

Stabilized Office Investment in Thriving Rio Rancho Trade Area

4311 Sara Rd | Rio Rancho, NM 87124



Offering Memorandum



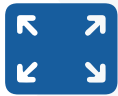
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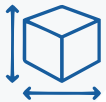
505-292-9607
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Investment Overview

Sale Price	Upon request
CAP Rate	8.5%
NOI	\$341,872.30



Lot Size
1.17 acres



Building Size
± 27,000 sq ft



Zoning
C-2



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Valley View
Office Park

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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 Details



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Property Benefits

- Located in the thriving Rio Rancho trade area near the intersection on NM-528 and Sara Rd. (49,600 VPD)
- Low price per square foot - priced at \$149/PSF, well below replacement cost
- \$123,000 spent in Capital improvements since 2023
- Diverse tenant mix providing investor security in cash flow
- Wide variety of floor plans and layouts to accommodate a supply-restrained office market in Rio Rancho
- Rio Rancho holds the title of New Mexico's fastest-growing submarket and is recognized as one of the fastest-growing communities in the Southwest
- The property is across the street from Intel, one of the State's key employers with over \$15 billion invested since its establishment in 1980



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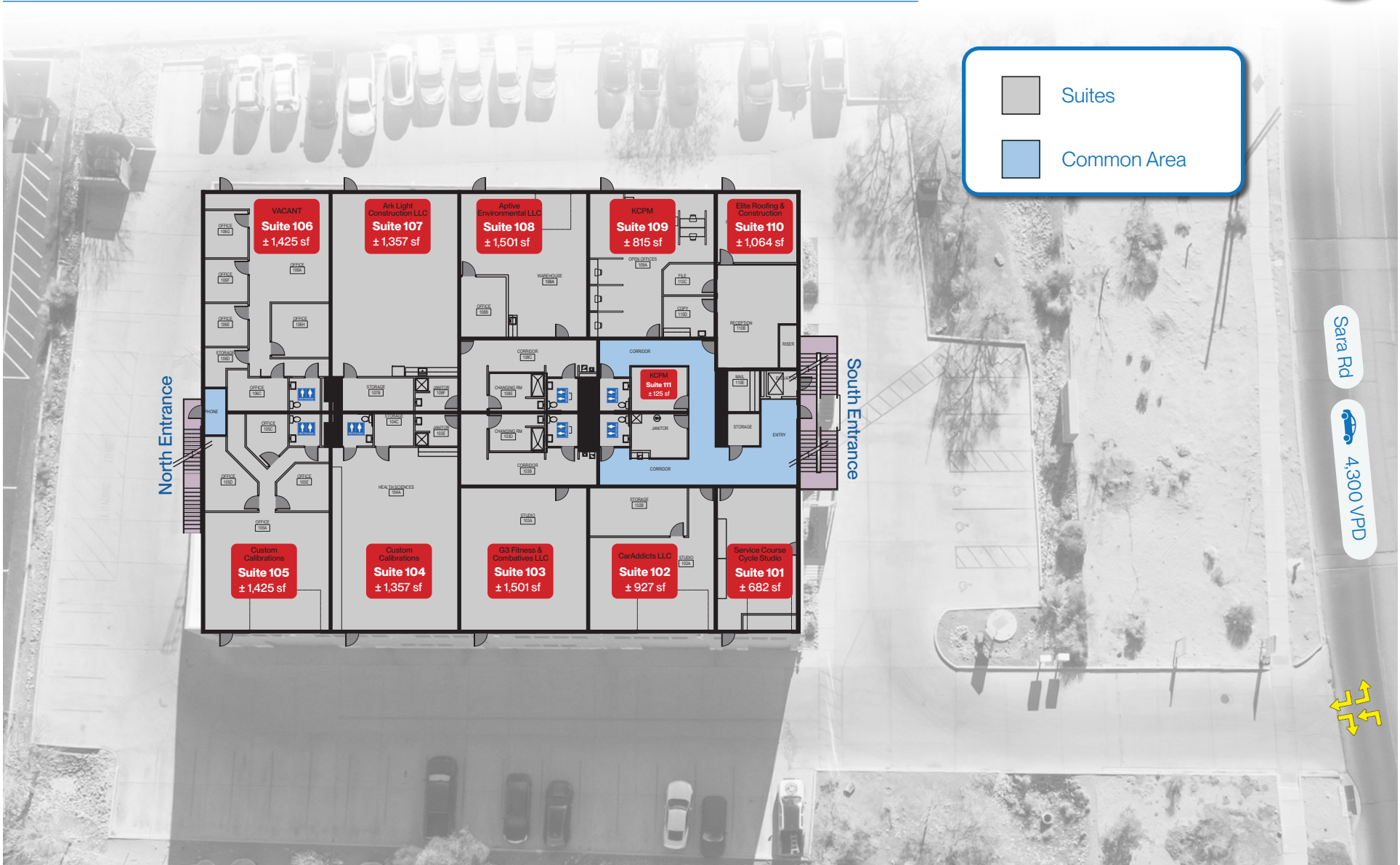
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Site Map

