

# 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

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**Diane Kappus**

Advisor

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# Property Details



## Lease Availability



## 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**



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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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# Site Map

Floor 1

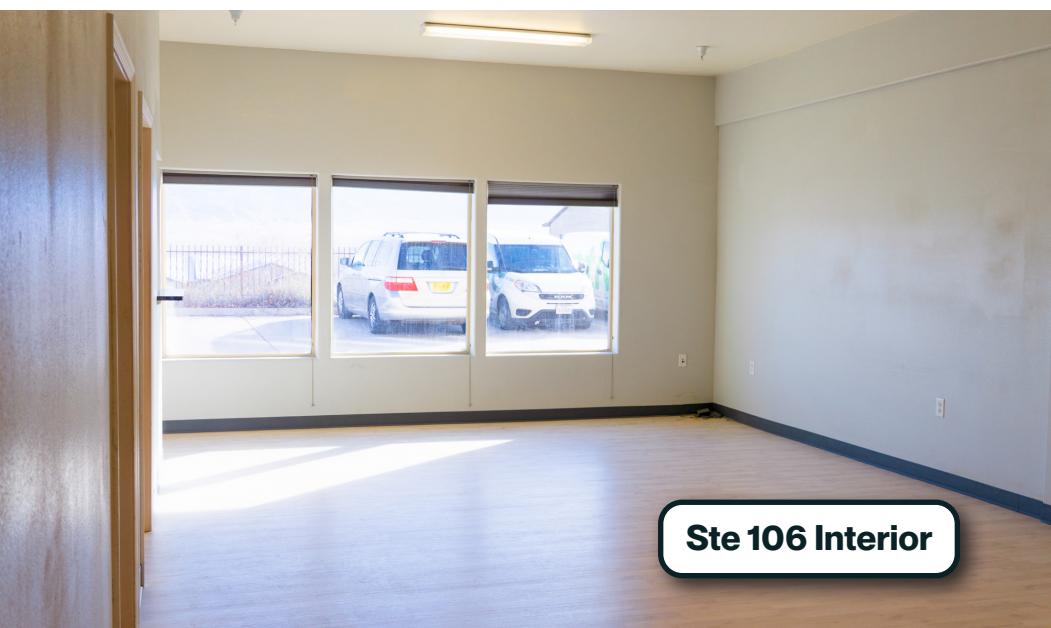


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# Market Aerial



## Distance From

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

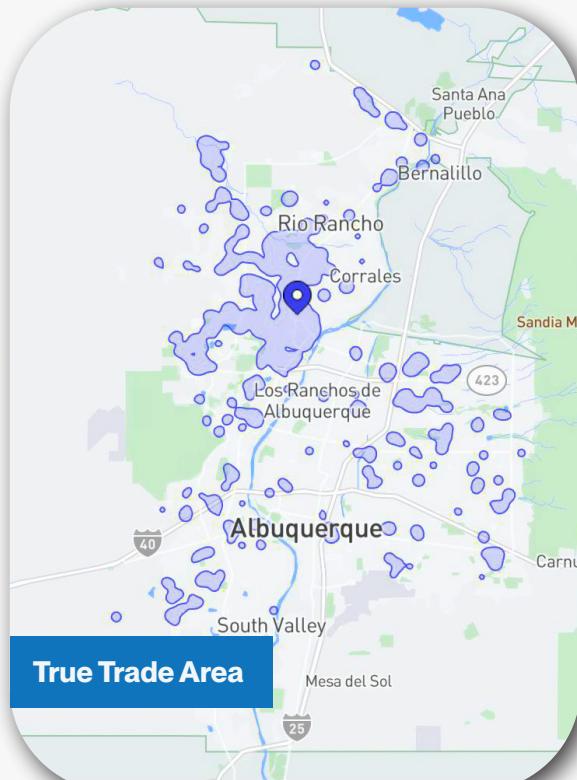


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# Market Overview



**2024  
Population**



**144,488**  
5 Mile Radius



**73,242**  
3 Mile Radius

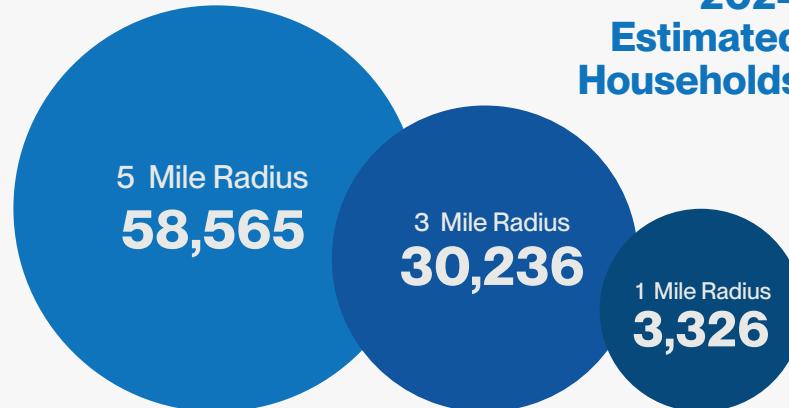


**7,208**  
1 Mile Radius

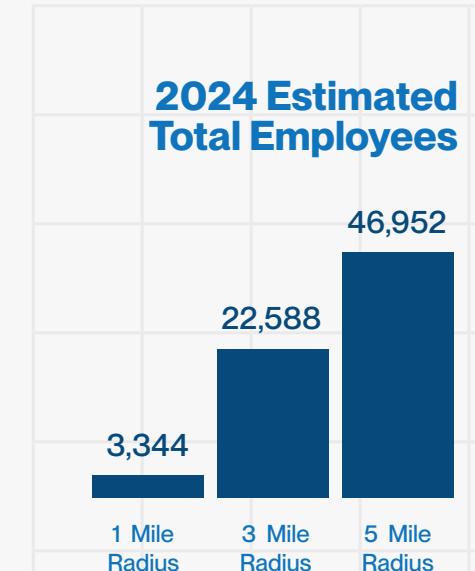


**Average Household Income  
96K**

**2024  
Estimated  
Households**



**2024 Estimated  
Total Employees**



**2024 Estimated  
Total Businesses**



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