

FOR SALE



Investment Opportunity in the Colores De Cabezón Office Park

2401 Cabezón Blvd SE - Suite D1, Rio Rancho, NM 87109



AVAILABLE

- 2401 Cabezón Blvd SE - Suite D1
- 2,339± RSF

LEASE INFORMATION

- Tenant: Cabezón Orthodontics
- Lease Type: NNN (Triple-Net)
- NOI: \$54,230.84
- Lease Expiration: 12/31/2029
- Option: One (1) 5-Year Remaining

SALE PRICE

- \$785,000 (\$335.61/SF)

CAP RATE

- 6.9%

FEATURES

- Campus Style Complex with a Great Mix of Professional Uses
- 1/2 Mile to Rust Medical Center
- Very Well Maintained
- Built in 2008
- Located in the Center of Rio Rancho's Growing Medical Trade Area
- New Retirement Facilities and Residential Nearby

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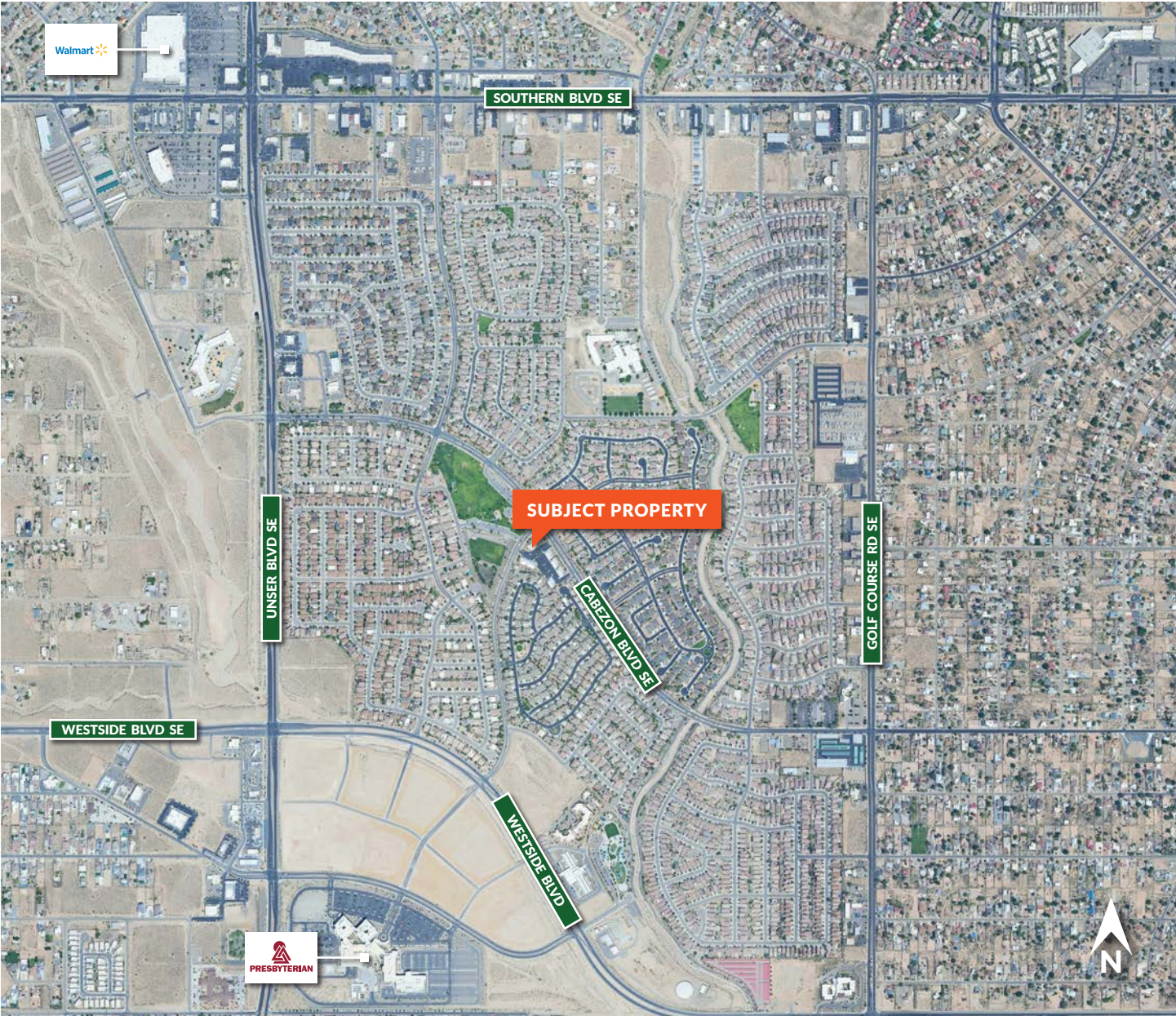
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AERIAL MAP



SITE PLAN



INTERIOR PHOTOS

