



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

103 Rio Rancho Blvd, Rio Rancho, NM 87124



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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

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 + \$4.55 NNN
Lease Term	3 to 5 Years
Heating / Cooling	Office: Forced Air Warehouse: Suspended Gas
Power	3-Phase

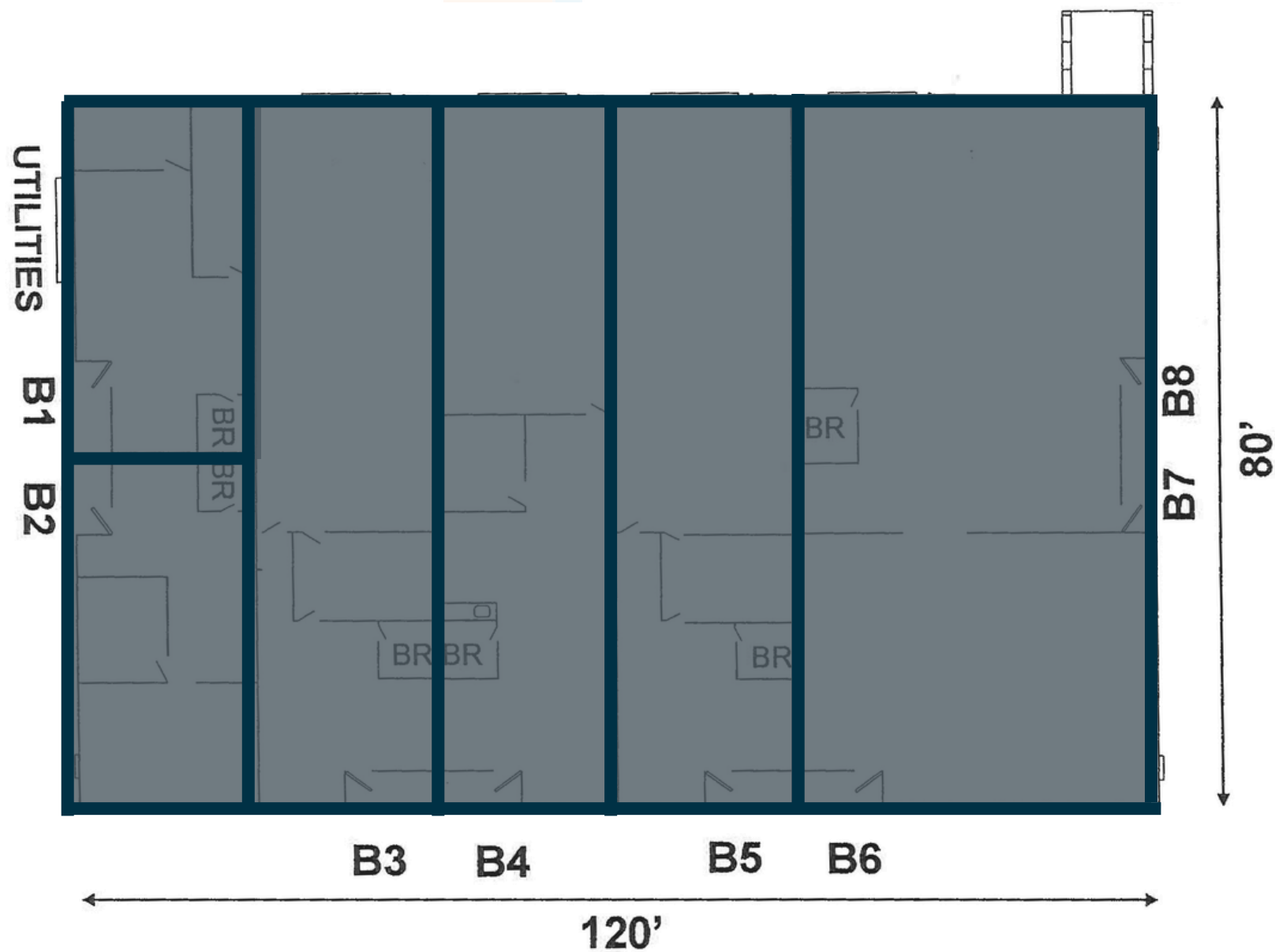
