

Rio Rancho Marketplace

SWC HWY 528 & Ridgecrest Dr.

Restaurant Space Available

- ❑ Suite O: 2,226 +/- Square Feet
- ❑ Lease Type: NNN
- ❑ Adjacent to WingStop
- ❑ Highway 528: 50,000 + Cars per Day

Co-tenants

Albertson's	Target
PetSense	Subway
Papa John's	Massage Envy
GNC	H&R Block
Games Workshop	Hot Tub Abq
Chill Zone Yogurt	Advance Auto Parts

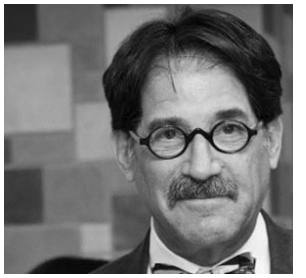
..... And More

OBERSTEIN
PROPERTIES, INC.

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For Additional Information and to schedule showings, contact:

David Oberstein
Owner / Broker



Rio Rancho Marketplace
Site Plan



Space O











Space O









Restaurant equipment and supplies available for purchase.

Rio Rancho Marketplace

Space O
Summary

We appreciate your interest in evaluating the leasing opportunity we have available. We would propose to lease to you the space located at Rio Rancho Marketplace, Rio Rancho, New Mexico under the following general terms and conditions.

1. Lease Term – 5 Years

2. Approximate Leasable Area – 2,226 Square Feet +/-

3. Base Lease Rate: 1st Year - $20.00 per SF

   2nd - 5th Year: Base Rate increase by 3.5% annually

   NNN: Tenant pays a pro-rata share, based on square footage, of common area maintenance, property taxes, and property insurance. Tenant pays gas and electric, interior maintenance and janitorial.

4. Improvement allowance, to be negotiated, based on Tenant use.

5. Parking Ratio: 4.2:1,000

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