas: Infrastructure in place.

Due Diligence Studies: Completed

Attainment: In attainment zone.



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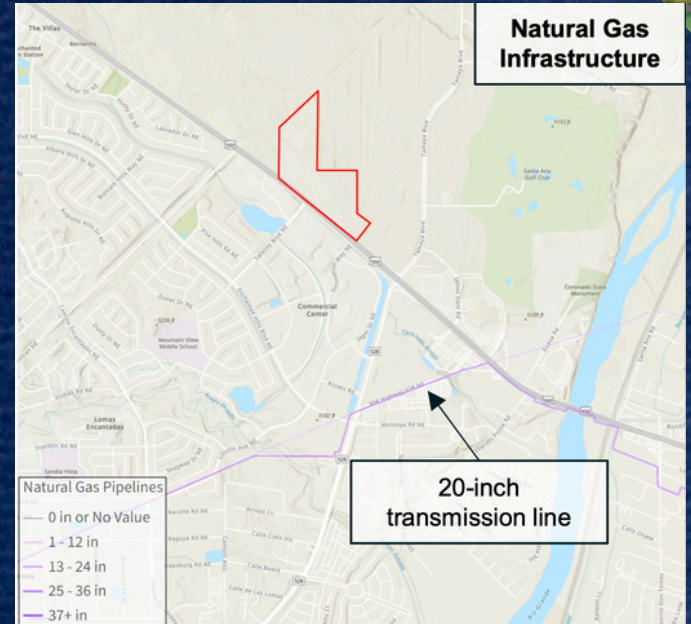
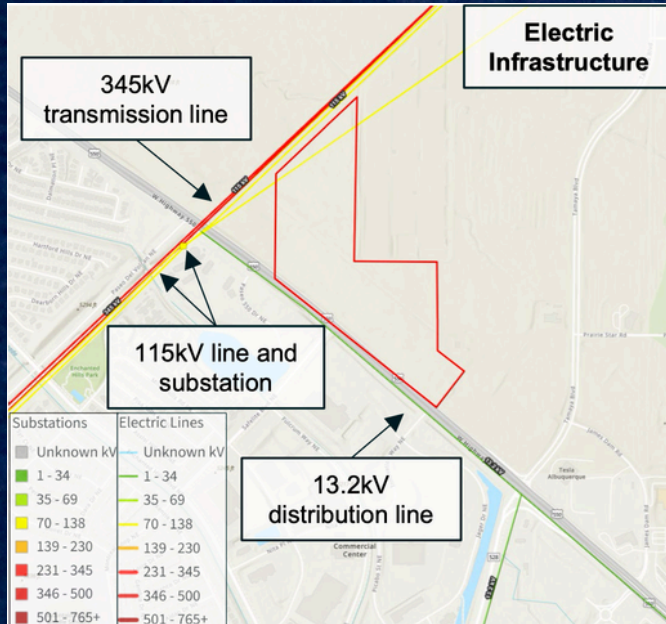


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UTILITIES:

Courtesy of GLS



Electricity (PNM)	5-10 MW 50 MW	A feeder is required. A new substation is required.
Natural Gas (New Mexico Gas)	50 MCF/h 100-200 MCF/h	12-24 Months 12-24 Months
Water (Santa Ana Pueblo)	up to 3 MGD	Being built out
Wastewater (Santa Ana Pueblo)	Current: up to 200k GPD Capacity: up to 1 MGD	

PRIME LAND FOR LEASE:

Discover Tamaya: A Premier Master-Planned Destination

Tamaya is a premier commercial destination located within a ±1,700-acre culturally rich masterplan at the highly visible intersection of Highway 550 and Highway 528 in the Santa Ana Pueblo, boasting a massive daily traffic count of approximately 69,900 vehicles. The development offers lease opportunities to serve a rapidly growing market with an average household income exceeding \$111,000 within a five-mile radius.

