

# For Lease



## Rio Rancho Medical Office Condo

LIMITED INVENTORY IN HIGH-DEMAND SUBMARKET



**±4,310 SF Available**

2240 Grande Blvd. SE | Suites B & E | Rio Rancho, NM 87124

**Micah Gray** CCIM

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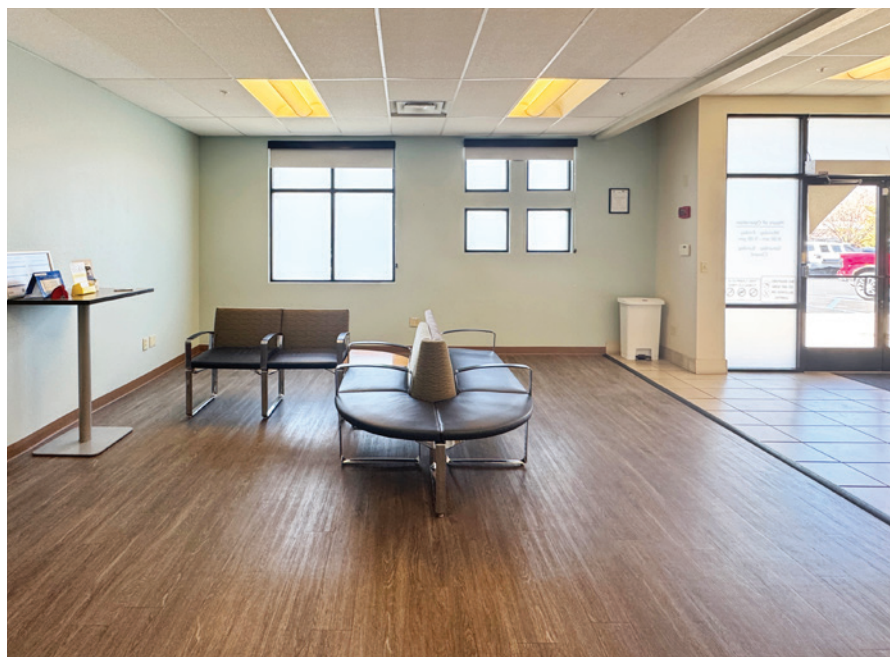
DJ@sunvista.com | 505 998 1562

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Suites B & E: ±4,310 SF

### LEASE RATE

\$19.50/SF + \$3.22/SF NNN

### HIGHLIGHTS

- Turn-key doctors office or medical spa
- Well-located office in Rio Rancho with easy access to NM Hwy. 528 and Coors Blvd.
- Across from Intel
- Minutes to dining, shopping and other amenities
- Large waiting/reception area
- 12 offices/exam rooms – 7 with sinks
- Racetrack layout
- 8 dedicated parking spaces
- Suite door and monument sign opportunities

**ZONING** SU

### LOCATION

NWQ NM Hwy. 528 & Westside Blvd.

