



Available for Lease | $\pm 1,600 - 4,800$ SF

103 Rio Rancho Blvd, Rio Rancho, NM 87124



THOMAS MORTENSEN
ASSOCIATE BROKER
THOMAS@ALLENSIGMON.COM
+1 505 263 3159

SERGIO CASTILLO
ASSOCIATE BROKER
SERGIO@ALLENSIGMON.COM
+1 505 469 2927



PROPERTY OVERVIEW

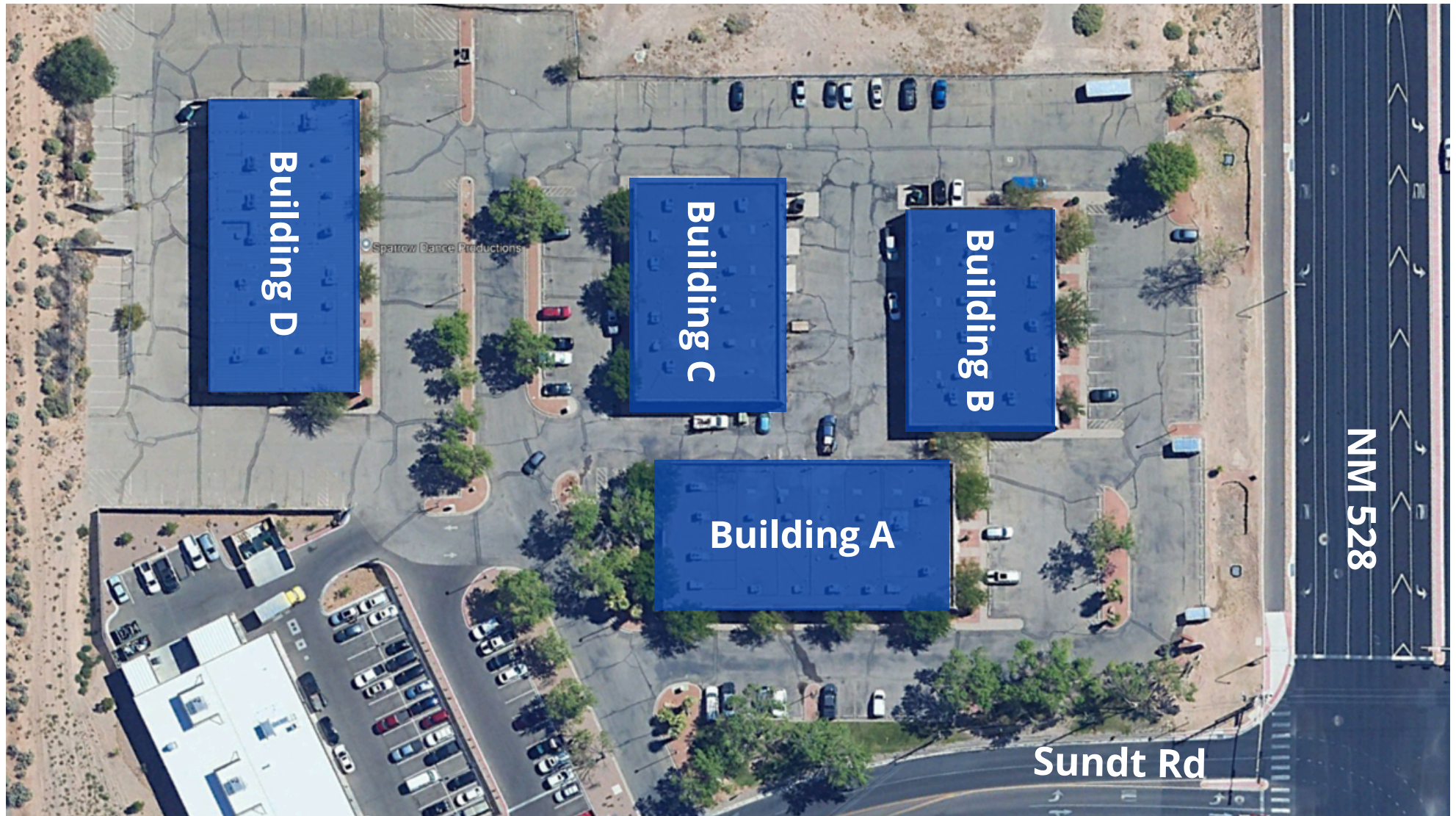
Welcome to Rio West Business Center at **103 Rio Rancho Blvd, Rio Rancho, NM 87124**. Its an Office/Retail/Industrial space available for lease in a high-visibility location at the signalized intersection of **NM 528 & Sundt Rd NE**. The property delivers reliable power, convenient loading access, generous 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


Address	103 Rio Rancho Blvd, Rio Rancho, NM 87124
Location	NM 528 & Sundt Rd
Submarket	Rio Rancho Industrial Park
Building Type	Office, Retail , Industrial
Gross Leasable Area	±4,800 SF
Lease Rate	\$11.75 + \$4.70 NNN
Lease Term	3 to 5 Years
Heating / Cooling	Office: Forced Air Warehouse: Suspended Gas
Power	3-Phase

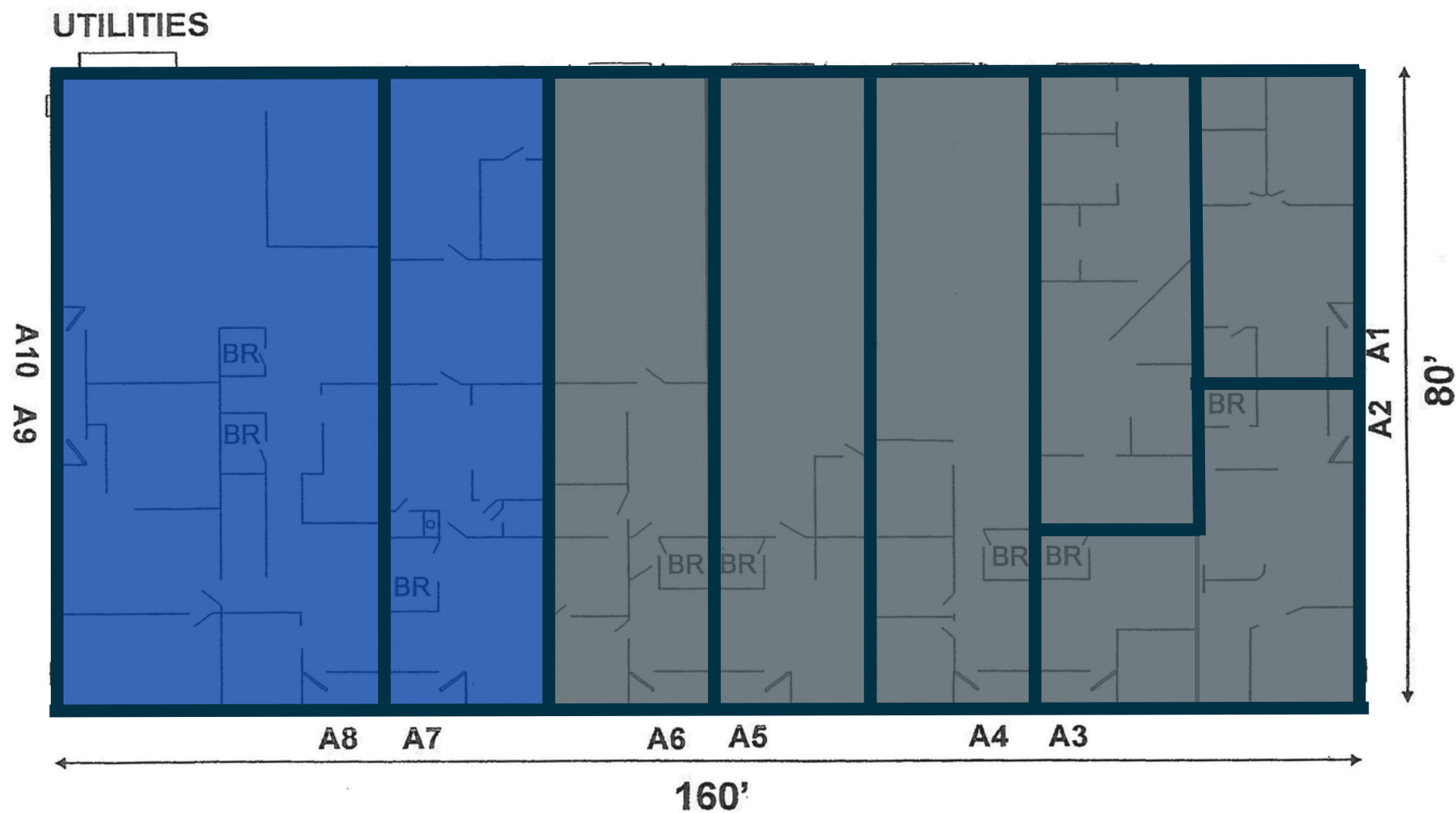