Business Incentive Programs

01

Industrial
Revenue
Bond
(IRB)

02

Workforce
Innovation &
Opportunity
Act

03

High Wage
Jobs Tax

04

Manufacturing
Investment
Tax Credit

05

Technology Jobs
and R&D
Tax Credit

06

Local
Economic
Development
Act
(LEDA)

07

Job Training
Incentive
Program
(JTIP)

Contact us for details.



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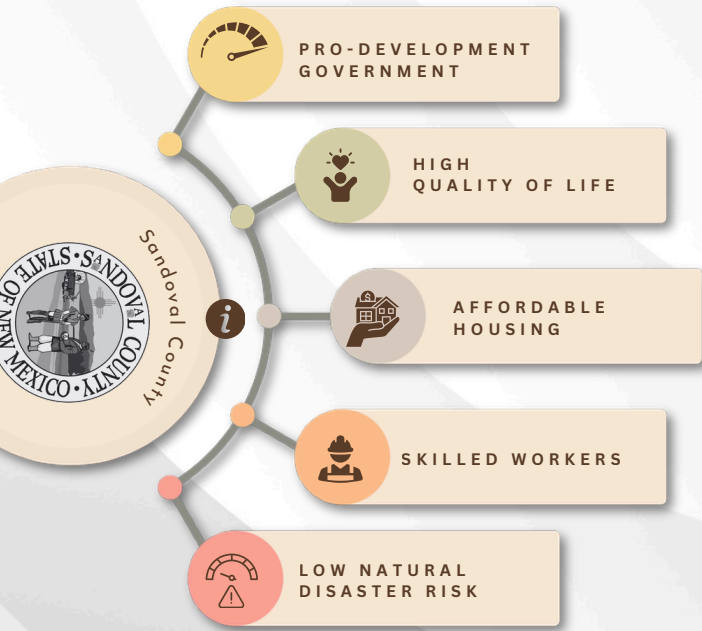
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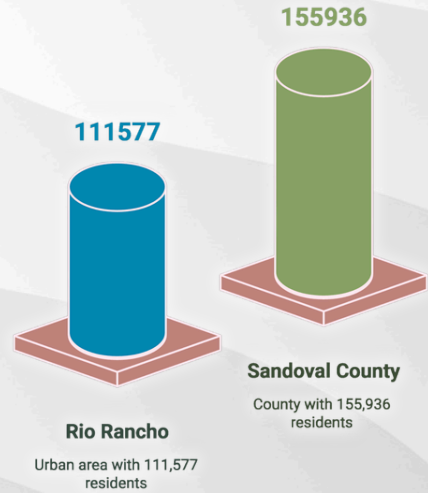
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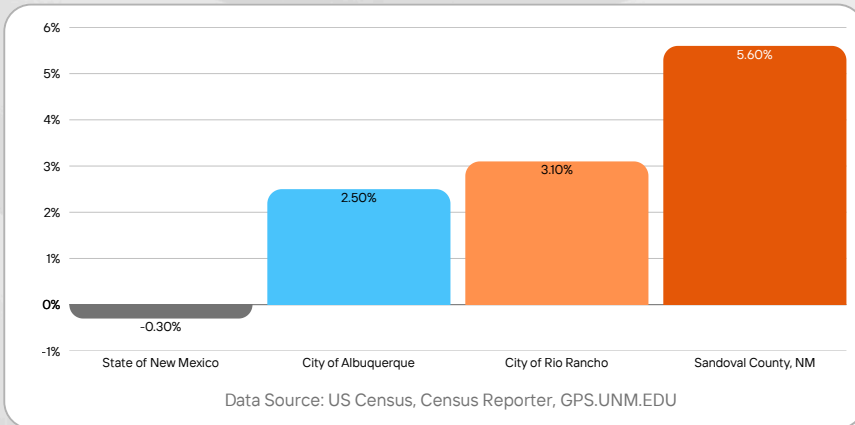
THE FACTS:



