

For
Lease]

Rio Rancho Medical Office Condo

LIMITED INVENTORY IN HIGH-DEMAND SUBMARKET



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

±4,310 SF Available

NAISunVista] Got Space™

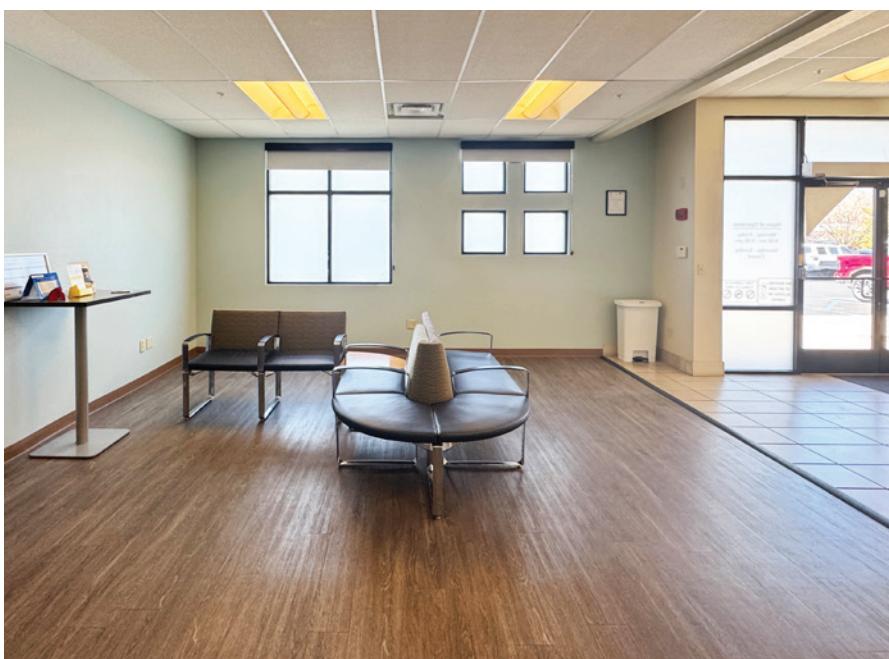
Opening the Door to Commercial Real Estate Excellence

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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.

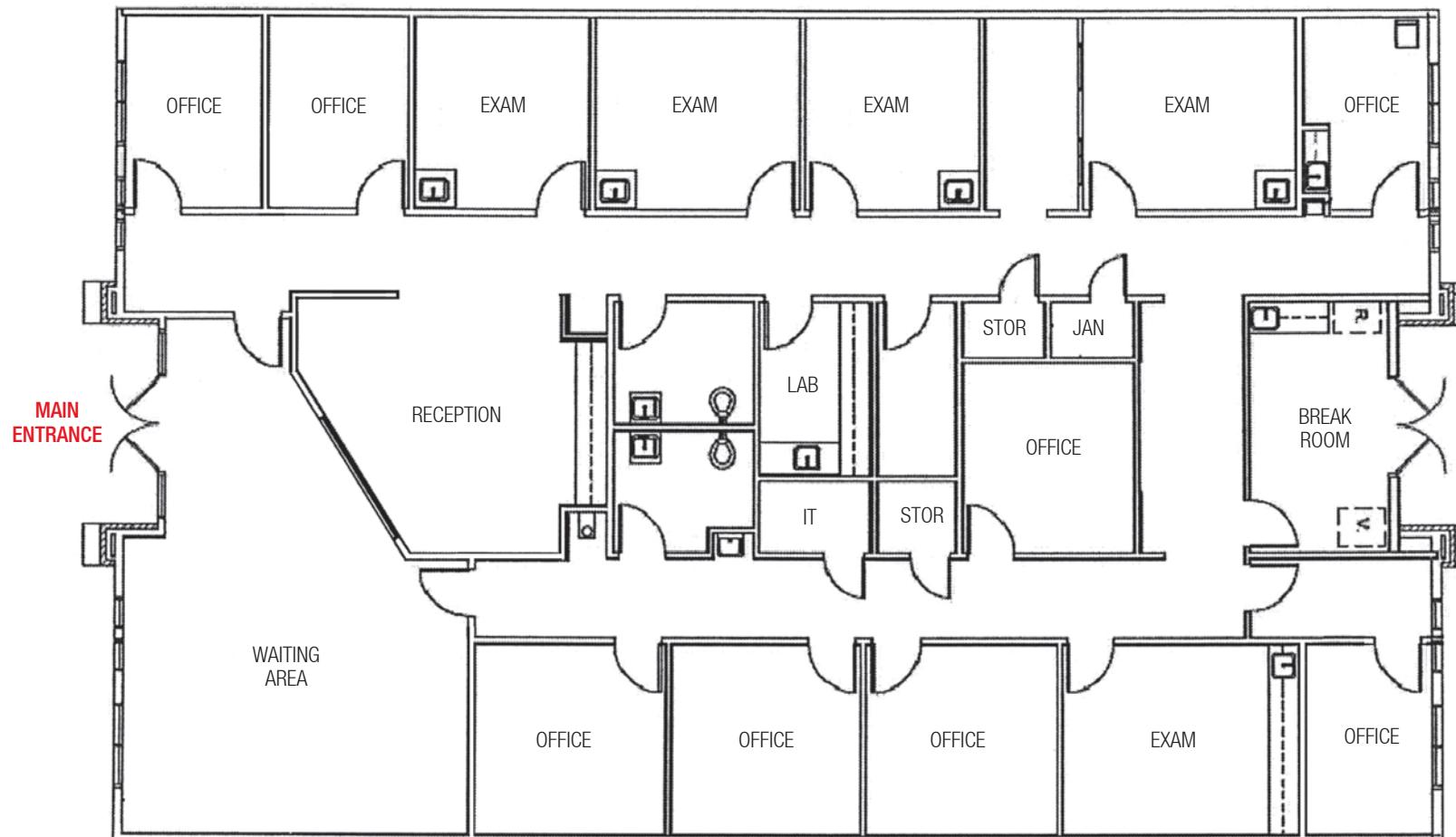
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FLOOR PLAN

SUITES B & E

±4,310 SF



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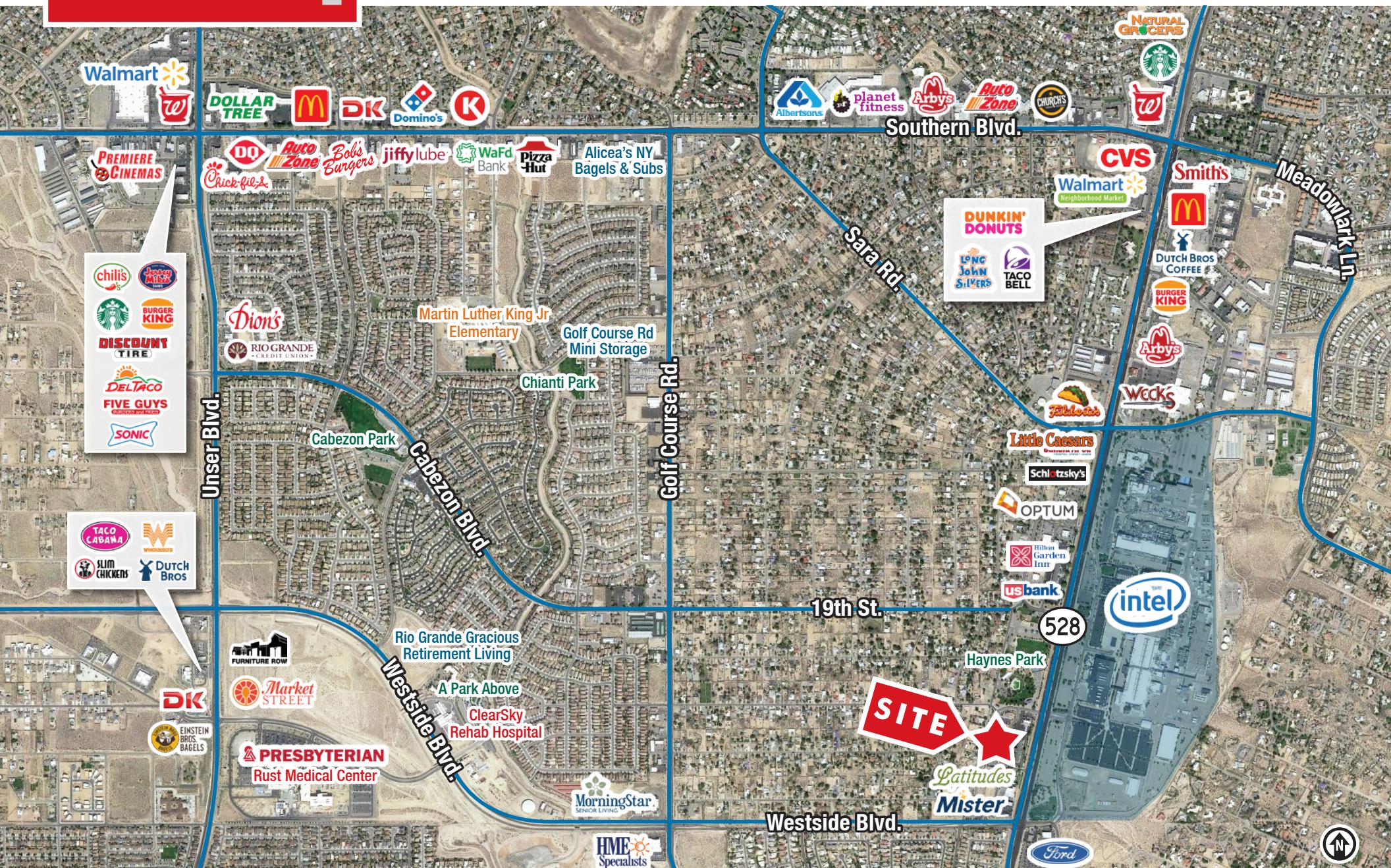
505 878 0001 | suvista.com
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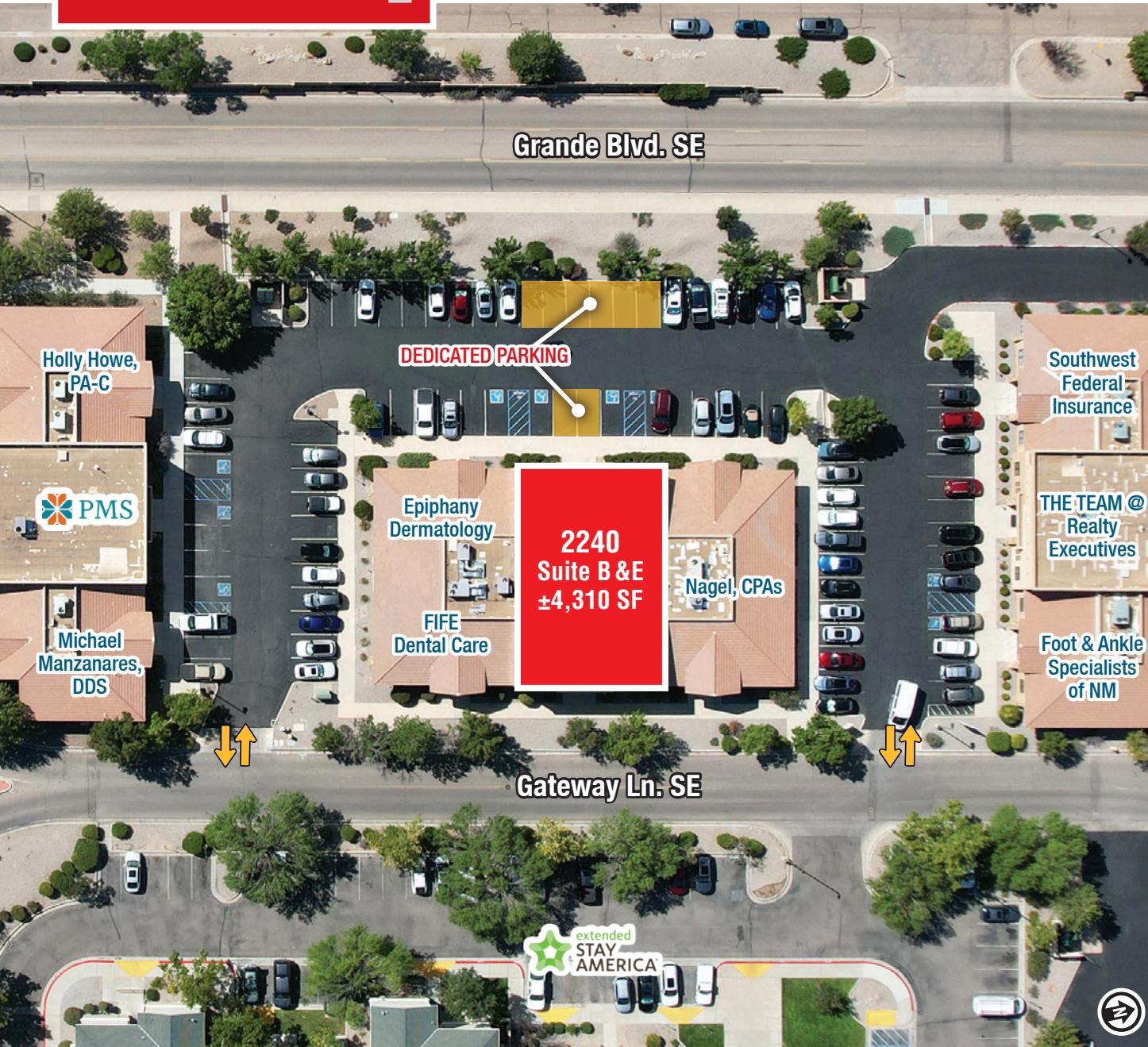
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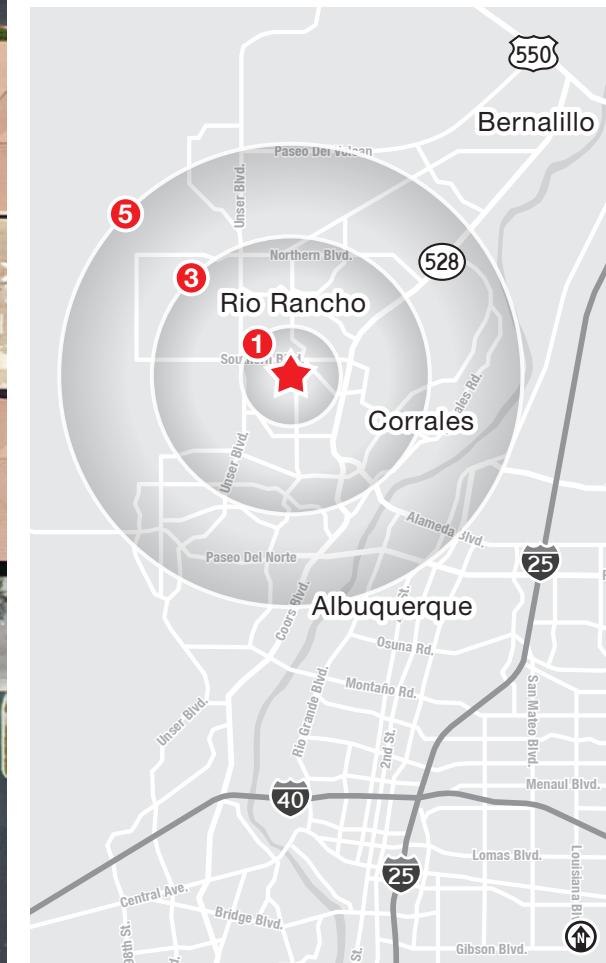
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LOCATION

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.

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



Fastest

Growing City in
New Mexico



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