



### **THOMAS MORTENSEN**

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# **PROPERTY OVERVIEW**

Welcome to Rio West Business Center at **103 Rio Rancho Blvd**, **Rio Rancho**, **NM 87124**. Its an Office/Retail/Industrial space available for lease in a high-visibility location at the signalized intersection of **NM 528 & Sundt Rd NE**. The property delivers reliable power, convenient loading access, generous storage, and finished areas for offices, reception, and breakroom needs. Suitable for light manufacturing, distribution, or service operations of all kinds. Don't miss this opportunity to establish your business in a prime Rio Rancho location—contact us today for more details or to schedule a viewing

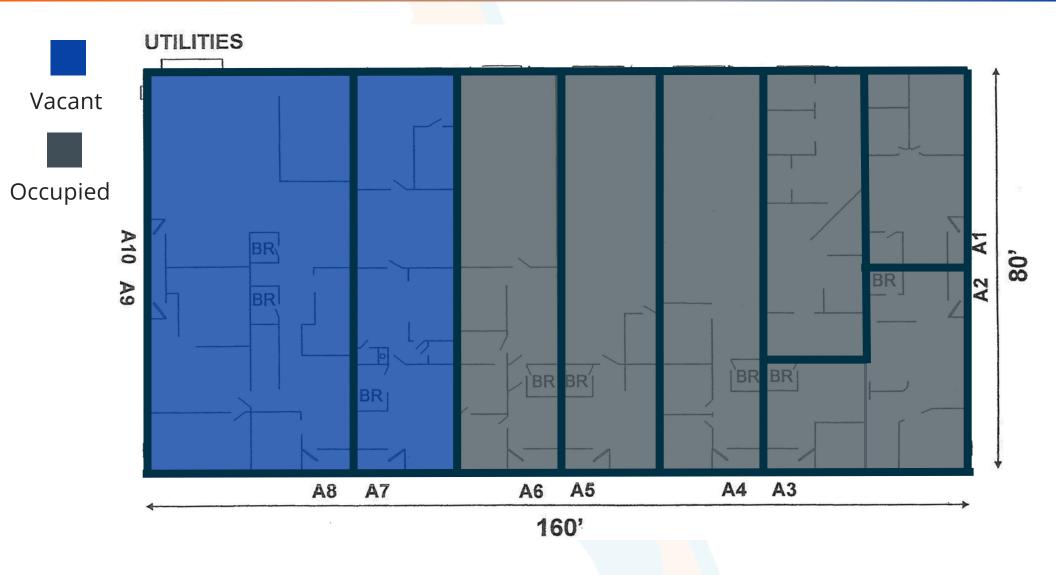
## **PROPERTY DETAILS**

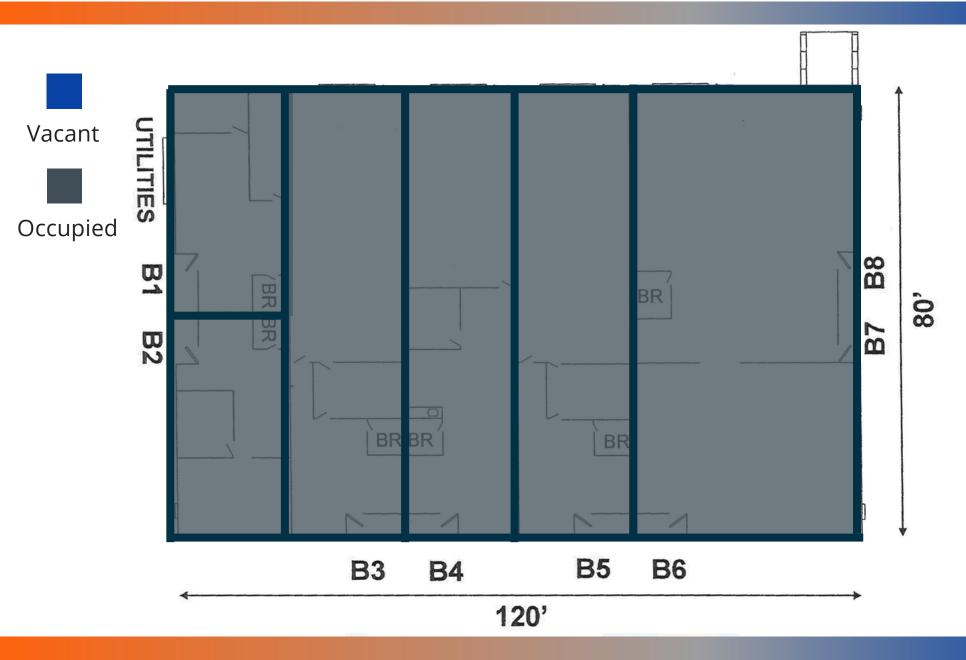
103 Rio Rancho Blvd, Rio Rancho, NM 87124	
NM 528 & Sundt Rd	
Rio Rancho Industrial Park	
Office, Retail , Industrial	
±4,800 SF	
\$11.75 + \$4.70 NNN	
3 to 5 Years	
Office: Forced Air   Warehouse: Suspended Gas	
3-Phase	

