



THOMAS MORTENSEN

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PROPERTY OVERVIEW

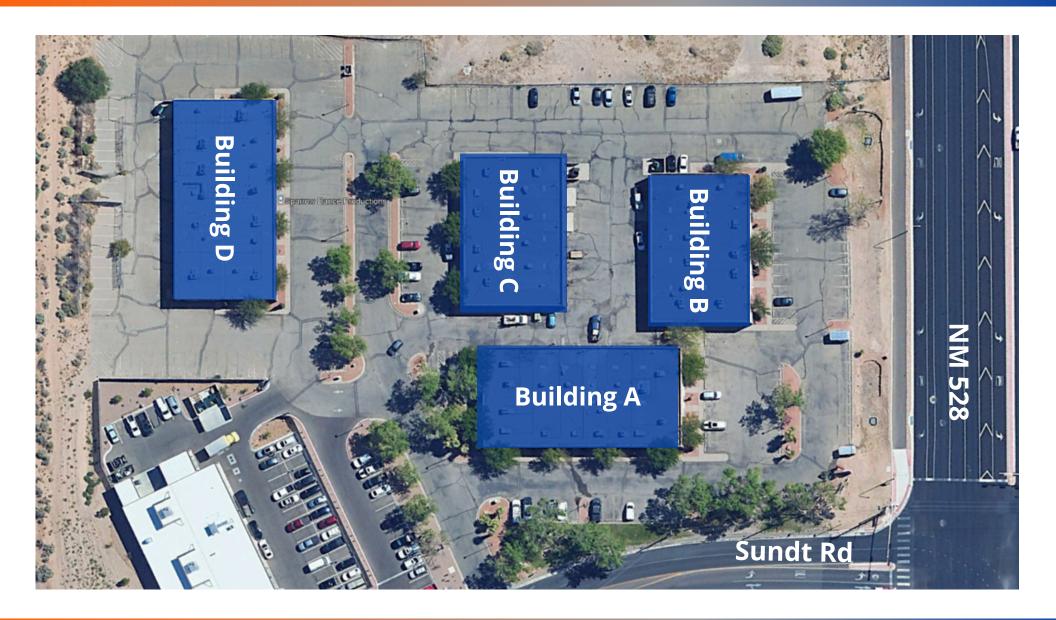
Welcome to Rio West Business Center at **103 Rio Rancho Blvd**, **Rio Rancho**, **NM 87124.** Its an Office/Retail/Industrial space available for lease in a high-visibility location at the signalized intersection of **NM 528 & Sundt Rd NE**. The property delivers reliable power, convenient loading access,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

