

Office/Flex Space in Thriving Rio Rancho Trade Area

4311 Sara Rd | Rio Rancho, NM 87124



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Updated Flooring Throughout, Ready for Immediate Occupancy

Diane Kappus

Advisor

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Property Details



Lease Availability
Ste 106 ±1,425 sf



Lease Rate
Ste 106 \$16 / NNN



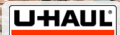
Zoning
C-2



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**



Rio Rancho Blvd

49,600 VPD

AutoGlassNow



The Retreat Alzheimer's
Specialty Care



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



SITE

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

- Updated flooring throughout, ready for immediate occupancy
- 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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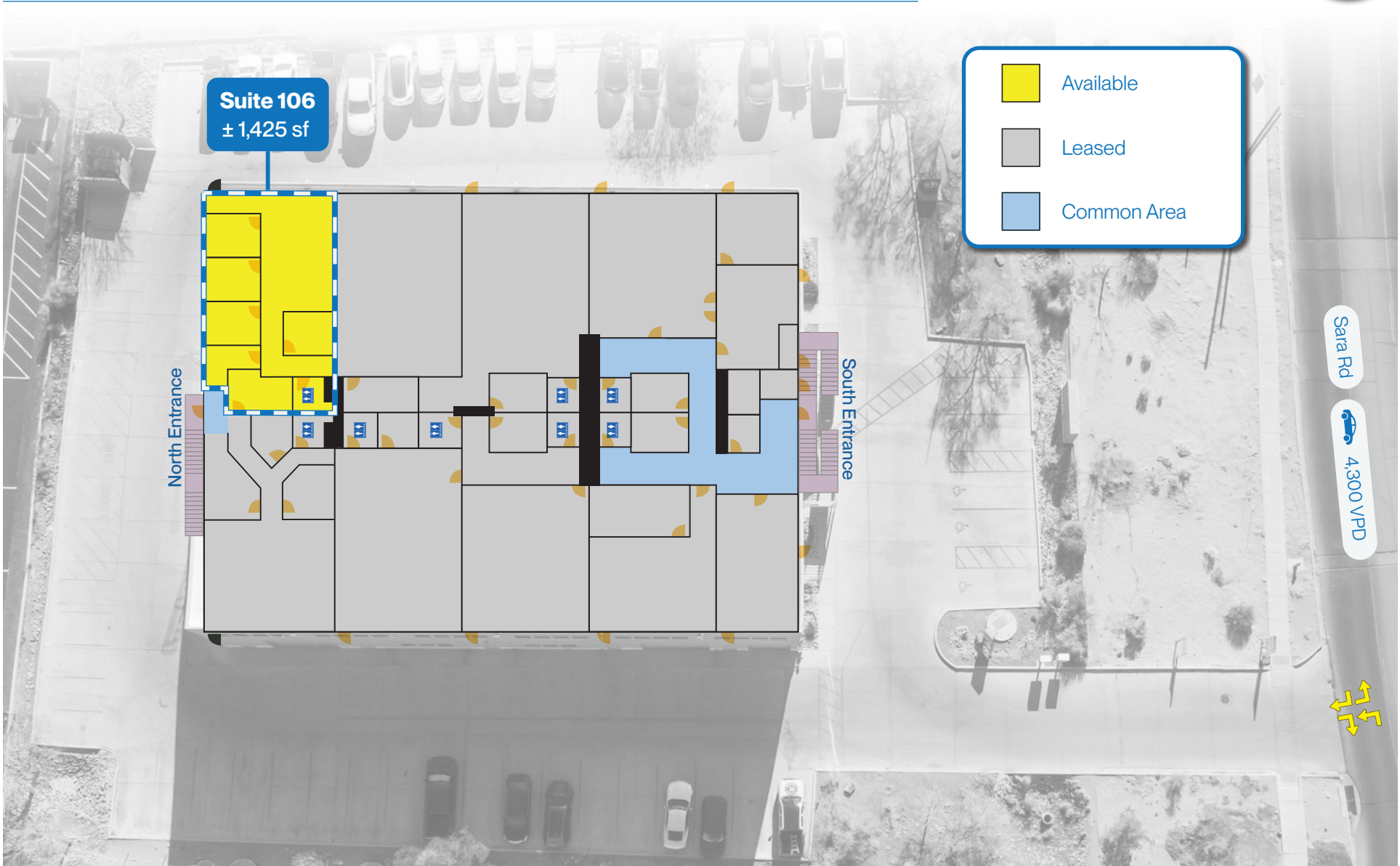
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Site Map