SPACES AVAILABLE

SUITE A7	1,600 SF
SUITE A8 - A10	3,200 SF
SUITE C4	1,600 SF

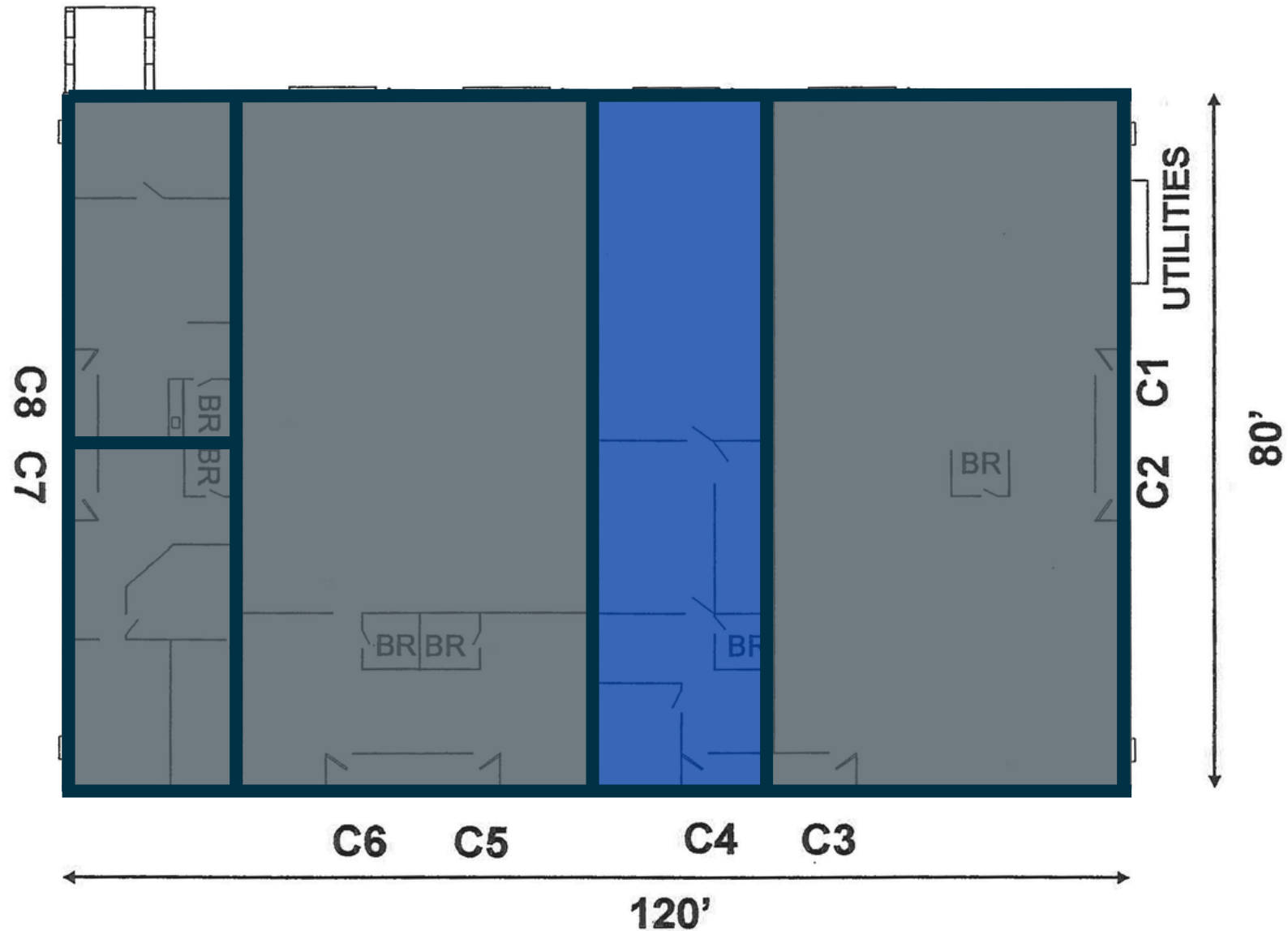




 Vacant
 Occupied



 Vacant
 Occupied

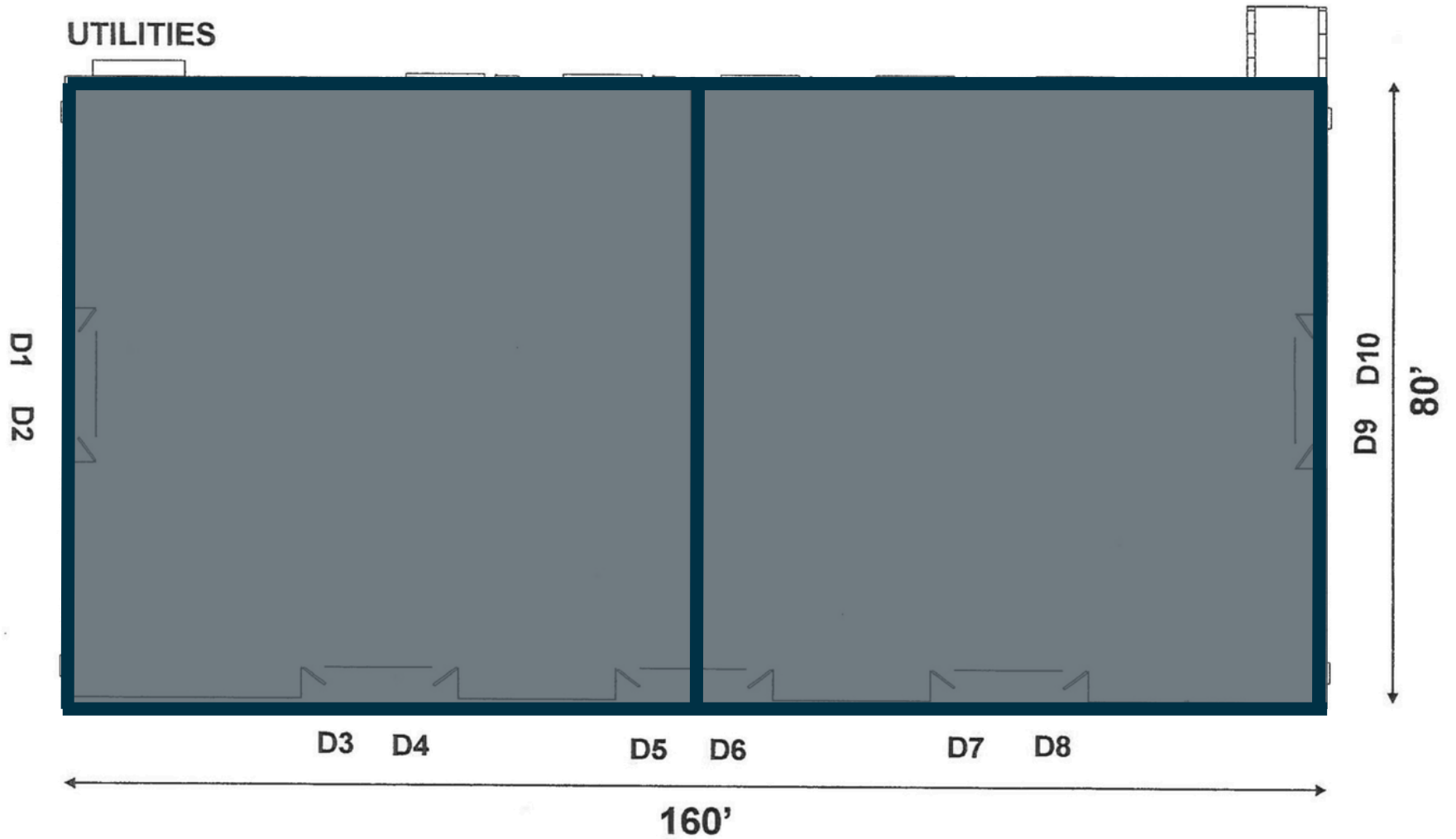




Vacant