SPACES AVAILABLE


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

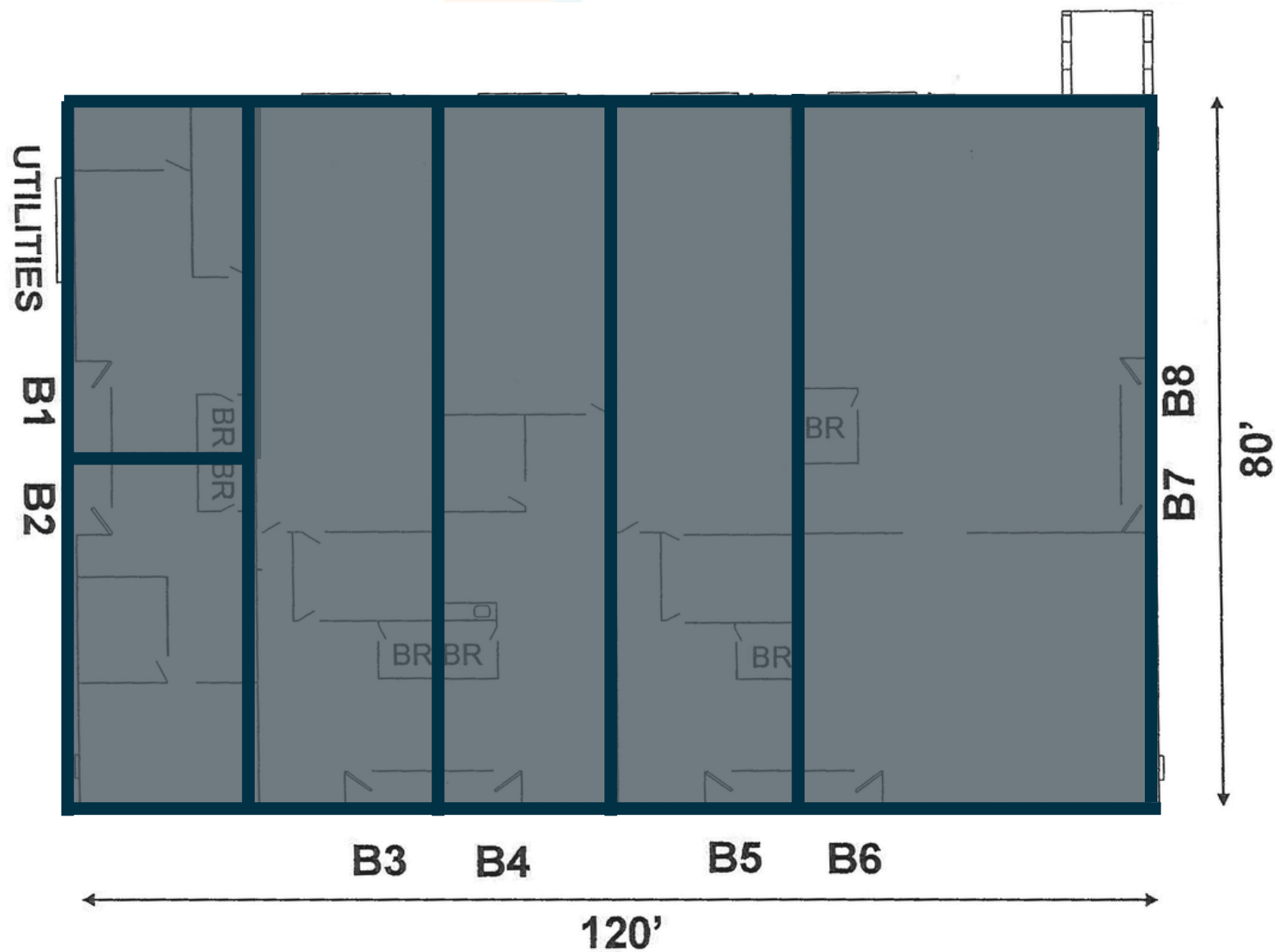




 Vacant

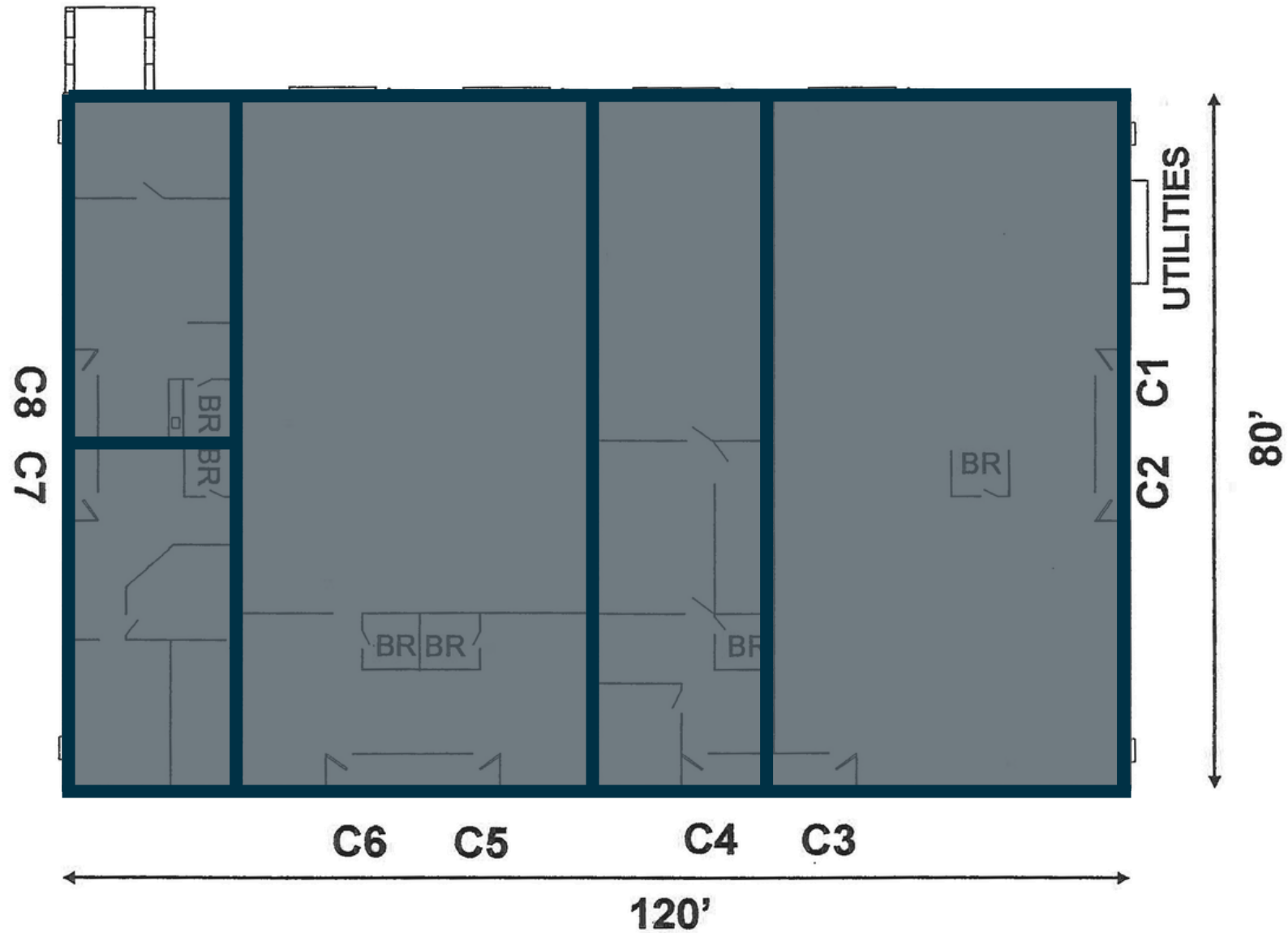
