

Stabilized Office Investment in Thriving Rio Rancho Trade Area

4311 Sara Rd | Rio Rancho, NM 87124



Offering Memorandum



Clayton King
Qualifying Broker
clayton@kingcapitalcre.com

Diane Kappus
Associate
diane@kingcapitalcre.com

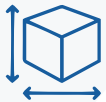
505-292-9607
kingcapitalcre.com

Investment Overview

Sale Price	\$4,022,027
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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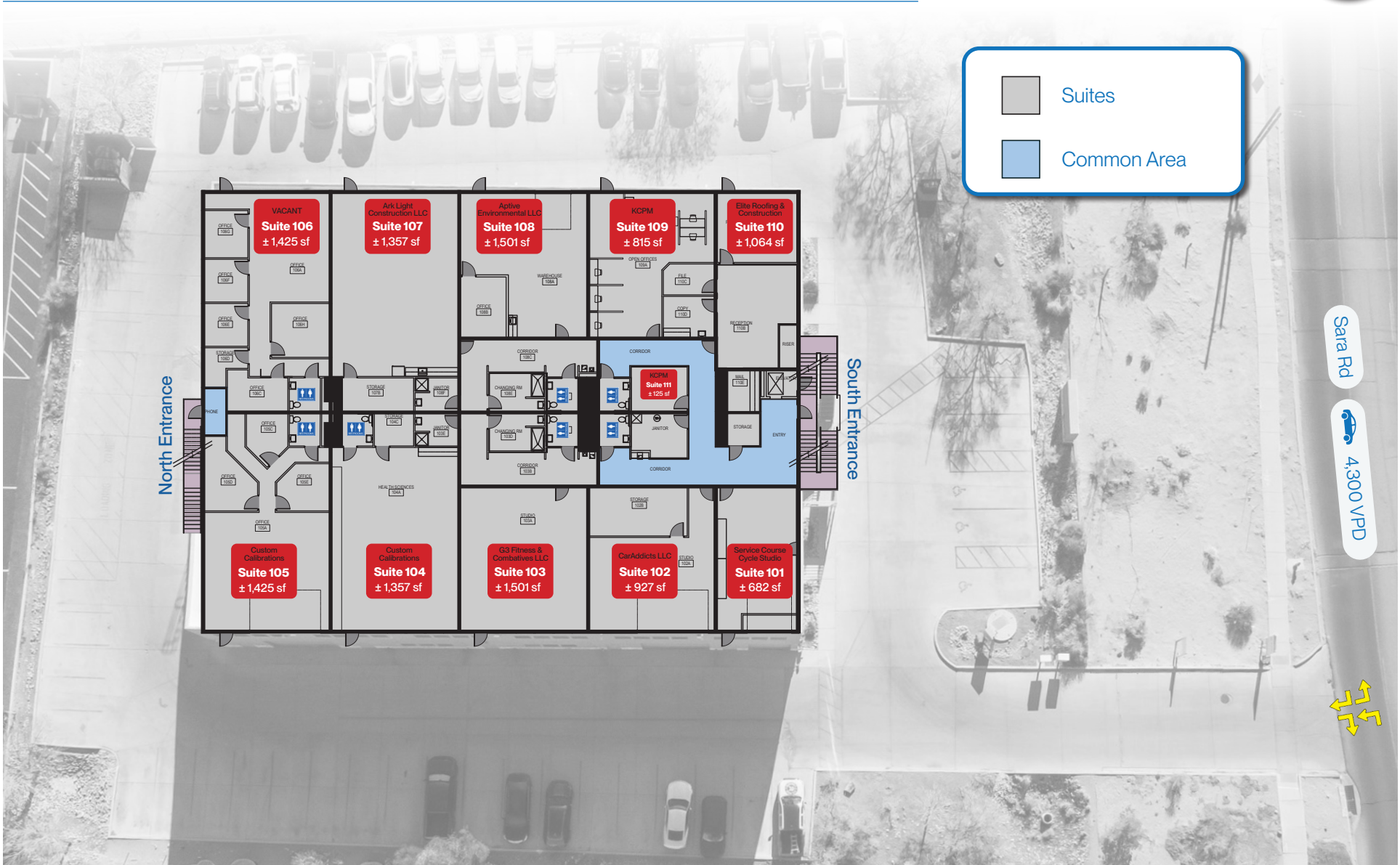
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Site Map