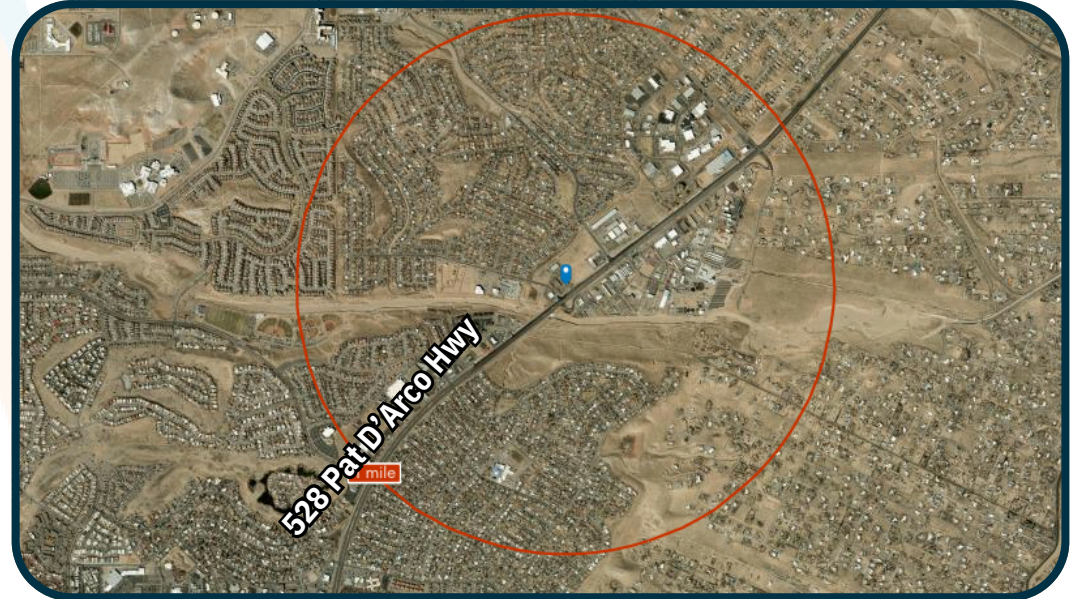
Occupied



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

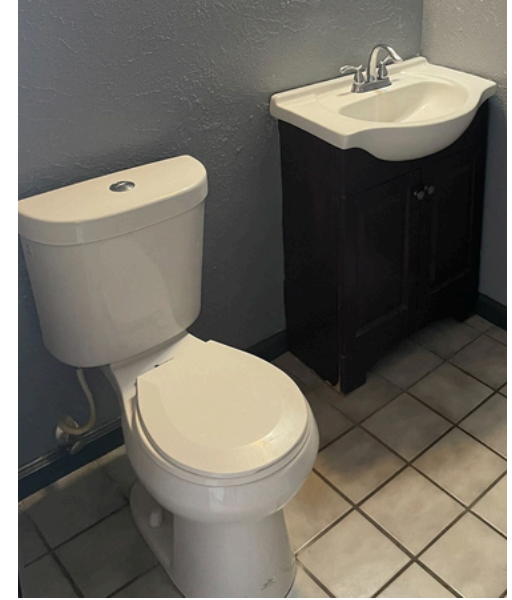
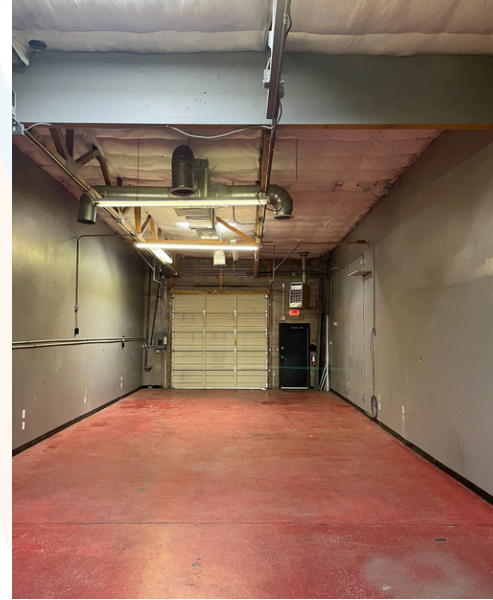
PROPERTY HIGHLIGHTS