 Occupied




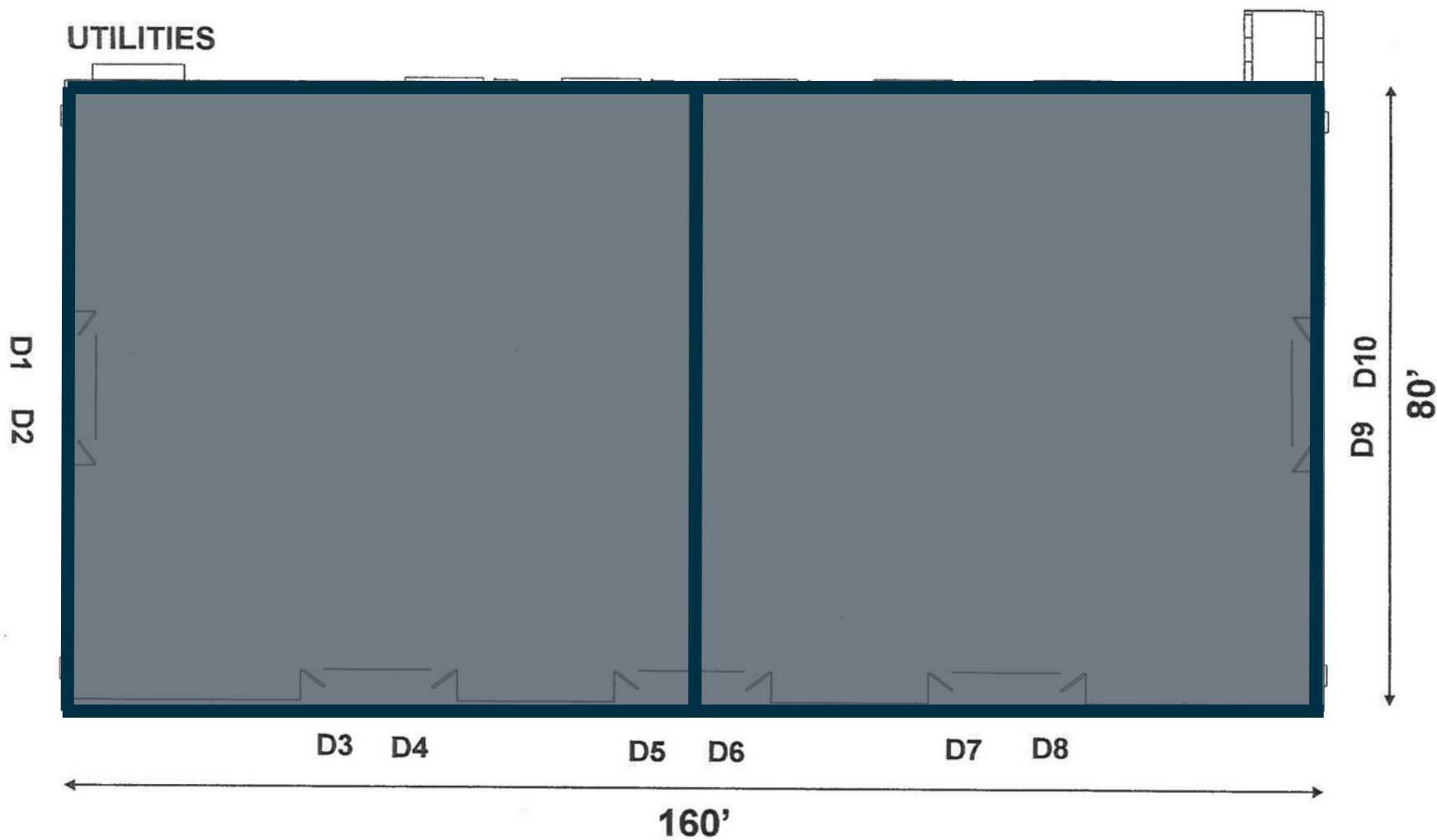

 Vacant

 Occupied



 Vacant
 Occupied



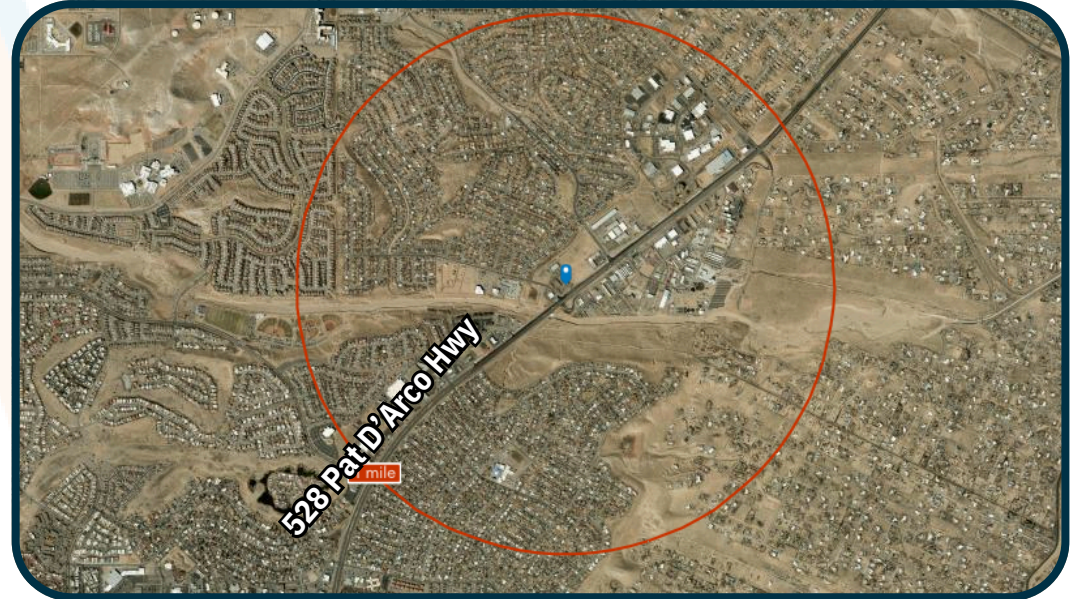

 Vacant