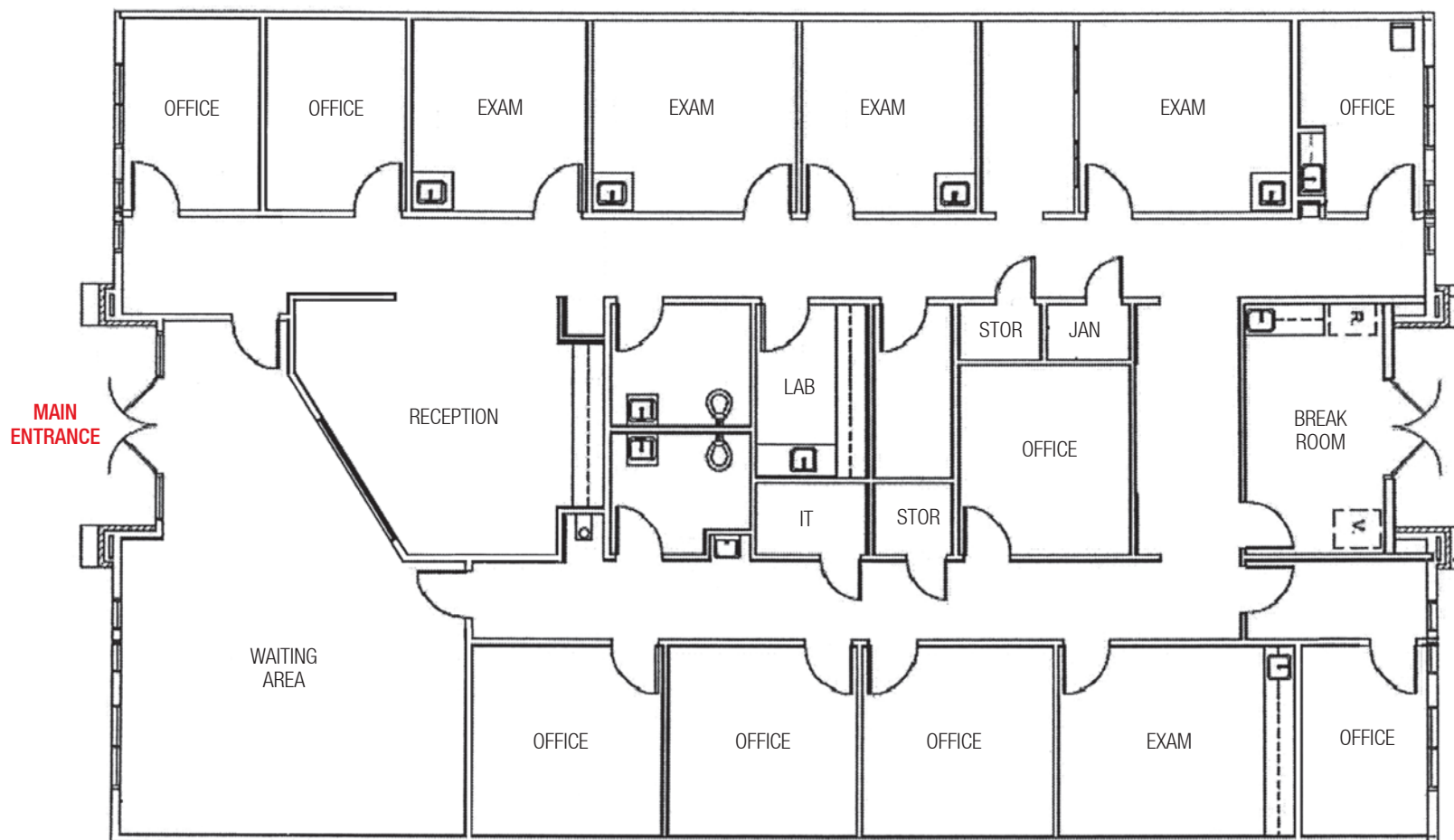
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**FLOOR PLAN**