- 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



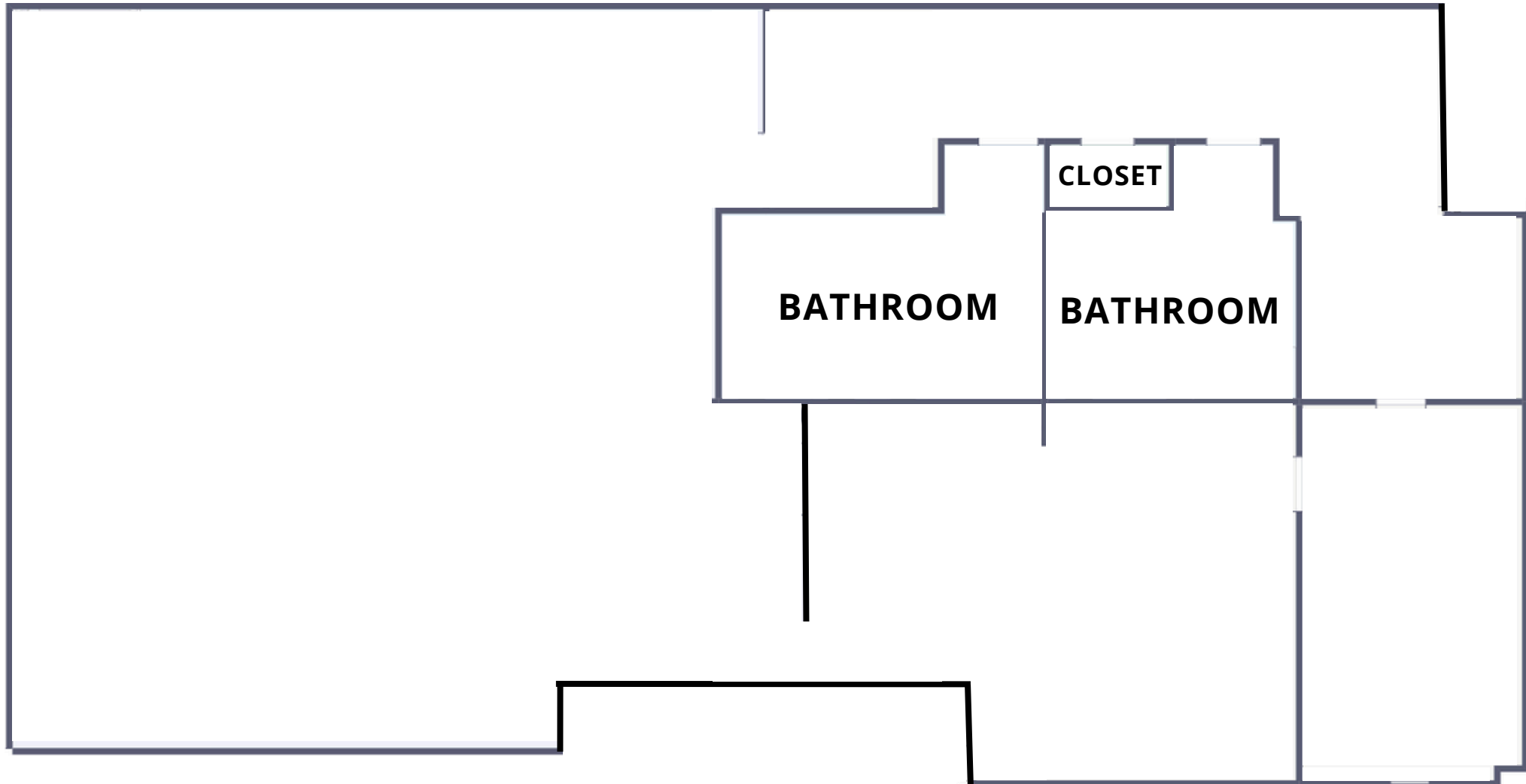
SUITE A8-A10 | 3,200 SF



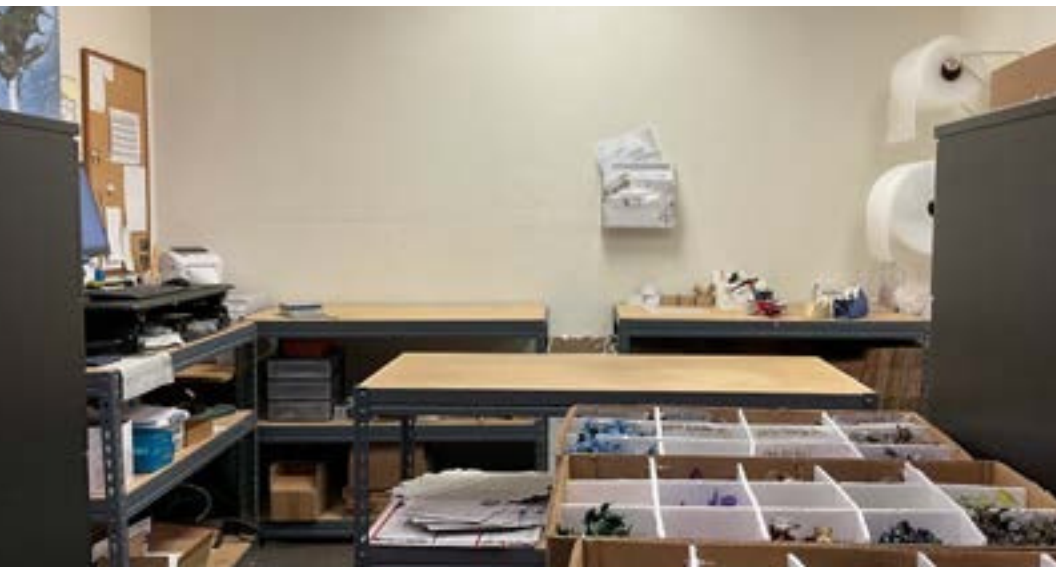
SUITE A8-A10 | 3,200 SF



SUITE A8-A10 FLOORPLAN



SUITE C4 | 1,600 SF





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