 Occupied



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

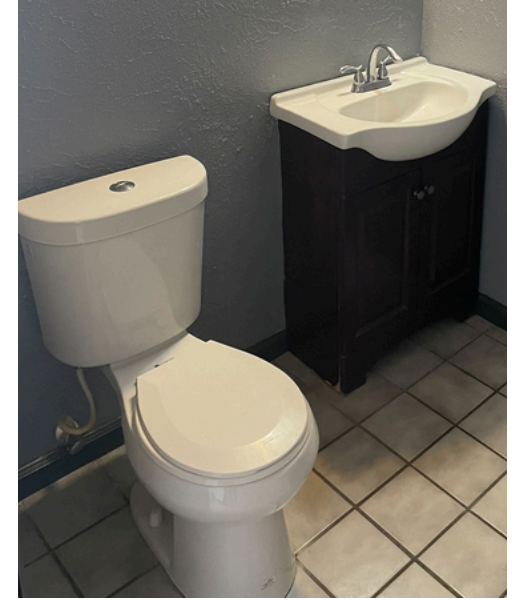
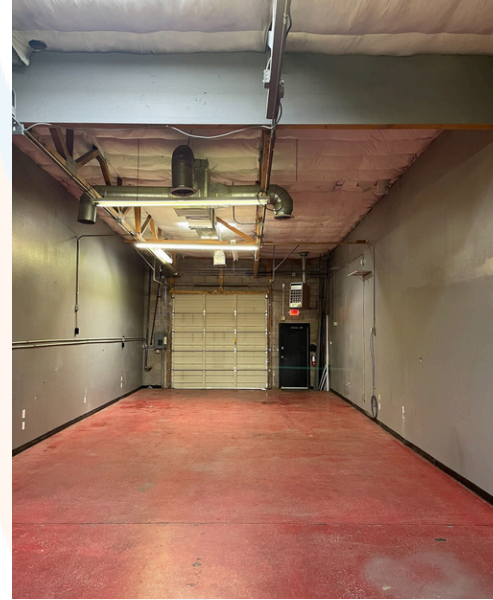
PROPERTY HIGHLIGHTS