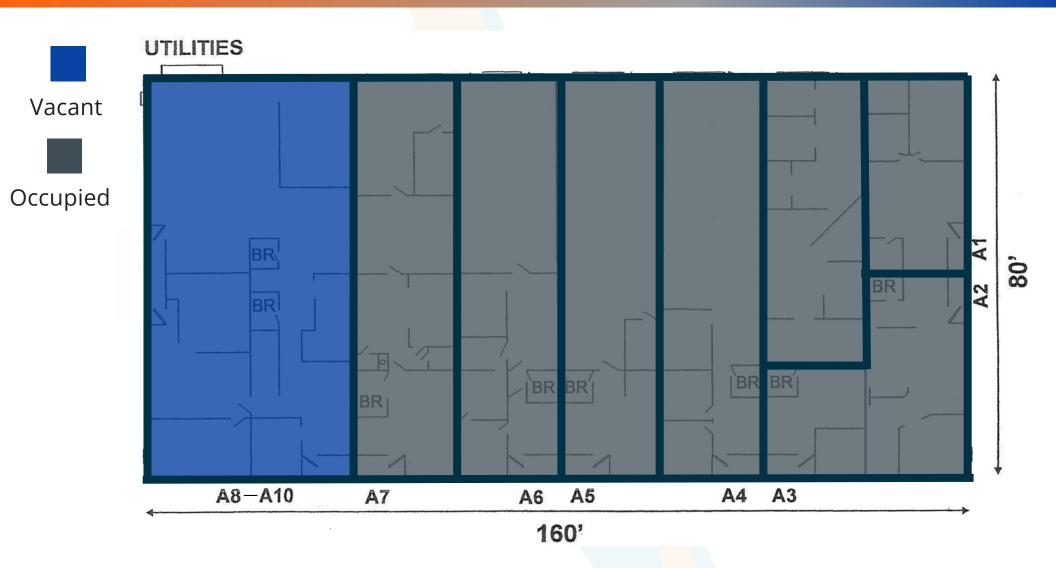
PROPERTY DETAILS

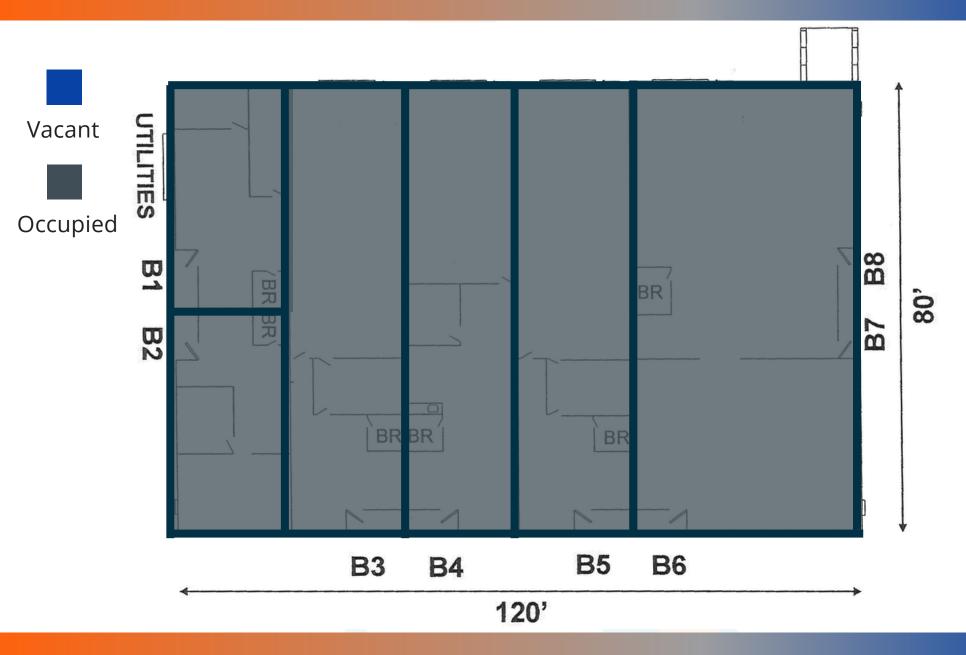
Address	103 Rio Rancho Blvd, Rio Rancho, NM 87124	
Location	NM 528 & Sundt Rd	
Submarket	Rio Rancho Industrial Park	
Building Type	Office, Retail , Industrial	
Gross Leasable Area	±4,800 SF	
Lease Rate	\$11.75 + \$4.55 NNN	
Lease Term	3 to 5 Years	
Heating / Cooling	Office: Forced Air Warehouse: Suspended Gas	
Power	3-Phase	

SPACES AVAILABLE

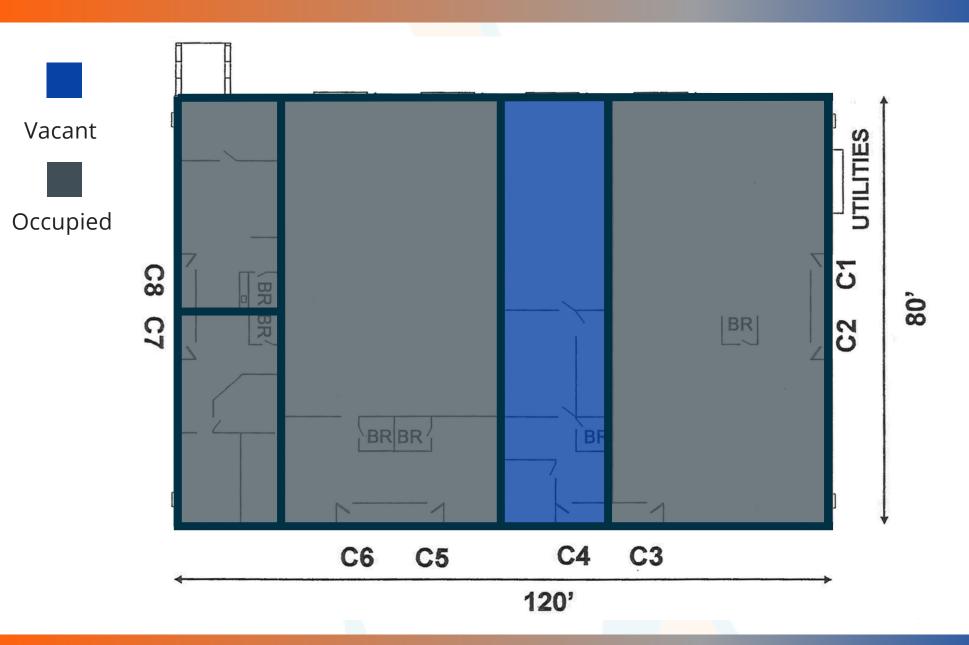
SUITE A7	1,600 SF	
SUITE A8 - A10	3,200 SF	
SUITE C4	1,600 SF	



