



FRESENIUS
MEDICAL CARE

Grande Blvd.

Village
Inn.
vi

PHO GARDEN
VIETNAMESE GRILL

PRICKLY PEAR

Bliss
BEAUTY BAR

SQUEEZED!
Juice Bar

State Farm

Lily and
Liam
Bistros

PINON
COFFEE HOUSE

Hilton
Garden Inn®

50,400 VPD

Rio Rancho Blvd.

WESTERN STATES

COMMERCIAL REAL ESTATE

Multi-Tenant Strip Center with
Standalone Drive-Thru

1761 Rio Rancho Blvd SE, Rio Rancho, NM 87124

Multi-Tenant Strip Center with Standalone Drive-Thru

Aerial

1761 Rio Rancho Blvd SE, Rio Rancho, NM



Multi-Tenant Strip Center with Standalone Drive-Thru

Aerial

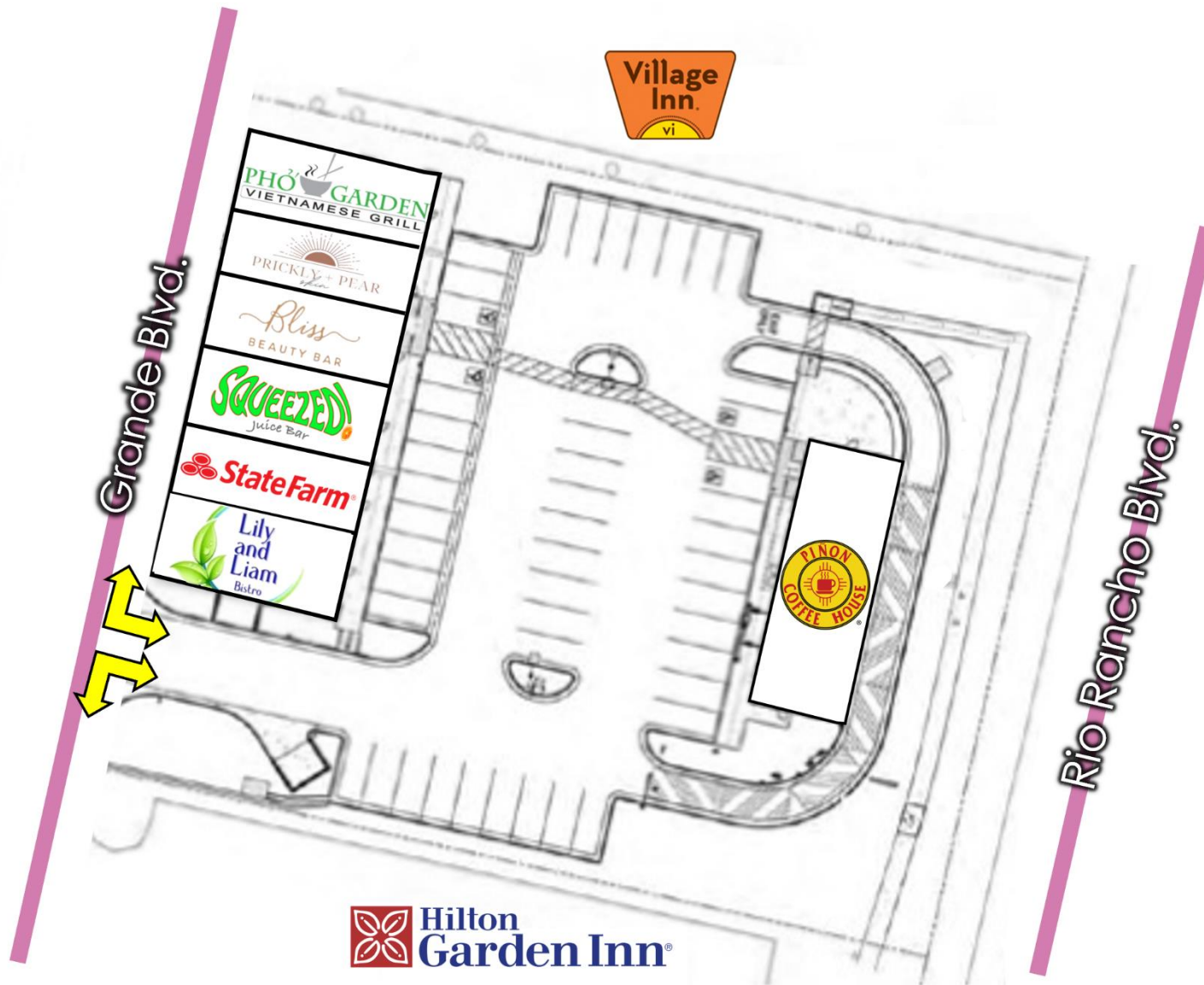
1761 Rio Rancho Blvd SE, Rio Rancho, NM



Multi-Tenant Strip Center with Standalone Drive-Thru

Site Plan

1761 Rio Rancho Blvd SE, Rio Rancho, NM



Multi-Tenant Strip Center with Standalone Drive-Thru

Aerial

1761 Rio Rancho Blvd SE, Rio Rancho, NM

Price	\$2,247,385
NOI	\$157,317
CAP	7
Rentable SF	9,260 SF
Land Size	1.25 AC

OPPORTUNITY OVERVIEW:

- Excellent visibility to 50,400 cars per day
- Great traffic counts with a high daytime population
- Intel recently invested \$3.5 Billion on the Rio Rancho Facility which will create 800 new jobs
- 100% Leased to 7 Tenants — Pinon Coffee, Lily & Liam's Bistro, State Farm, Squeezed Juice Bar, Bliss Beauty Bar, Elements Salon, & Pho Garden
- The subject property is a multi-tenant retail building totaling approximately 9,260 square feet, situated on 1.625 AC