- 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

SUITE A7 | 1,600 SF



SUITE A7 FLOORPLAN



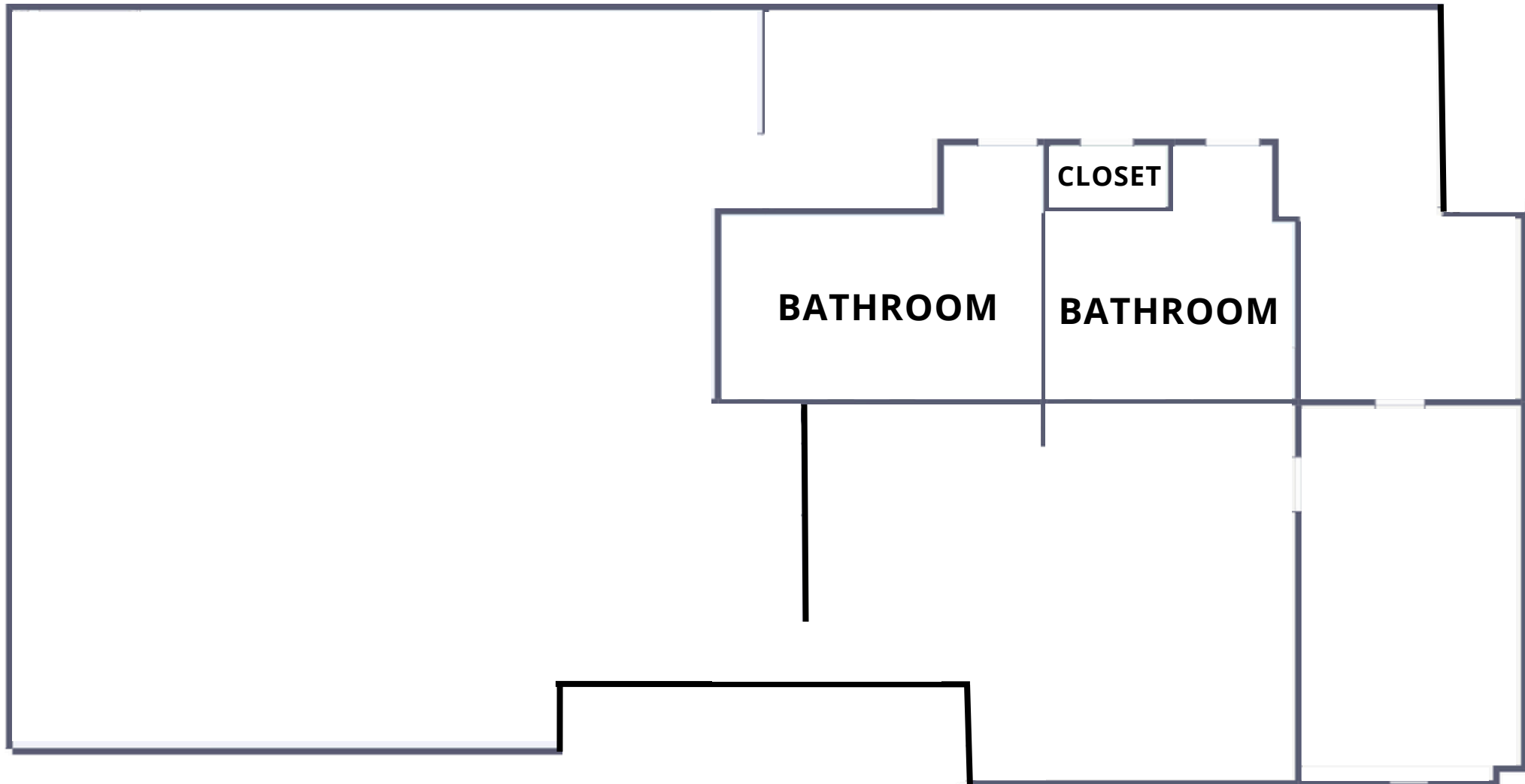
SUITE A8-A10 | 3,200 SF



SUITE A8-A10 | 3,200 SF



SUITE A8-A10 FLOORPLAN





ALLEN SIGMON REAL ESTATE GROUP

9201 MONTGOMERGETY BLVD NE, BLDG 1
ALBUQUERQUE NM 87111
T 505.884.4699 | F 505.503.1381
ALLENSIGMON.COM



THOMAS MORTENSEN

ASSOCIATE BROKER
THOMAS@ALLENSIGMON.COM
+1 505 263 3159



SERGIO CASTILLO

ASSOCIATE BROKER
SERGIO@ALLENSIGMON.COM
+1 505 469 2927