

Lease Rate Reduced Through May 2026

For Lease

Rockaway Plaza
111 Hwy. 528
Rio Rancho, NM

Medical Office
± 3,722 SF
AVAILABLE



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Property Profile

Details

Lease Rate	\$19.00 PSF \$16.00 PSF UNTIL MAY 2026!
NNN	\$4.00 PSF
Space Available	± 3,722 SF
Submarket	Rio Rancho
Zoning	SU (Special Use District)

Features

- ±3,722 SF medical office designed for privacy with no exterior windows beyond the reception area
- 8 exam rooms, reception, triage & nurses' stations
- Executive office, server room, ample storage
- 4 restrooms, 3 new HVAC units
- Located at signalized hard corner on NM Hwy 528
- Last suite available in high visibility, Starbucks anchored shopping center with signage along NM-528

Area Tenants



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Trade Area Aerial

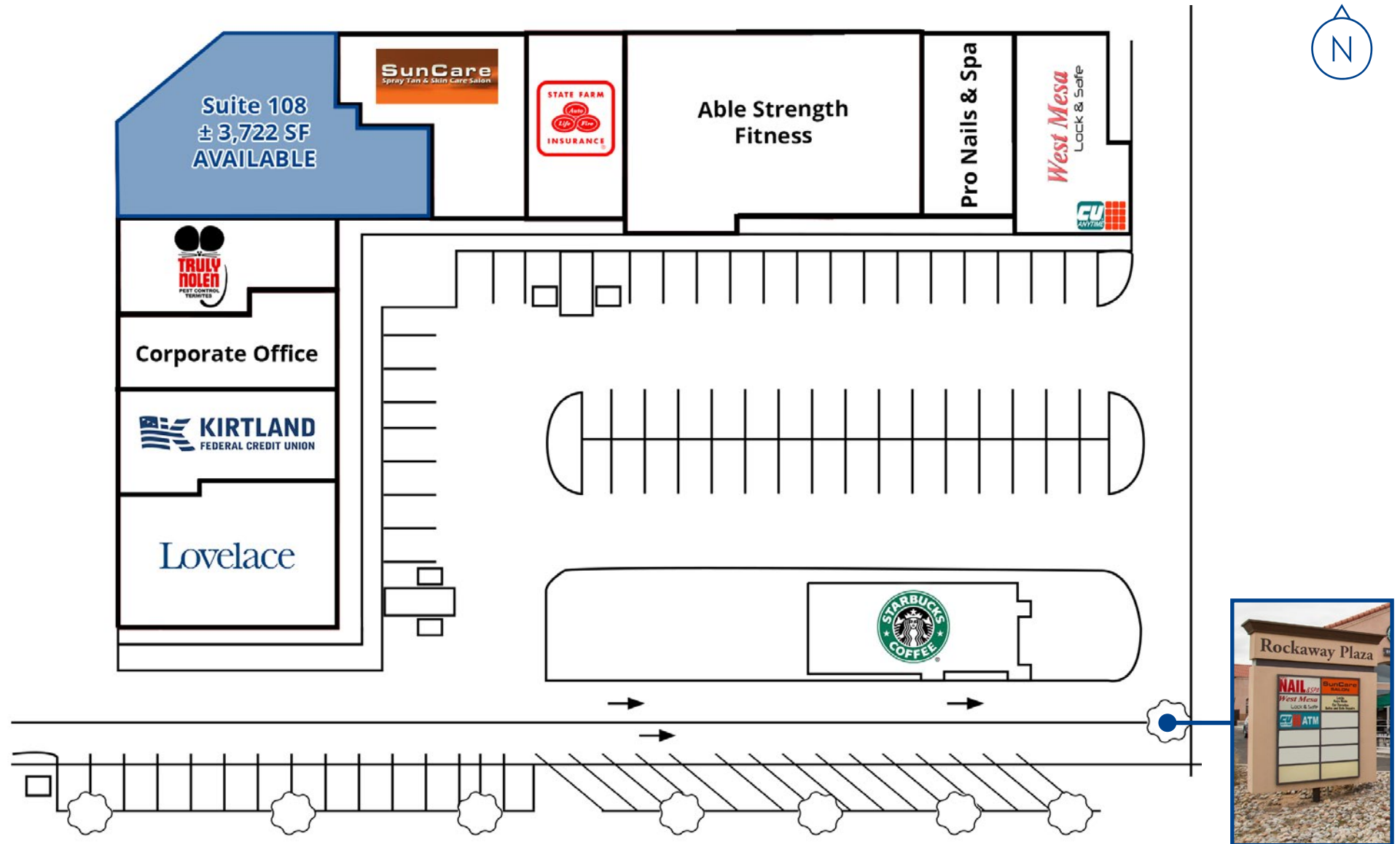


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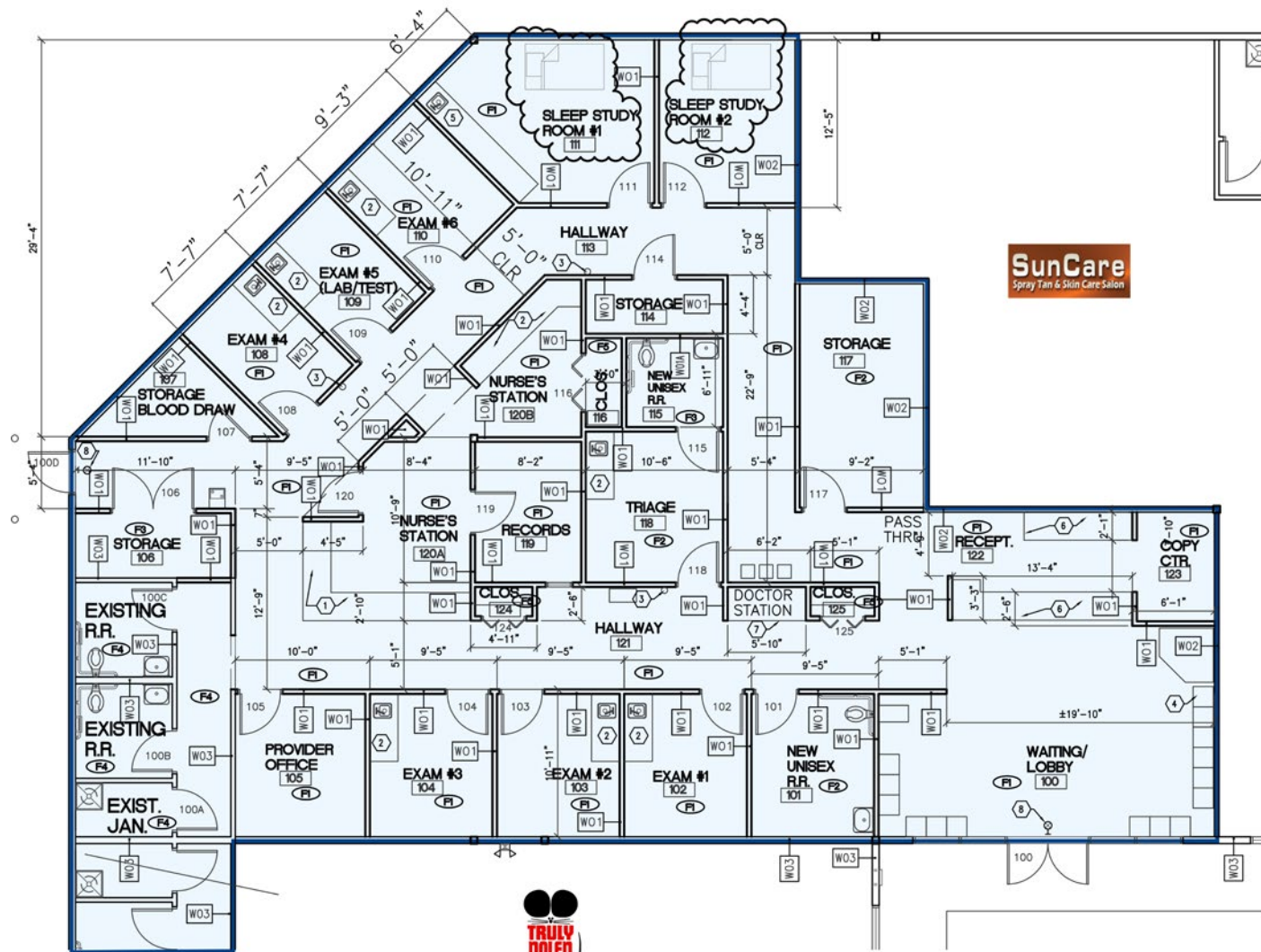
Intersection Aerial



Site Plan



Floor Plan - Suite 108



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Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	7,152	47,577	116,533
Total Households	2,856	19,173	45,998
Average HH Income	\$97,918	\$118,182	\$115,991
Median HH Income	\$70,123	\$86,803	\$86,054



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