## **SPACES AVAILABLE**

SUITE A7	1,600 SF	
SUITE A8 - A10	3,200 SF	





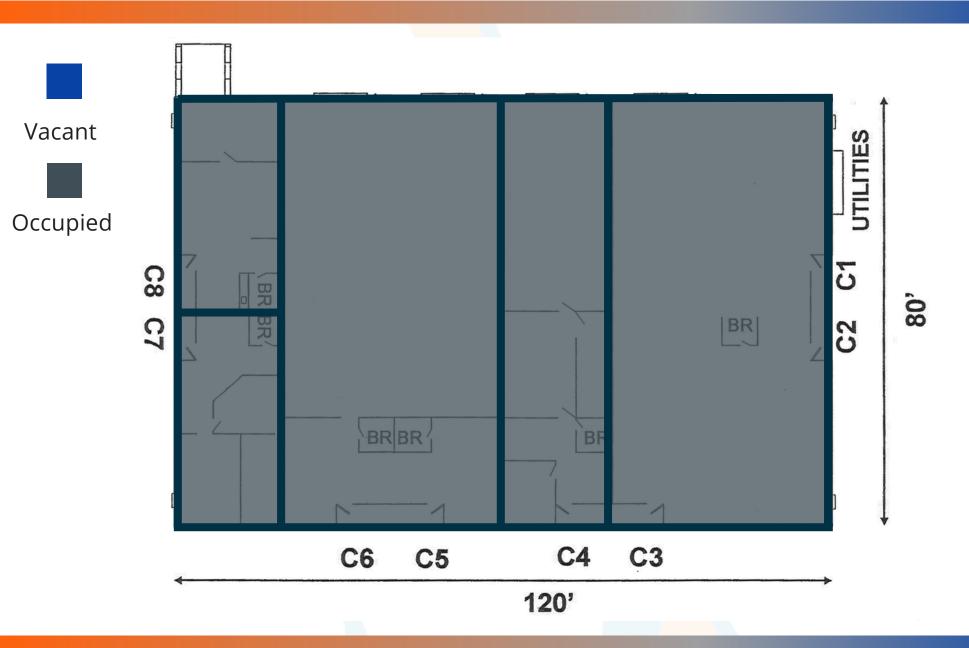




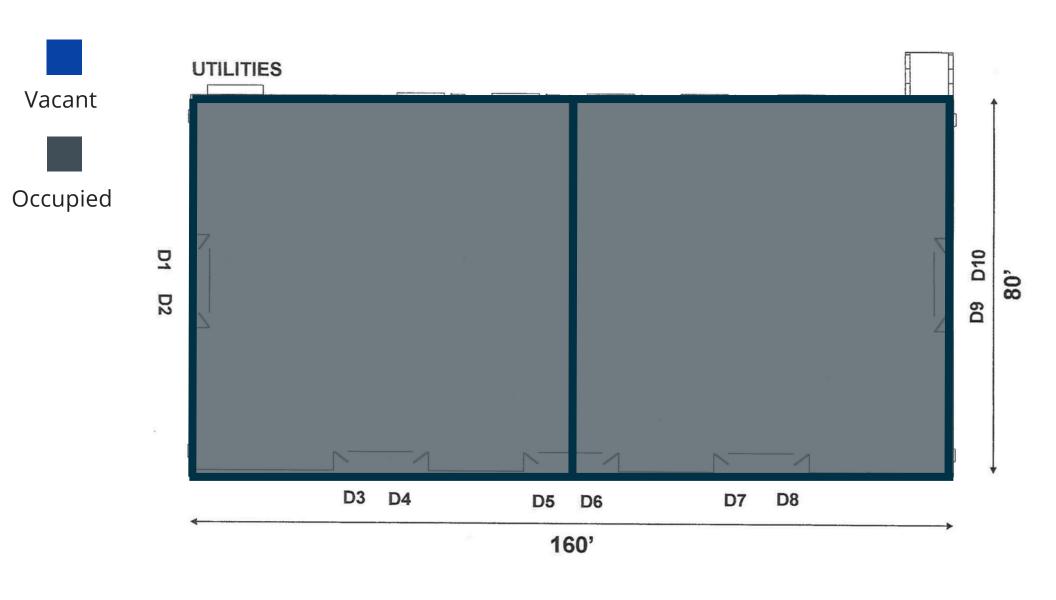
ALLENSIGMON.COM

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#### 2024 DEMOGRAPHIC SUMMARY

1 MILE 3 MILES 5 MILES
EST. POPULATION 7,858 40,819 69,205
EST. HOUSEHOLDS EST. 3,058 16,481 26,949
AVG. HH INCOME \$76,099 \$92,529 \$86,907

#### AREA ATTRACTIONS















#### TRAFFIC COUNTS

- 35,000 VEHICLES PER DAY ON 528 PAT D'ARCO HWY
- 4.000 VEHICLES PER DAY ON SUNDT RD NE

#### PROPERTY HIGHLIGHTS

- Popular Office Park
- 3 Phase Power
- Ideal Location off 528 at the corner of Sundt Rd.
- Office, Industrial, Retail
- PARKING: 4 SPACE/ 1,000



103 RIO RANCHO BLVD RIO RANCHO NM 87124



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## **SUITE** A7 | 1,600 SF













### SUITE A7 FLOORPLAN



### SUITE A8-A10 | 3,200 SF









## SUITE A8-A10 | 3,200 SF

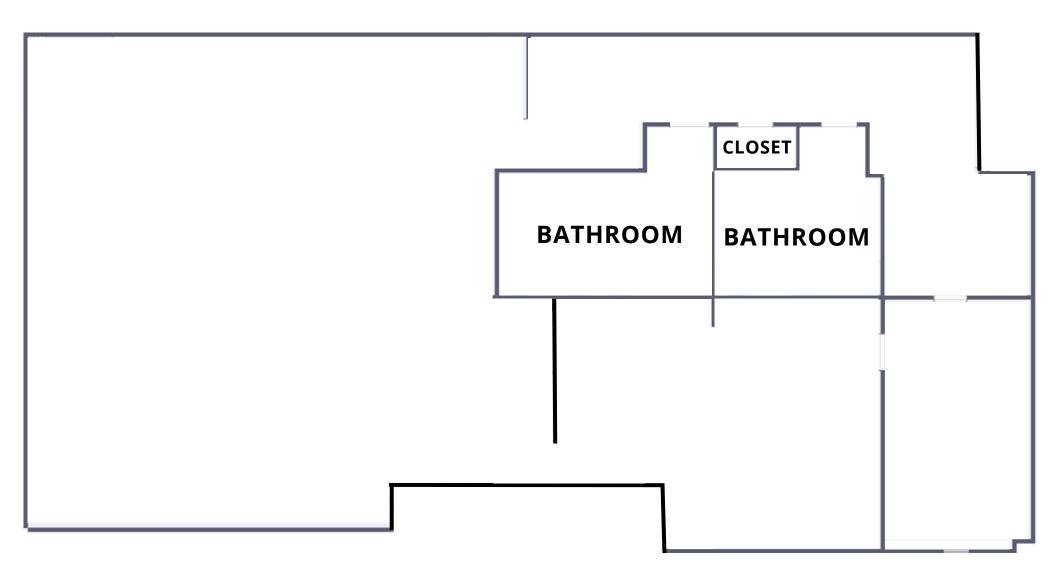








### SUITE A8-A10 FLOORPLAN





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