Floor 1



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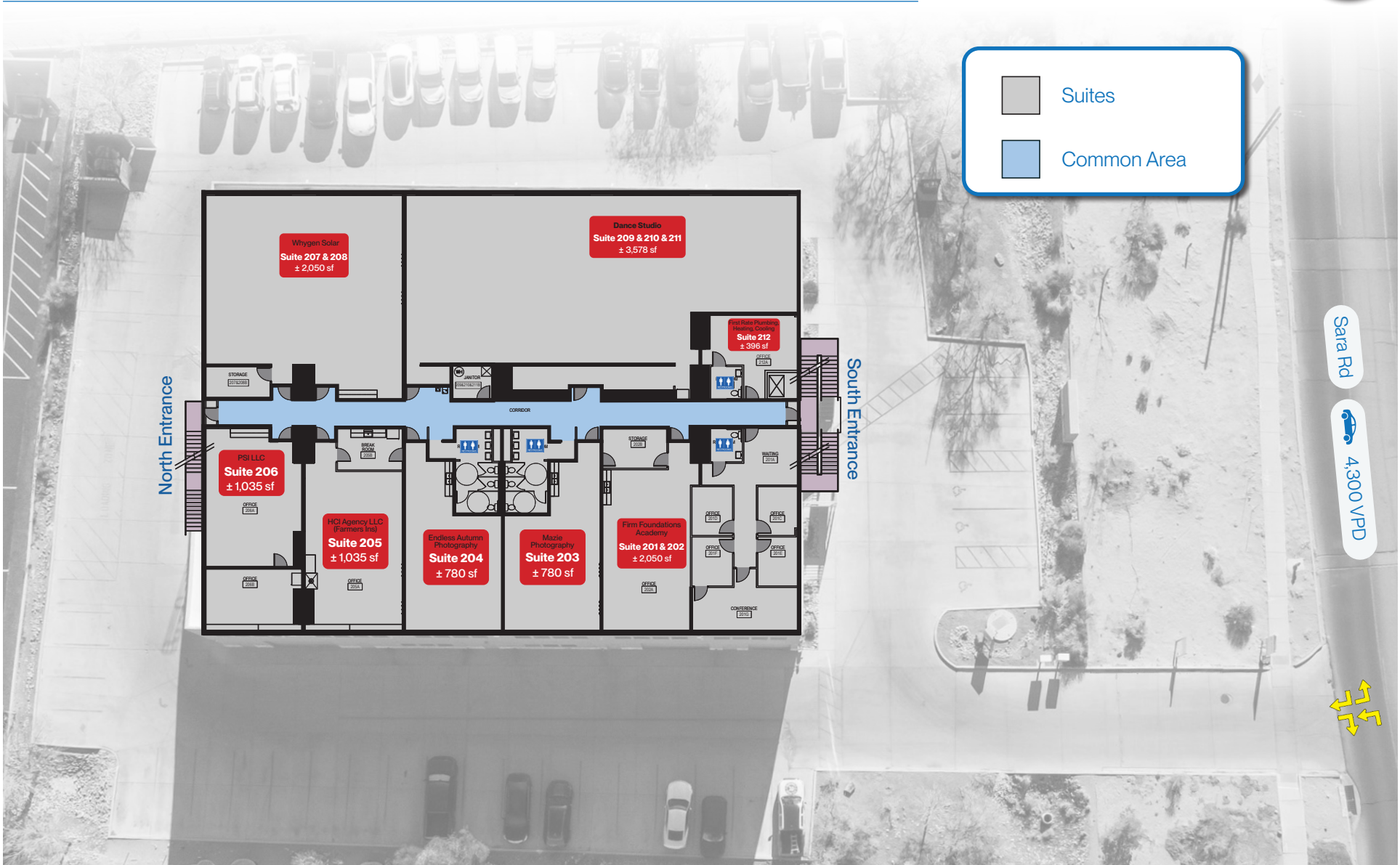
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Site Map

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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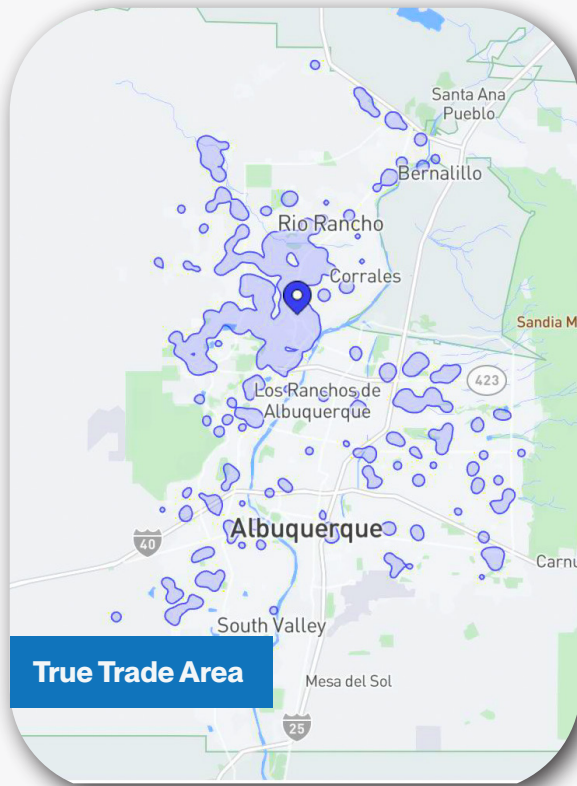
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Market Overview



Average Household Income

96K



2025 Population



144,660
5 Mile Radius

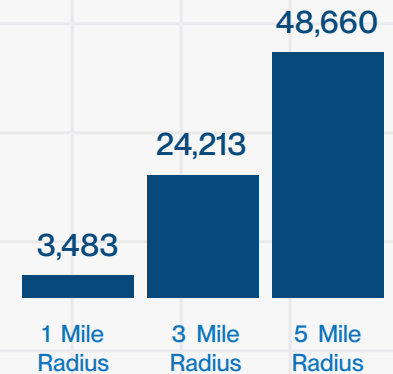


72,959
3 Mile Radius



7,212
1 Mile Radius

2025 Estimated Total Employees



2025 Estimated Total Businesses



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4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

505-292-9607
kingcapitalcre.com



Clayton King
Qualifying Broker

505-263-8531
clayton@kingcapitalcre.com



Diane Kappus
Associate

505-697-1725
diane@kingcapitalcre.com