

FOR SALE/LEASE – 10,000 SQFT

4100 SOUTHERN BLVD. SE, BUILDING 2

RIO RANCHO, NM 87124



10,000 SQFT RETAIL INVESTMENT OPPORTUNITY

1,697 Sqft Ready to Use Renovated Space | 8,390 Sqft Grey Shell Space



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Property Summary

This prime retail property presents an outstanding investment opportunity located at the busiest intersection in Rio Rancho, Southern and 528. Strategically positioned near anchor tenants like Walmart, Popeyes, and CVS, this property benefits from high visibility, foot traffic, and significant ongoing development in the surrounding shopping center, driving increased consumer activity and interest.

Property Highlights:

Location & Accessibility: The property is positioned at a key retail intersection, maximizing accessibility and visibility. The high-traffic location ensures constant exposure and ease of access for potential customers.

Owner-Occupant Potential: With the building fully vacant, this property is ideal for an owner-occupant looking to establish a presence in a strong retail corridor. The vacancy provides flexibility for a new owner to customize the space according to their business needs.

Turnkey Opportunity in Unit D: Unit D, encompassing 1,697 square feet, has been recently remodeled and is move-in ready. This feature allows an immediate rental opportunity, generating potential cash flow for investors or space utilization for an owner-occupant.

Planned Renovations: Significant upgrades are underway, including a new roof, storefront updates, fresh stucco, upgraded HVAC, and enhanced insulation throughout the building. These improvements will elevate the property's appeal, reduce maintenance needs, and enhance energy efficiency, all of which contribute to increased property value and tenant desirability.

Investment Potential: With its premier location, the flexibility for customization, and the added value of planned renovations, this property offers a rare investment opportunity for those looking to capitalize on Rio Rancho's thriving retail market. Ideal for both investors seeking rental income and business owners desiring a strategic location, this property promises a solid return on investment through property appreciation and leasing potential.



Owner Occupied vs. Investor Pro Forma

Owner Occupant Pro Forma		
Income	Total	%
Total Gross Scheduled Income	\$28,000.50	
Vacancy Allowance	\$1,400.03	5.00%
Other Income	\$7,874.08	
Gross Operating Income	\$34,474.56	123.12%
Expenses		
Advertising (Owner Dependant)	\$1,297.81	3.76%
Insurance	\$8,000.00	23.21%
Contract Services	\$1,297.81	3.76%
Reparis/Maintenance	\$5,191.23	12.00%
Taxes	\$24,207.97	70.22%
Utilities		
Electricity	\$7,548.27	21.90%
Gas	\$2,804.31	8.13%
Sewer/Water	\$4,382.80	12.71%
Property Management (Insert Onsite)	\$5,000.00	14.50%
Legal	\$1,200.00	3.48%
Total Expenses	\$60,930.21	217.6%
NOI*	-\$26,455.65	-94.5%

*Prior to any lease with Owner's Business
Assuming 1697 sqft occupied by other Tenant

Investor Pro Forma		
Income	Total	%
Total Gross Scheduled Income	\$152,317.66	
Vacancy Allowance	\$7,615.88	5.00%
NNN	\$46,186.83	
Gross Operating Income	\$190,888.60	95.00%
Expenses		
Advertising	\$1,297.81	0.68%
Insurance	\$8,000.00	4.19%
Contract Services	\$1,297.81	0.68%
Reparis/Maintenance	\$5,191.23	2.72%
Taxes	\$24,207.97	12.68%
Utilities		
Electricity	Tenant Paid	0.00%
Gas	Tenant Paid	0.00%
Sewer/Water	\$4,382.80	2.30%
HOA/Management	\$5,000.00	2.62%
Legal/Accounting	\$750.00	0.39%
Total Expenses	\$50,127.63	26.3%
NOI	\$140,760.97	73.7%