Floor 1



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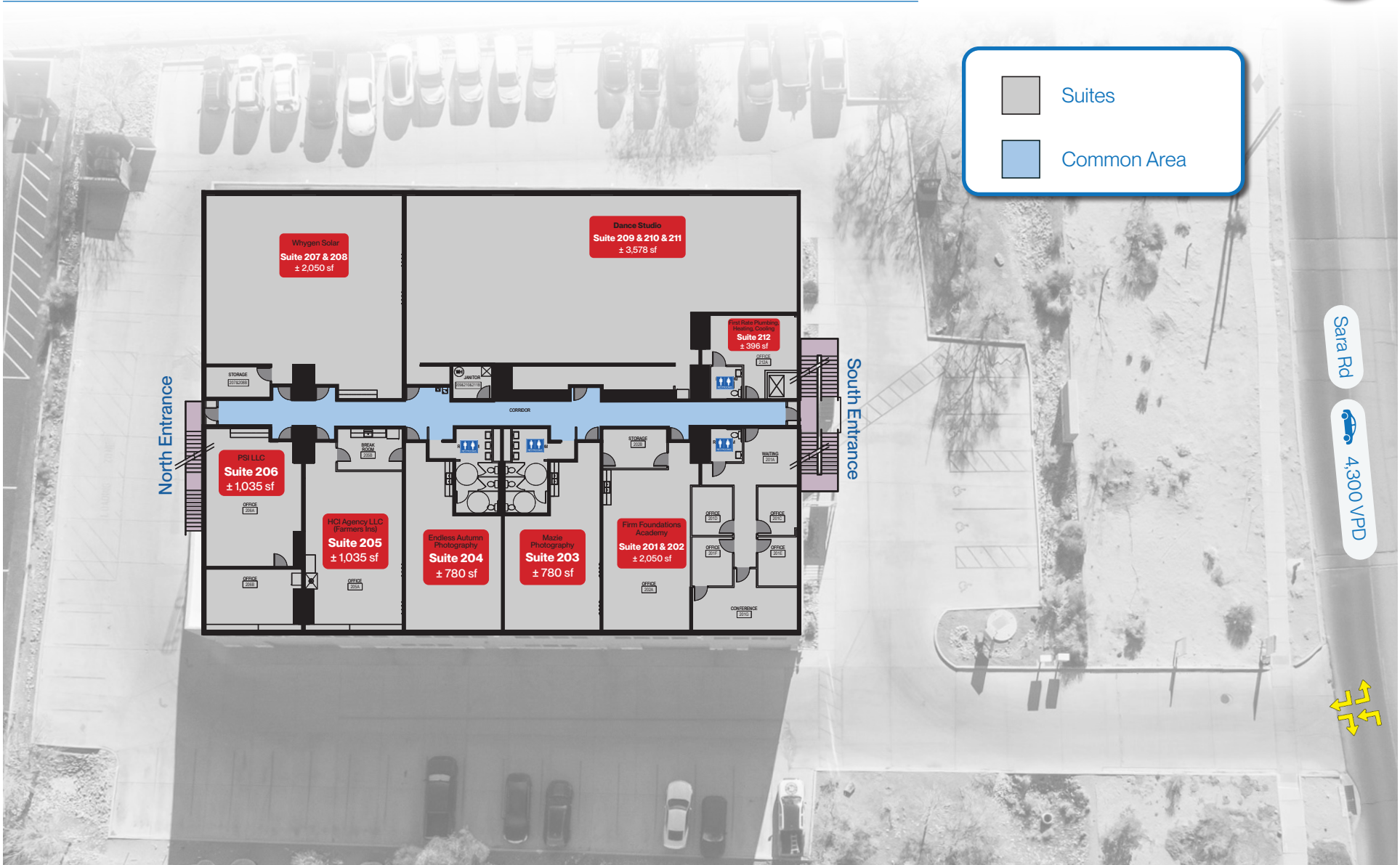
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Site Map

Floor 2



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Adjacent to Intel



Roll-Up Doors



Common Area



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Market Aerial



Distance From

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



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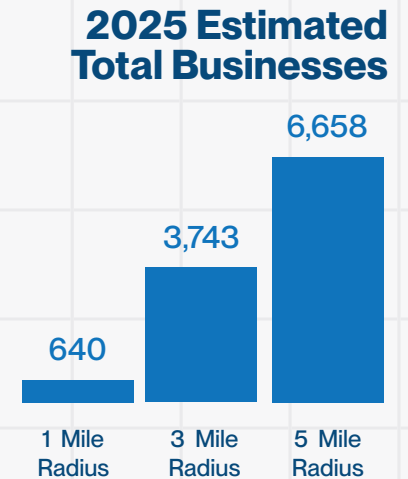
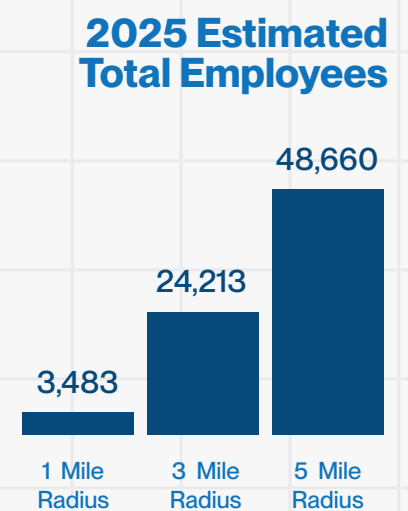
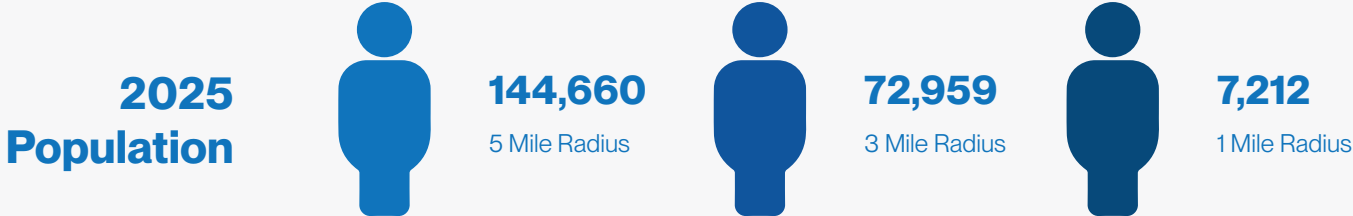
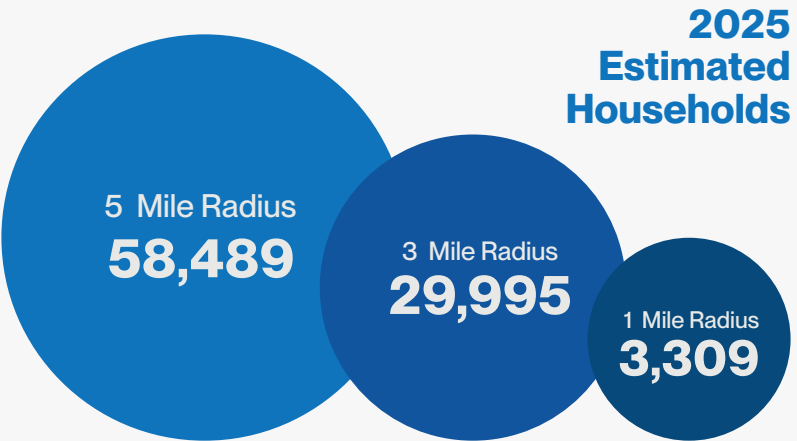
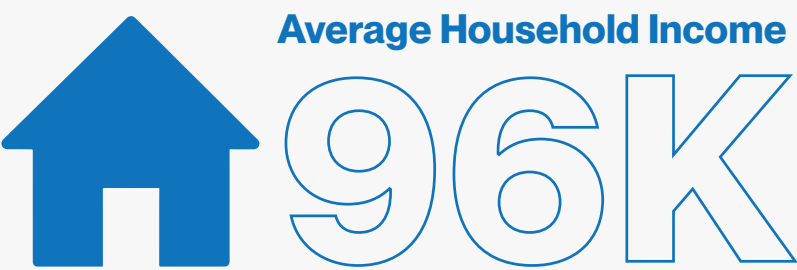
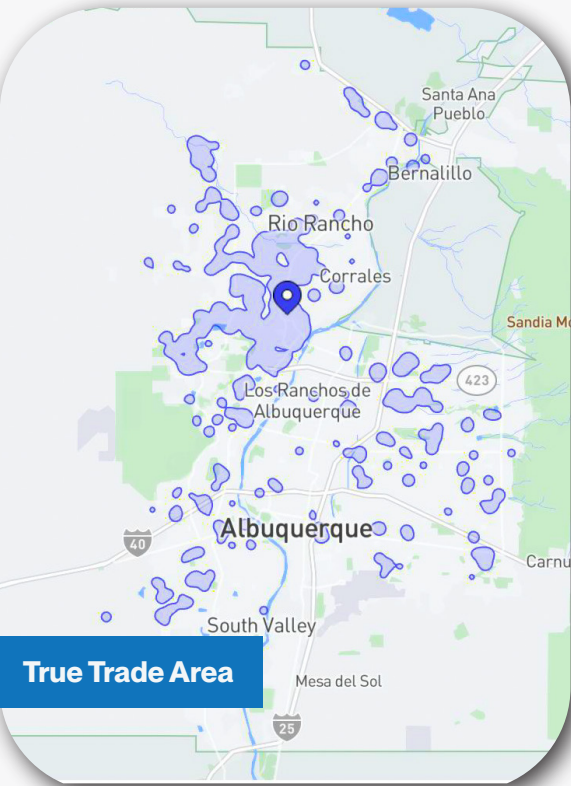
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