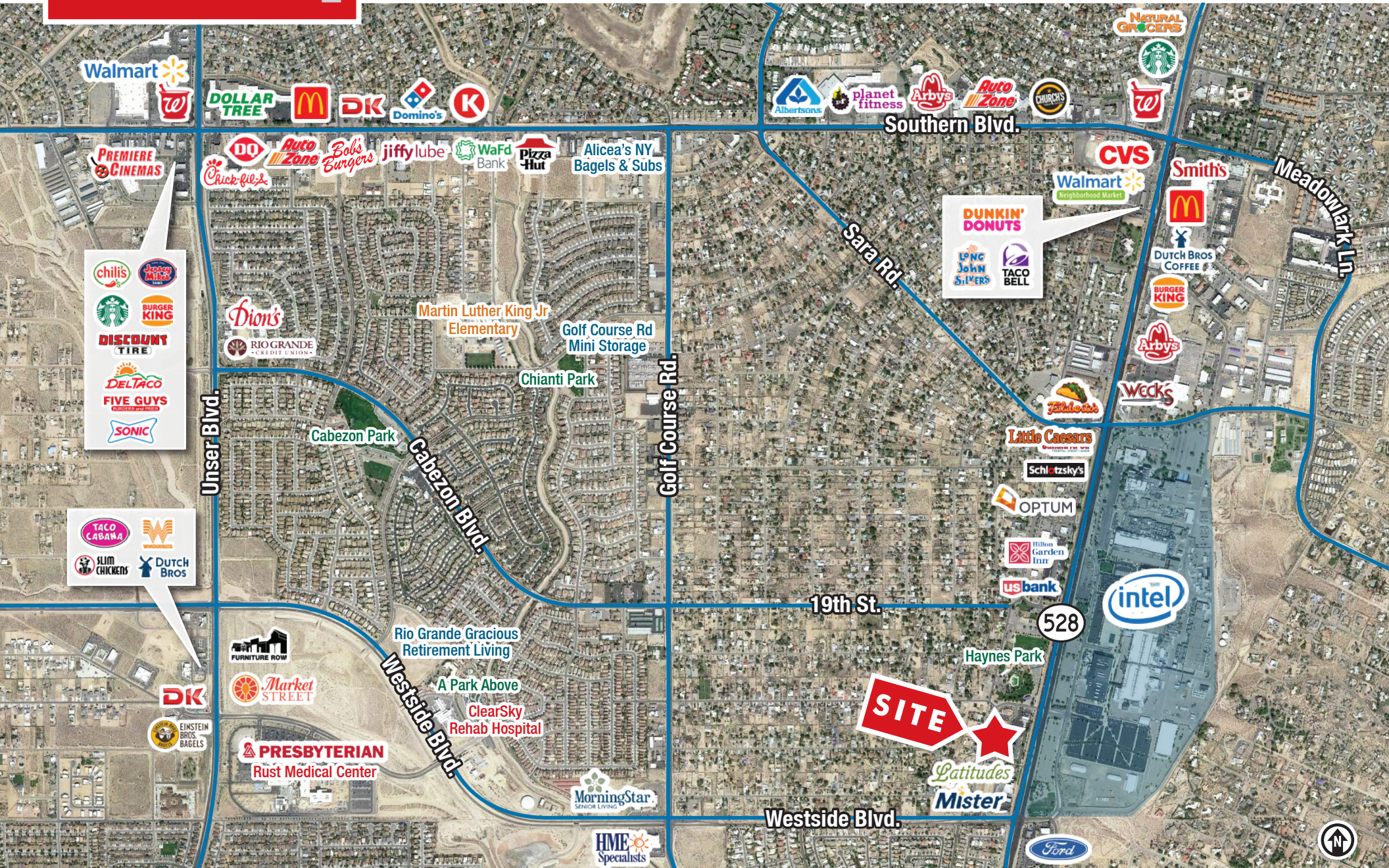
**SUITES B & E**

±4,310 SF



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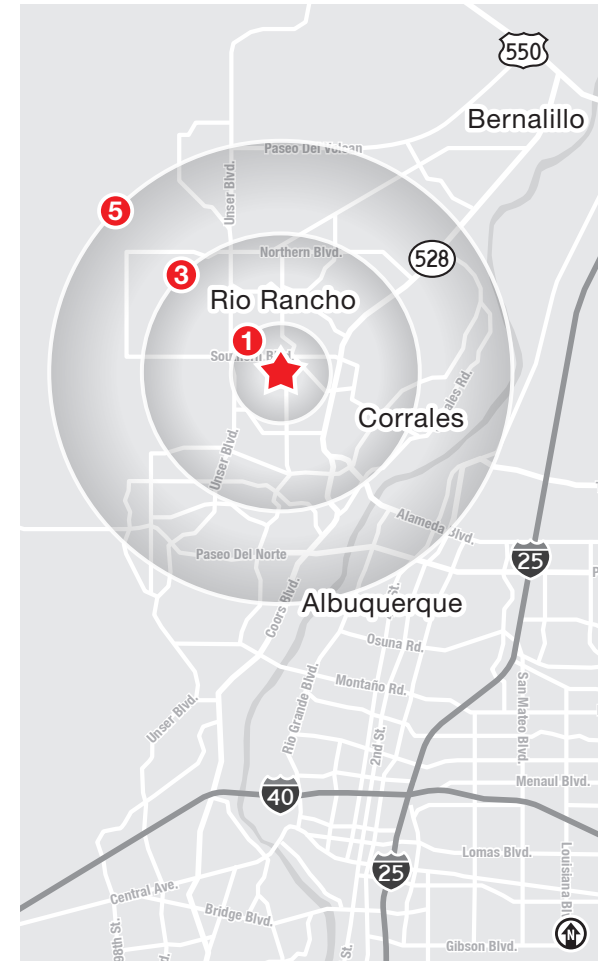
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,081	83,295	168,851
Average HH Income	\$97,529	\$113,677	\$113,169
Daytime Employment	2,906	29,584	55,981

2025 Forecasted by Esri



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# Rio Rancho

## TRADE AREA ANALYSIS

### RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



**Fastest**  
Growing City in  
New Mexico



#### RIO RANCHO BY THE NUMBERS (ESRI 2025 Demographics)



**114,160**  
City Population



**42,536**  
Households



**\$110,047**  
Avg. Household Income



**\$69,330**  
Md. Disposable Income



**2,339**  
Total Businesses



**26,418**  
Total Employees

### Rio Rancho is a High-Growth, Underserved Trade Area



**Intel Corporation** is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



**Presbyterian Rust Medical Center** is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



**A commitment to quality of life** with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



#### STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

#### CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

#### OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho