

Grocery Anchored Retail/Medical Space

510 NM-528, Bernalillo, NM 87004



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Clayton King

Owner / Qualifying Broker
clayton@kingcapitalcre.com

Courtney Tinnin

Associate
courtney@kingcapitalcre.com

505-292-9607

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Property Details



Lease Availability

Suite B ± 1,255 sf
Suite C ± 1,200 sf



Lease Rate

\$28 /psf



Zoning

Commercial



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Overview



Property Benefits

- Located on NM-528, the main north/south arterial through Rio Rancho
- Massive pylon signage facing NM-528 with exposure to over 25,600 VPD
- Anchored by Walmart Supercenter which generates 3M annual customer visits
- Established retail trade area with over 400,000 SF in current retail and 26 acres of upcoming mixed-use development
- Dedicated parking lot with 70 spots
- Growing residential area with over 1,770 single family homes in 12 master planned communities currently in development or in the pipeline in the trade area
- Caters large trade area - the property serves Bernalillo, Corrales, Placitas, Rio Rancho, Algodones, 7 Pueblos, Cuba, Jemez and Albuquerque



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Market Aerial



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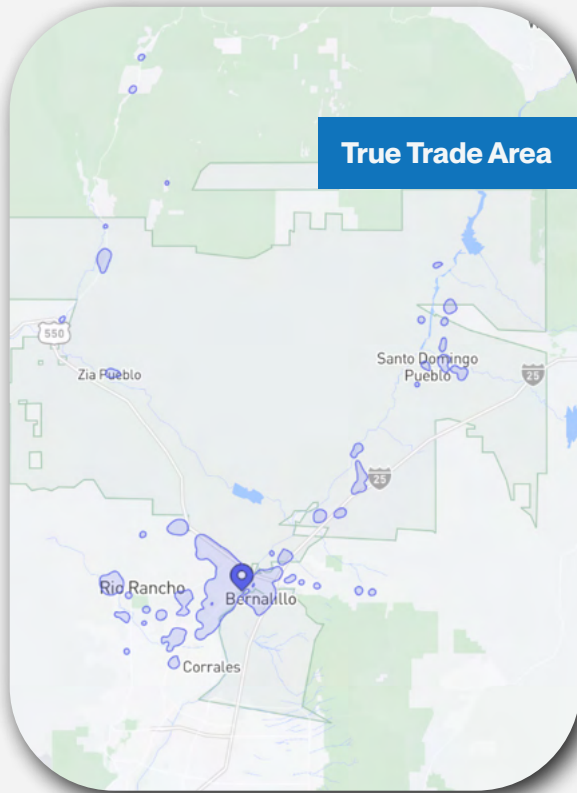
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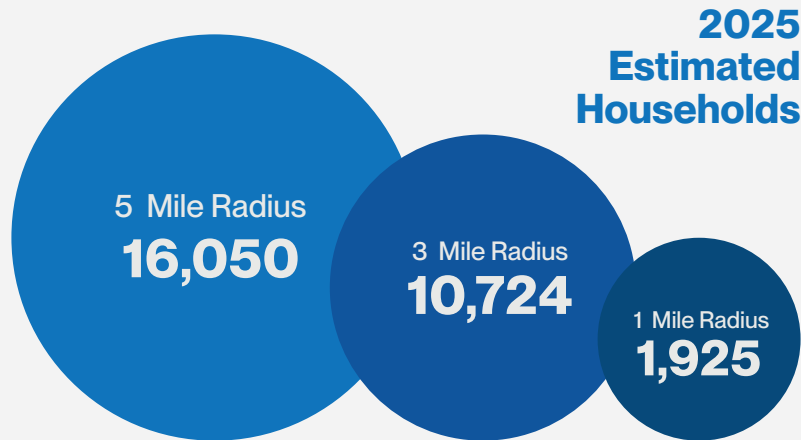
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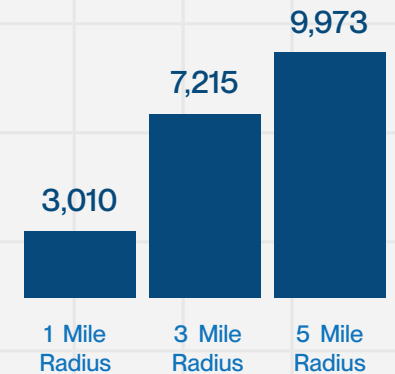


Average Household Income

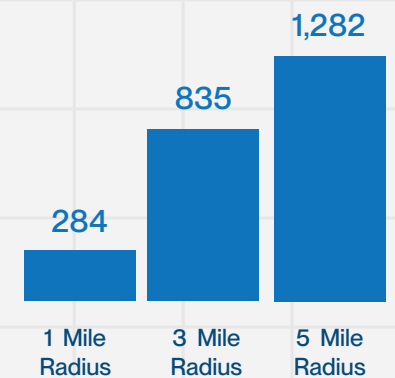
103K



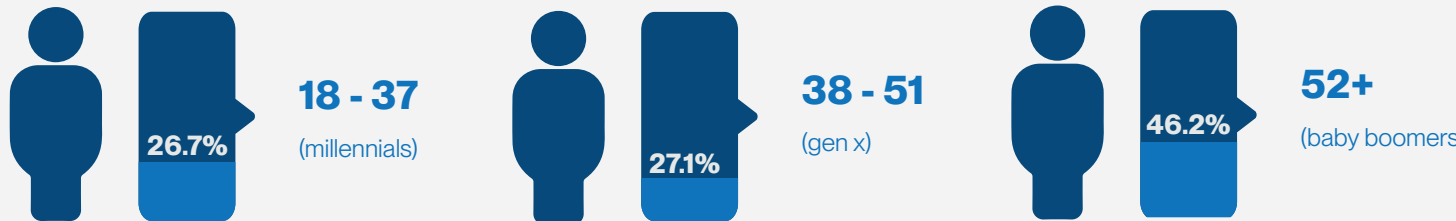
2025 Estimated Total Employees



2025 Estimated Total Businesses



Age



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