

 **3771 Southern Blvd. SE**
Rio Rancho, NM 87124



FOR LEASE

Available Space:
+-2,511 SF

Rate:
\$22.50 / SF
\$3.75 / SF NNN

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

AVAILABLE:

- +/- 2,511 SF

LEASE RATE:

- \$22.50 / SF
- \$3.75 / SF NNN

HIGHLIGHTS

- Free-standing building with excellent visibility
- Prominent monument and building signage
- Signalized intersection
- Great access
- 23,300 VPD along Southern Blvd.
- High AHHI of \$122,325 within 5 miles

ZONING:

- C-1



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Christina Brown | (505) 250-0163 | christina@amplifiedcre.com



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INTERSECTION AERIAL



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SITE PLAN

SITE PLAN



DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
2026 Population	10,295	74,969	148,474
2026 Median HH Income	\$8,614	\$96,012	\$94,903
2026 Average HH Income	\$96,767	\$123,885	\$122,325

Rate:
\$22.50 / SF
\$3.75 / SF NNN

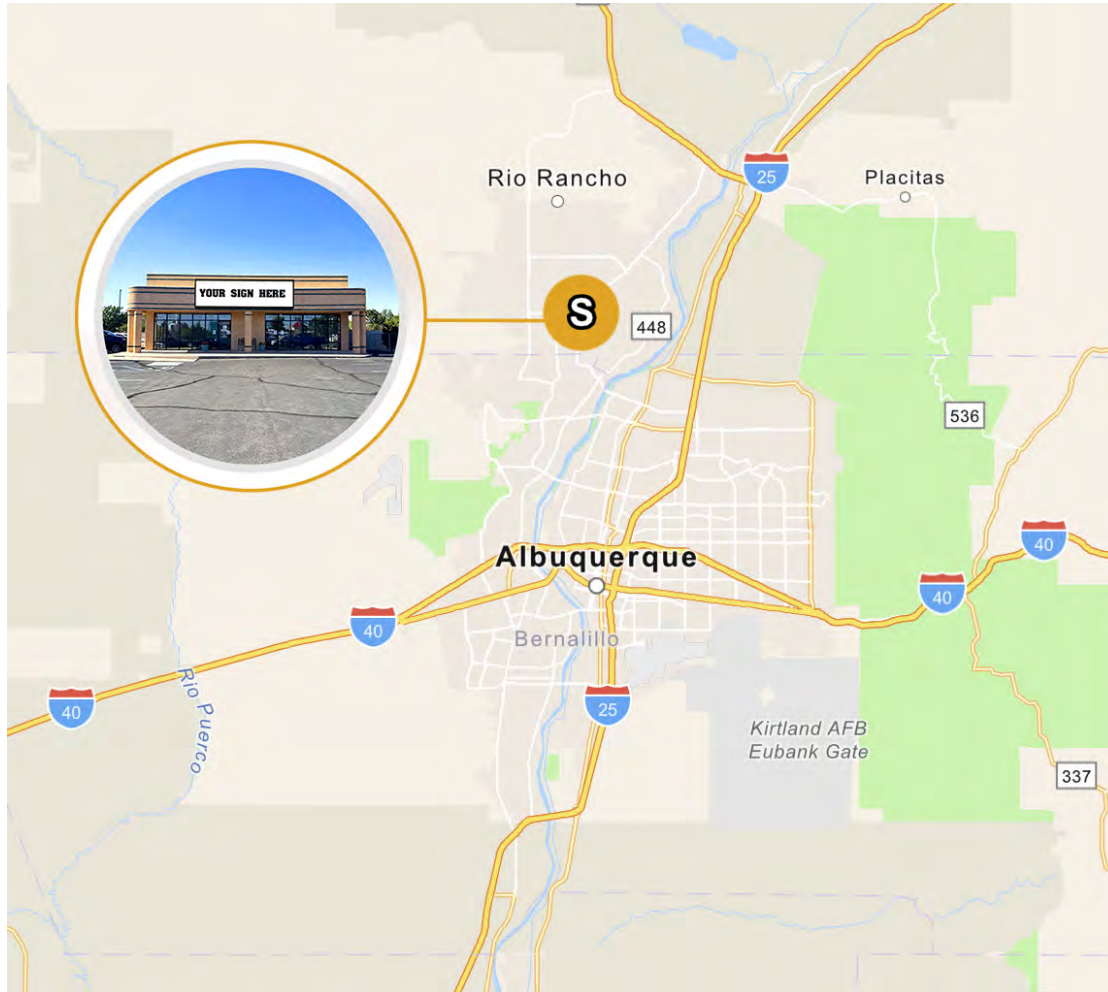
Space:
+ - 2,511 SF



RIO RANCHO

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3rd Largest City in New Mexico



Fastest Growing City in New Mexico



Affordable Housing



Schools ranked in top 10 of all NM schools



Crime rates below national levels and below Albuquerque



Home to many of the newest and largest developments in the MSA

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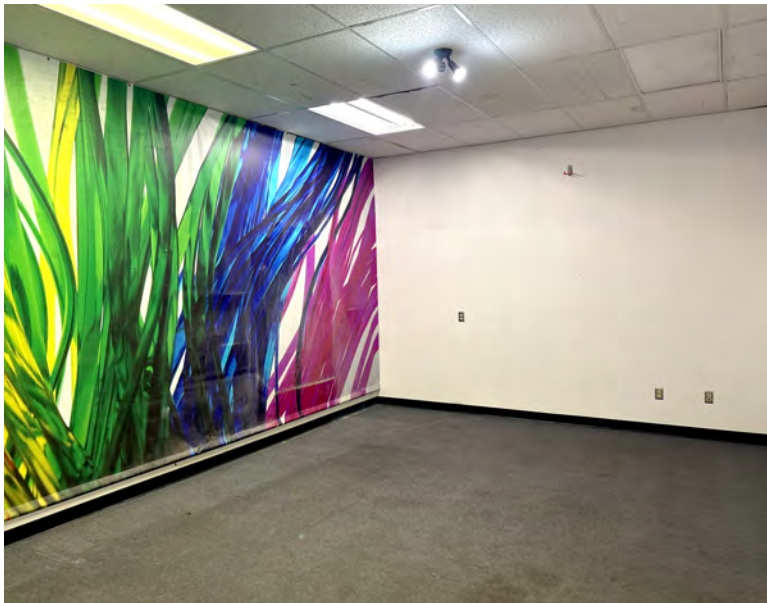


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EXTERIOR

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INTERIOR

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