

# Office/Flex Space in Thriving Rio Rancho Trade Area

4311 Sara Rd | Rio Rancho, NM 87124



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Lease**

**Diane Kappus**

Advisor

diane@kingcapitalcre.com

**505-292-9607**

**kingcapitalcre.com**



# Property Details



Lease Availability  
Ste 106 ±1,480 sf



Lease Rate  
Ste 106 \$2,220 /mo  
NNN



Zoning  
C-2



According to Placer.ai, This Week's is the #1 store in New Mexico and has 206.9K Annual Visits



According to Placer.ai, This Dutch Bros has 481.6K Annual Visits



49,600 VPD



According to Placer.ai, this Hilltop Plaza has 1.8M Annual Visits



Sara Rd



4,300 VPD



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





# Property Benefits

- Ground level office and flex space with functional layout
- Suites have an open floor plan to cater to a wide variety of retail and professional uses
- Easy access from NM-528
- Located in rapidly growing trade area near NM-528 and Sara Rd. providing a short commute for most of Rio Rancho's and ABQ's westside population
- Plenty of parking
- Abundant natural light throughout



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# Site Map

Floor 1







**Suite 106**  
± 1,480 sf



**Ste 106 Kitchen**



**Ste 106 Interior**



**Ste 107 Interior**



**Common Area**



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# Market Aerial



## Distance From

Corrales → 1 Mile  
 Albuquerque → 2 Miles  
 Bernalillo ↑ 8 Miles



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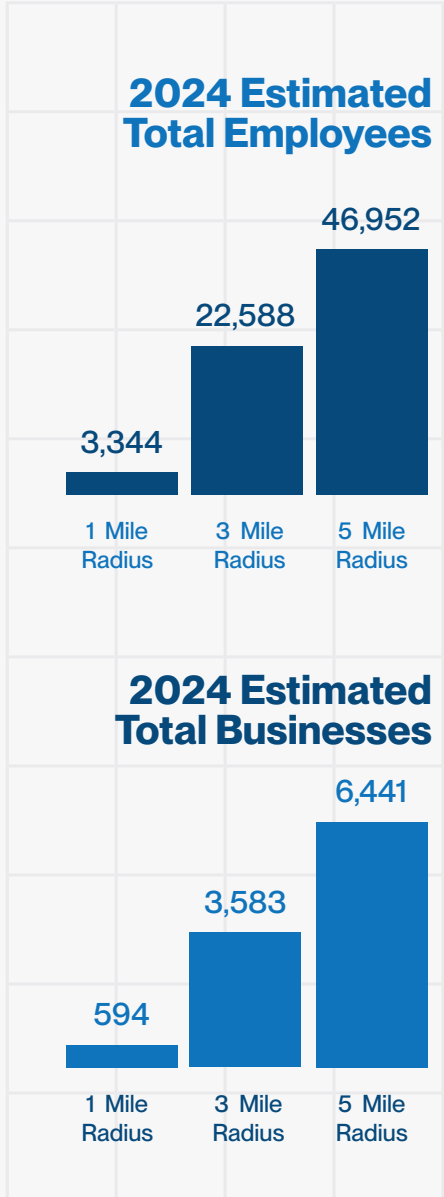
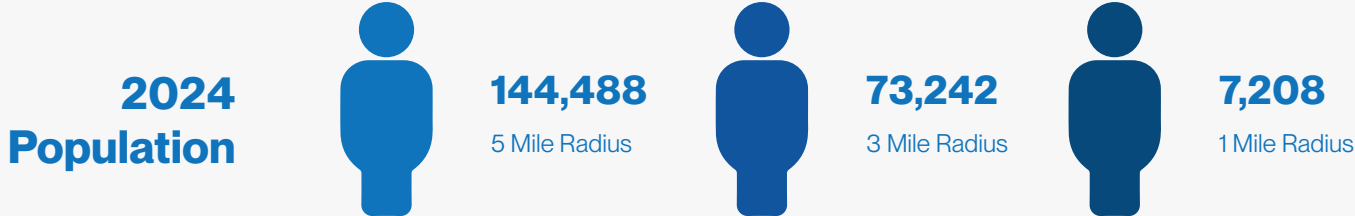
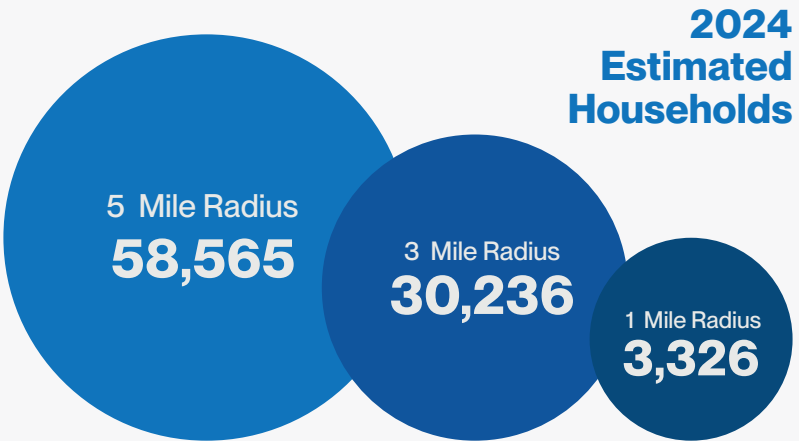
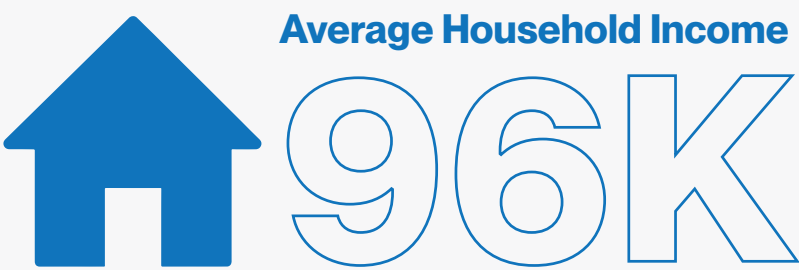
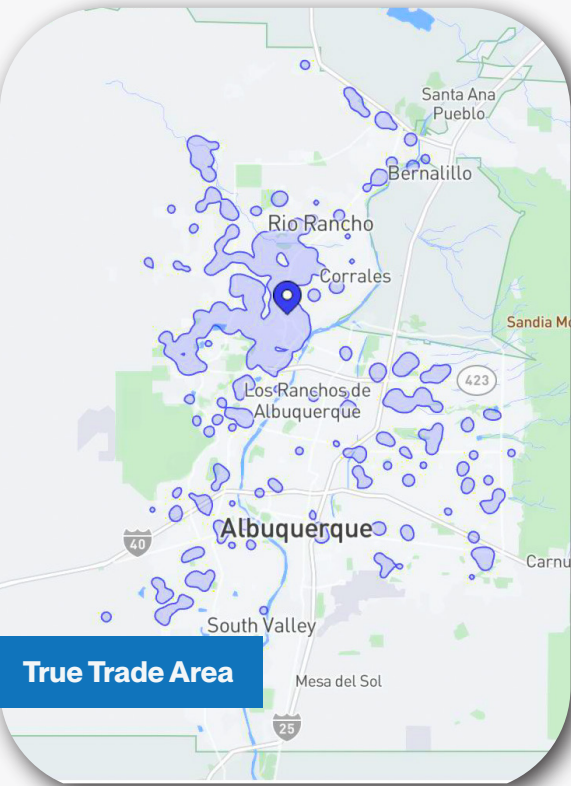
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# Market Overview



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4811A Hardware Dr NE Suite 1  
Albuquerque, NM 87109

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**Diane Kappus**  
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505-697-1725  
[diane@kingcapitalcre.com](mailto:diane@kingcapitalcre.com)