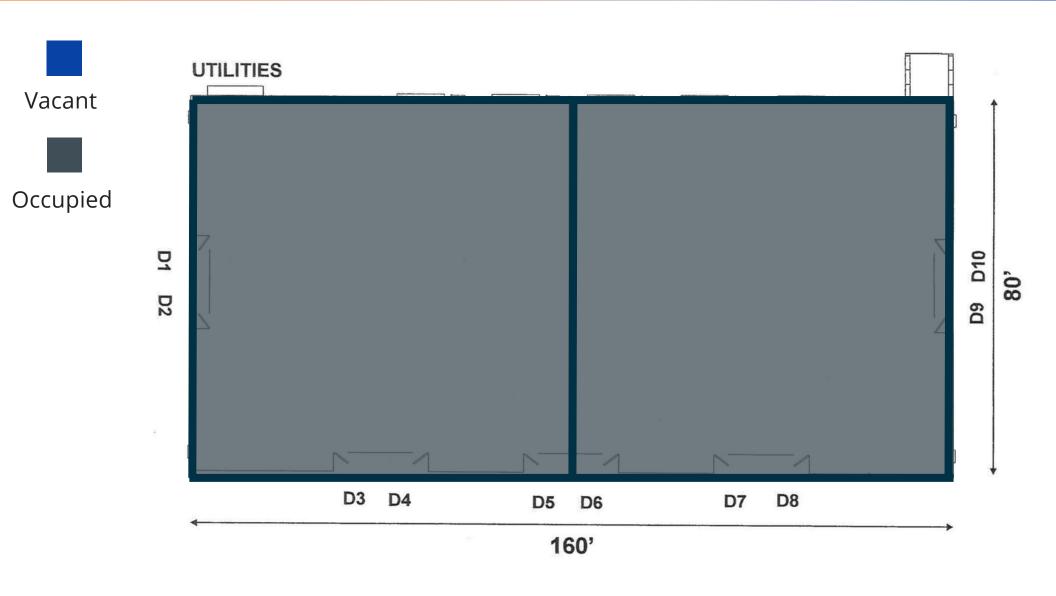














2024 DEMOGRAPHIC SUMMARY

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
- 4,00<mark>0 VEHICLES PER DAY ON SUNDT RD NE</mark>

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

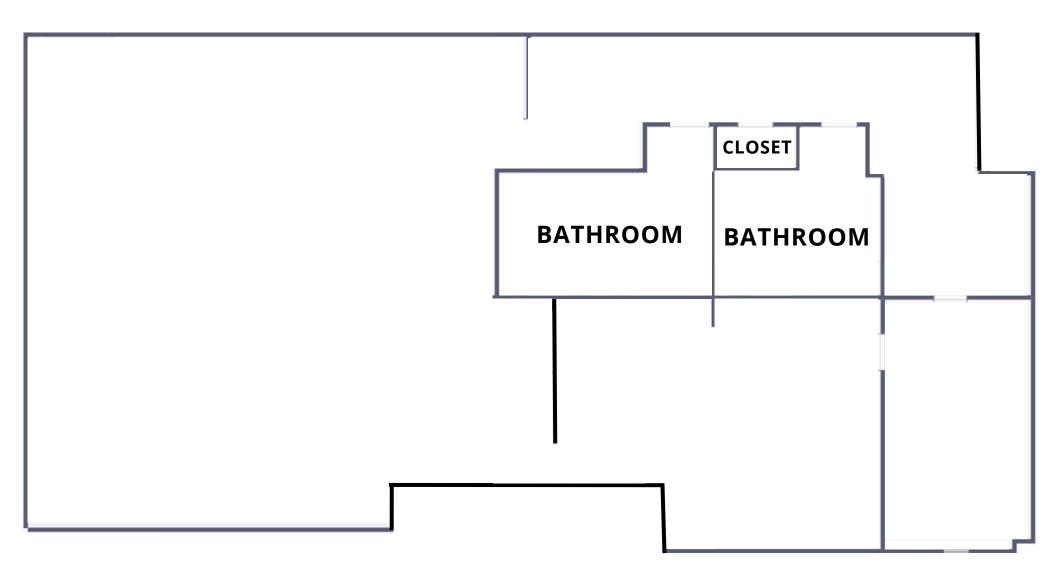








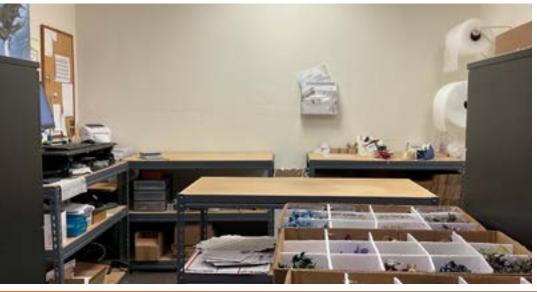
SUITE A8-A10 FLOORPLAN



SUITEC4 | 1,600 SF











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