Floor 1





Ste 106 Kitchen



Ste 106 Interior



Ste 106 Interior

Ste 106 Front Reception



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Market Aerial



Distance From

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



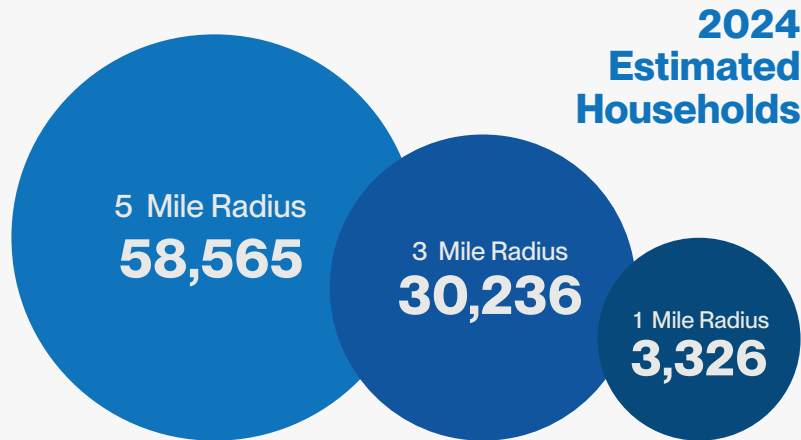
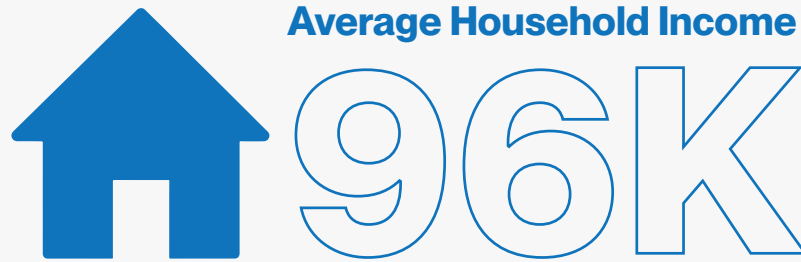
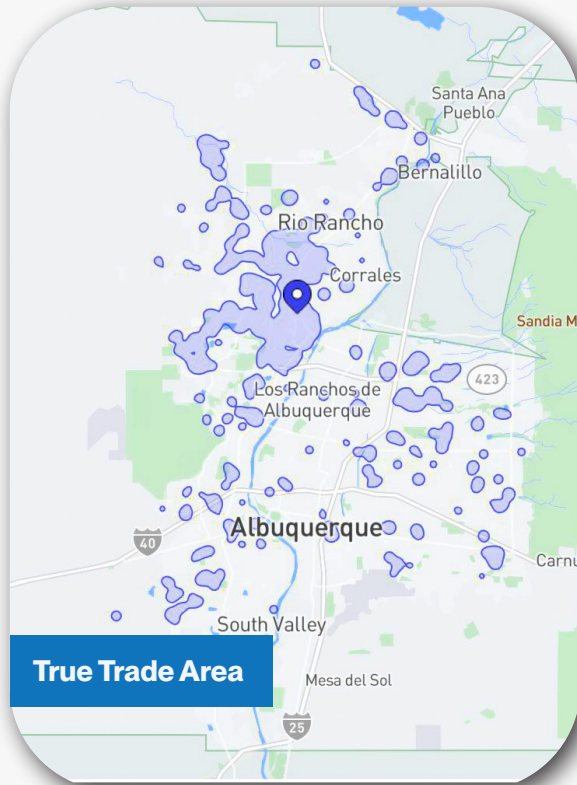
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Market Overview



2024 Population



144,488
5 Mile Radius

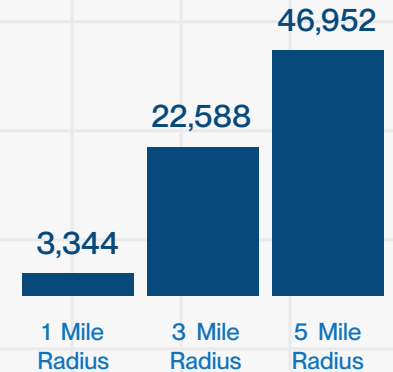


73,242
3 Mile Radius

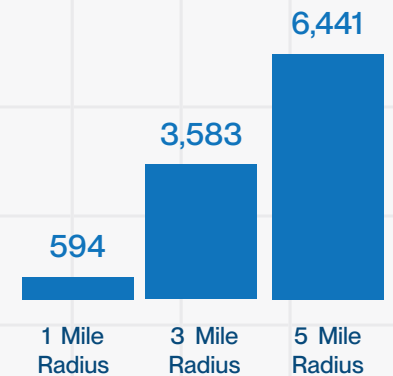


7,208
1 Mile Radius

2024 Estimated Total Employees



2024 Estimated Total Businesses



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