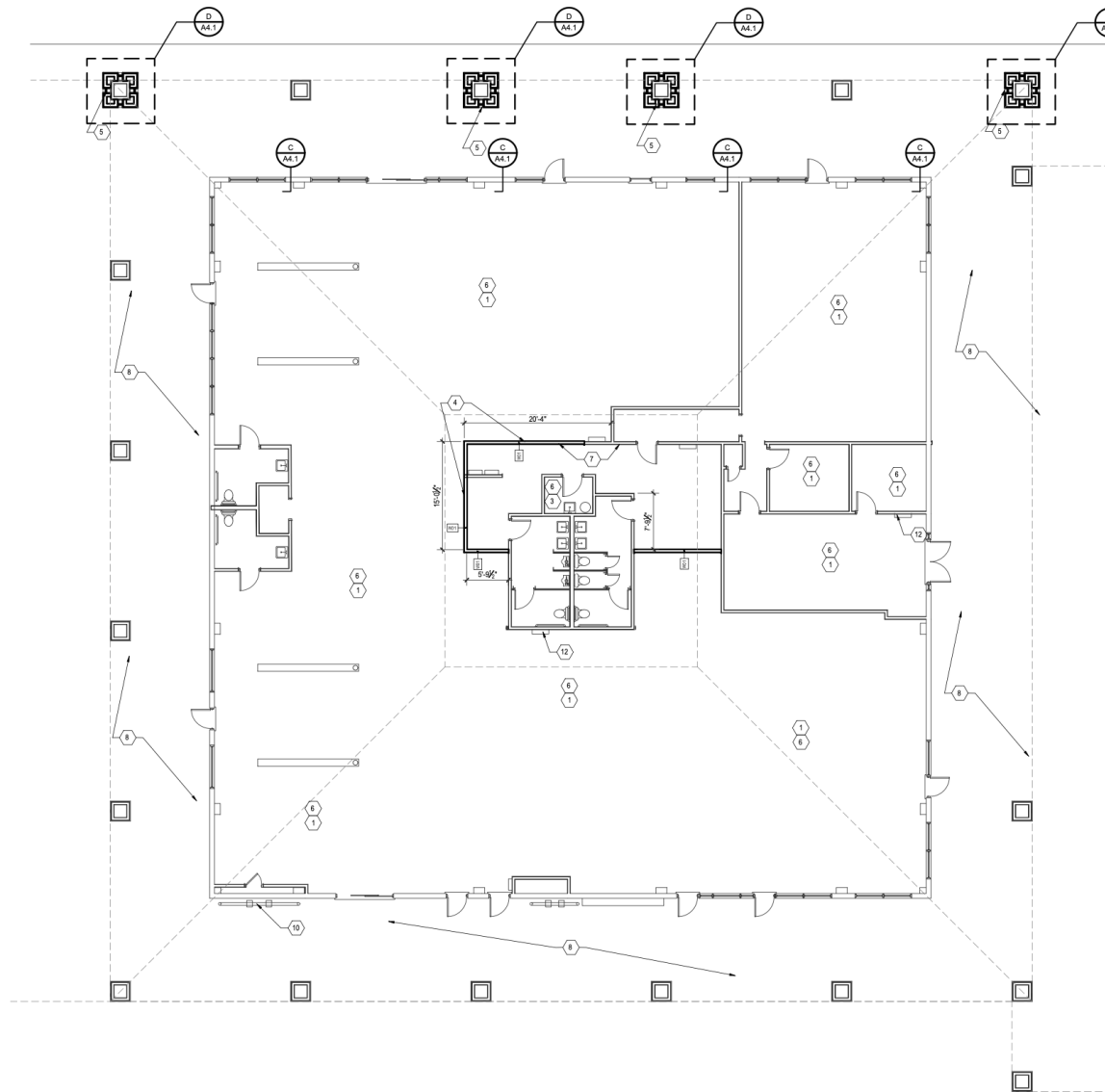
Subject Site



Proposed Improvements



Floor Plan



SITE

SOUTHERN BLVD SE [22,700 VPD]

PAT DARCO HWY [49,600 VPD]

MEADOWLARK LN SE

528

verizon

Starbucks

Walgreens

ACE Hardware

CVS pharmacy

AW

Walmart

Smith's

McDonald's

The UPS Store

CHURCH'S

BANK OF TEXAS
Powered by BOK Financial

NEW MEXICO BANK & TRUST
Member FDIC

Popeyes

Sabana Grande Recreation Center

TACO BELL

Rio Rancho Statistics



Fastest
Growing City
in the State
3rd Largest City
in New Mexico

\$88K
Average HH
income vs. \$77K
in Rio Rancho



104,351
Population



Ranked #1
Best Places to Live in
Each State 2017
- MONEY



81.1% Owners
vs
18.9% Renters



33.2%
Bachelor or Higher



2.72
Household
Size



Many of the MSA's
**Newest & Largest
Retail Developments**
have been constructed
in Rio Rancho

**Pro
Development
Environment**