- Located in a tremendous growth area, Rio Rancho is positioned in the northwest quadrant of the Albuquerque Metropolitan Area



Multi-Tenant Strip Center with Standalone Drive-Thru

Aerial

1761 Rio Rancho Blvd SE, Rio Rancho, NM

PRICE **\$2,247,385**

Total Rentable Area 9,260 SF

\$/SF \$242.69

CAP Rate 7

RENT \$162,369

EXPENSE REIMBURSEMENT \$63,872

EFFECTIVE GROSS REVENUE \$226,241

TAXES \$14,771

INSURANCE \$5,865

CAM \$48,288

TOTAL OPERATING EXPENSE \$68,924

NOI **\$157,317**

Rent Roll

Tenant	Sf	Price/Sf	Tenant Since	Start Of Current Term	End Of Term	Annual Rent	Lease Type
Lily& Liam's	1,210	\$15.50	2019	08/01/2019	10/30/2024	\$18,755	NNN
State Farm	1,210	\$15.75	2016	11/01/2022	10/31/2025	\$19,057	NNN
Squeezed, LLC	1,210	\$12.65	2015	05/01/2021	04/30/2026	\$15,306	NNN
Bliss Nail Spa	1,210	\$21.85	2020	03/01/2020	02/28/2025	\$26,436	NNN
Prickly+Pear	1,210	\$13.25	2021	10/01/2021	12/31/2024	\$16,032	NNN
Pho Garden	1,210	\$18.00	2017	08/18/2022	08/17/2027	\$21,780	NNN
Pinon Coffee	2,000	\$22.50	2019	05/15/2019	05/14/2029	\$45,000	NNN

Multi-Tenant Strip Center with Standalone Drive-Thru

Aerial

1761 Rio Rancho Blvd SE, Rio Rancho, NM





PIÑON COFFEE HOUSE



PIÑON COFFEE HOUSE
EXIT ONLY



QUENBY SQUARE

BISTRO

State Farm

SQUEEZED Juice Bar

Bliss Beauty Bar

PRICKLY + PEAR SKIN

PHO GARDEN
VIETNAMESE GRILL

NON COFFEE HOUSE



BISTRO State Farm



PHO GARDEN
VIETNAMESE GRILL

NOW OPEN!

