

# For Lease



## Rio Rancho Office Space

THE AMREP BUILDING – A RIO RANCHO LANDMARK



333 NM Hwy. 528 NE | Rio Rancho, NM 87124

**NAISunVista**  **Got Space™**

**±980 SF Available**

**Martha Carpenter**

martha@sunvista.com | 505 228 0154

**Lisa Mercer** CCIM

lisa@sunvista.com | 505 235 8503



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333 NM Hwy. 528 NE | Rio Rancho, NM 87124



## PROPERTY

### AVAILABLE

Suite 302: ±980 SF

### LEASE RATE

\$17.00/SF Full Service

### HIGHLIGHTS

- Campus-like grounds
- Monument signage available on NM Hwy. 528 as well as Quantum Rd. if space permits
- Digitally controlled HVAC system
- Energy efficient lighting
- Century Link & United Fiber within the building
- 4:1000 parking ratio

### ZONING

- SU, City of Rio Rancho

### LOCATION

SWQ NM Hwy. 528 &  
Northern Blvd.NE



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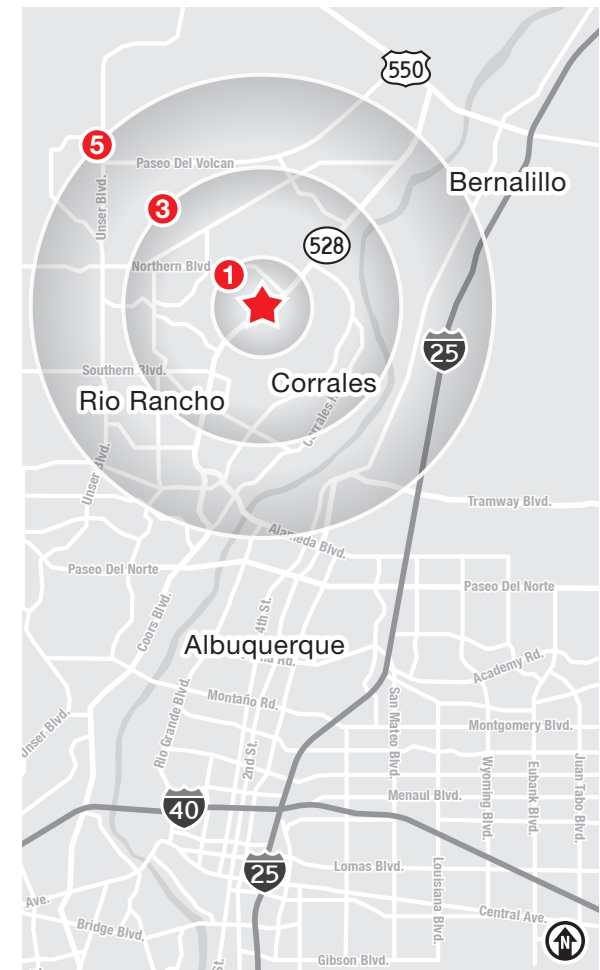
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,455	42,956	107,199
Average HH Income	\$102,755	\$118,895	\$116,658
Daytime Employment	2,841	14,976	34,071

2024 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154

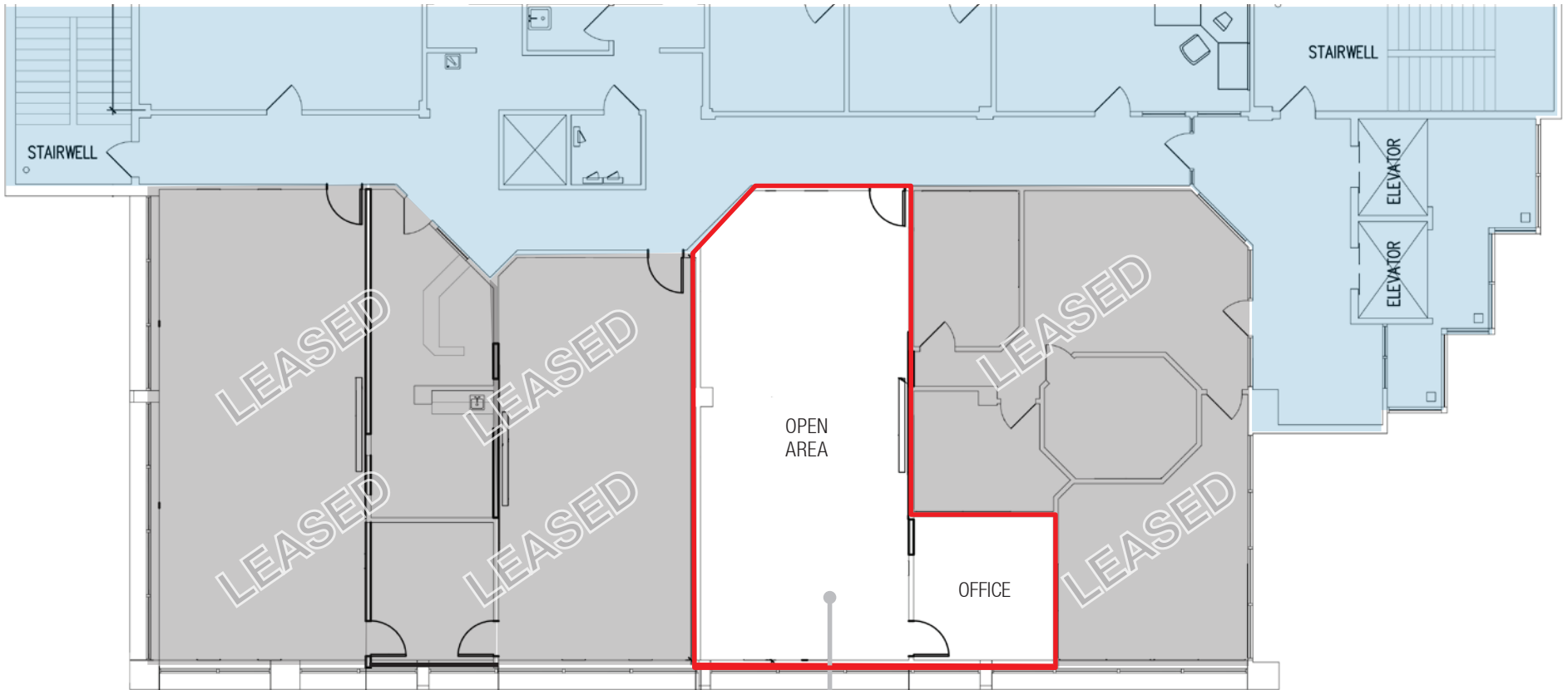
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[lisa@sunvista.com](mailto:lisa@sunvista.com)  
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## FLOOR PLAN



**AVAILABLE**  
Suite 302

### 3RD FLOOR

Suite 302: ±980 SF



Available



Leased



Common Area

# Rio Rancho

## TRADE AREA ANALYSIS

### RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



**Fastest**  
Growing City in  
New Mexico



#### RIO RANCHO BY THE NUMBERS (ESRI 2024 Demographics)



**111,577**  
City Population



**44,940**  
Households



**\$109,519**  
Avg. Household Income



**\$69,977**  
Md. Disposable Income



**2,354**  
Total Businesses



**27,575**  
Total Employees

### Rio Rancho is a High-Growth, Underserved Trade Area



**Intel Corporation** is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



**Presbyterian Rust Medical Center** is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



**A commitment to quality of life** with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



#### STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

#### CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

#### OPPORTUNITIES

- Investors can bridge the gap of needs and retail services in Rio Rancho