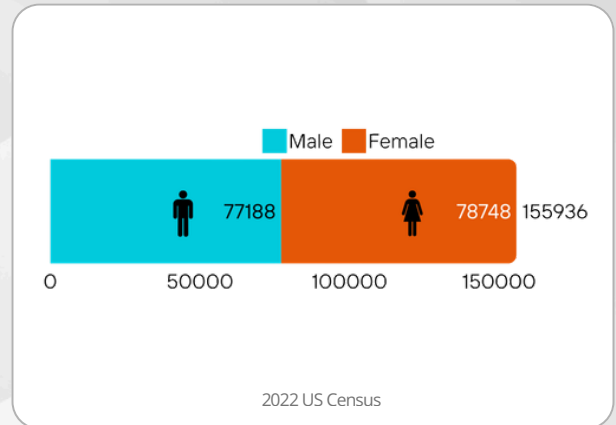
Population Comparison of Rio Rancho and Sandoval County



Comparative Projected Population Growth % 2023-2030



Sandoval County Population 2022



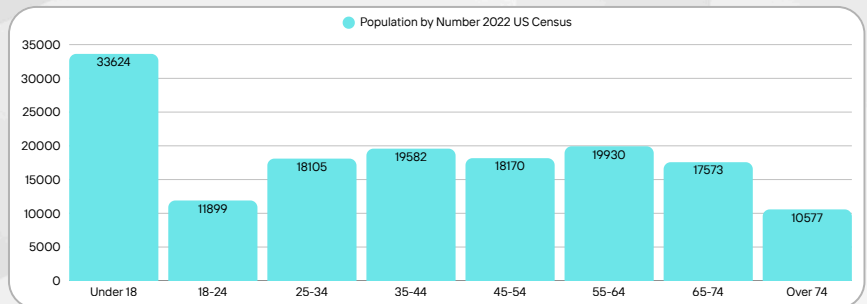
Median Household Income 2022

\$76,424

Median Per Capita Income 2022

\$36,603

Age Distribution: US Census 2022

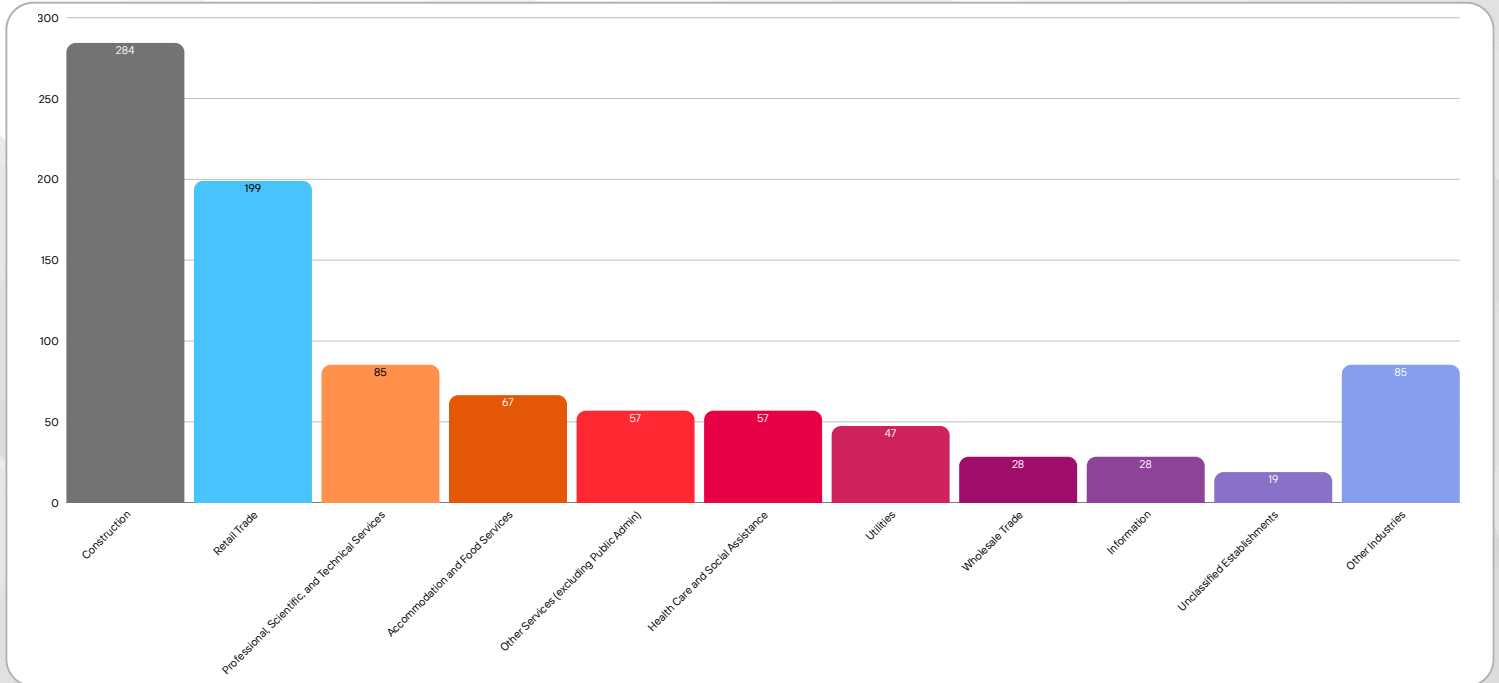


THE FACTS (Con't):

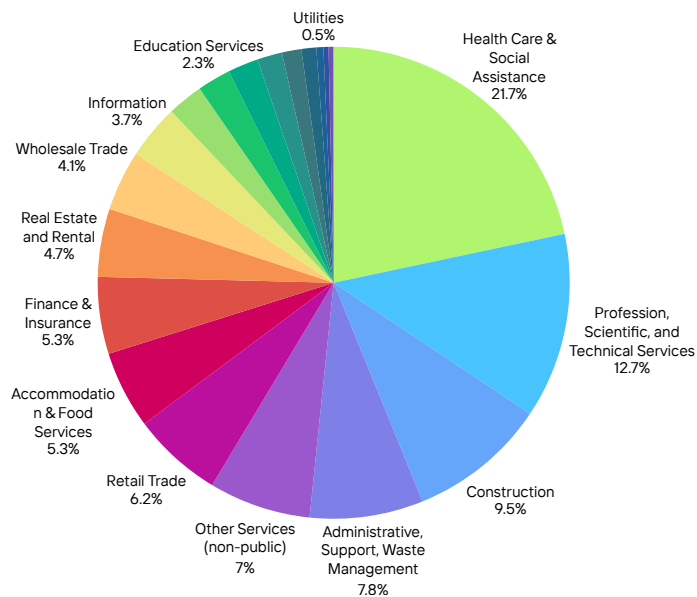


Distribution of Key Industries in Sandoval County, New Mexico 2024

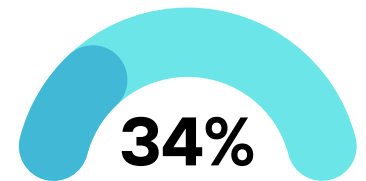
Numbers in \$ Millions



Establishments by Industry in Sandoval County, New Mexico 2025



High School Graduates 2023 - Sandoval County



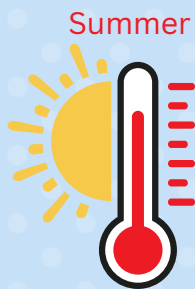
University Graduates 2023 - Sandoval County

THE PLACE:



Sandoval County, Climate & Weather

Rio Rancho enjoys a semi-arid climate with warm summers and cool winters. Average summer temperatures range from the mid-70s to low 90s°F, while winter temperatures typically fall between the mid-40s and high 50s°F. The area receives an average of just over 13 inches of precipitation annually, with most rainfall occurring during the summer months. Snowfall is usually light but can be moderate in some years.



Summer

Avg H **90°**



Winter

Avg L **18°**



For More Information

CONTACT US



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Empowering Businesses Since 1993

Sandoval Economic Alliance is an award-winning, partnership-based economic development and business attraction organization established in 1993. We help businesses connect data to decision making, build liaison among members, government agencies, and civil leaders. Our mission is to grow regional prosperity, enhance global competitiveness, and position our county and cities in New Mexico effectively for investment and talent.