PRICKLY PEAR





BISTRO

State Farm

SQUEEZED
Juice Bar

Bloss
Beauty Bar

PRICKLY PEAR

PHO GARDEN
VIETNAMESE GRILL



QUENBY SQUARE



BISTRO

 **State Farm**

SQUEEZED! Juice Bar

Bliss Beauty Bar



**PRICKLY + PEAR
SKIN**

PHỞ GARDEN
VIETNAMESE GRILL

Rio Rancho Blvd / NM 528

50,400 VPD

Multi-Tenant Strip Center with Standalone Drive-Thru

Aerial

1761 Rio Rancho Blvd SE, Rio Rancho, NM

Nestled at 5,290 feet above sea level, Rio Rancho offers a mild, high desert climate perfect for sporting events, scenic tours, and outdoor adventures year-round. Located in Sandoval County, New Mexico the City offers convenient and affordable access to Albuquerque, Santa Fe, and a variety of landscapes. Rio Rancho is currently the third largest city in the State of New Mexico. Rio Rancho is also the economic hub of Sandoval County, New Mexico with a population of 104,046 as of 2020. Now, more than 40 years later and after a ten-fold population growth since its inception, Rio Rancho stands as one of the best places to live in the country with a resilient community and a vision for excellence. The Rio Rancho Regional Chamber partners with Sandoval Economic Alliance to deliver extraordinary programs for economic development.



Median Household Income
\$71,211

Total Population
106,451



Median Rent/Mo.
\$944



Median Home Value
\$242,451



Average State Property Tax
\$1,470



Average Commute
29.9 minutes



Multi-Tenant Strip Center with Standalone Drive-Thru

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CITY, STATE
Rio Rancho, NM

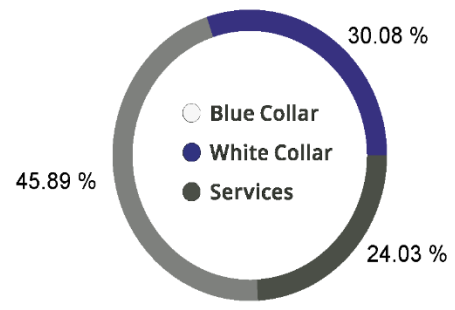
POPULATION
106,451

AVG. HH SIZE
2.58

MEDIAN HH INCOME
\$68,995

HOME OWNERSHIP
Renters: **7,887**
Owners: **21,896**

EMPLOYMENT

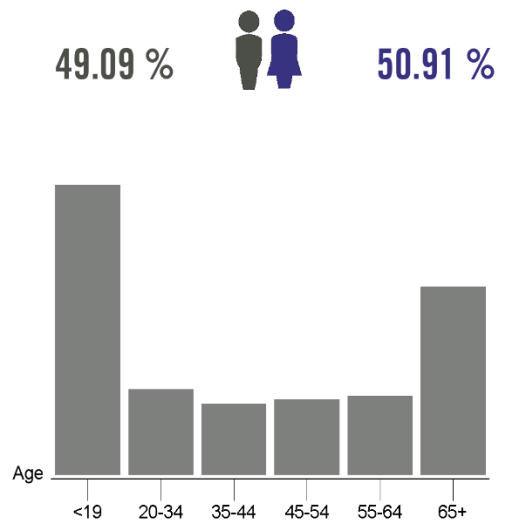


47.97 % Employed
1.52 % Unemployed

EDUCATION

High School Grad: **24.27 %**
Some College: **26.85 %**
Associates: **7.68 %**
Bachelors: **35.22 %**

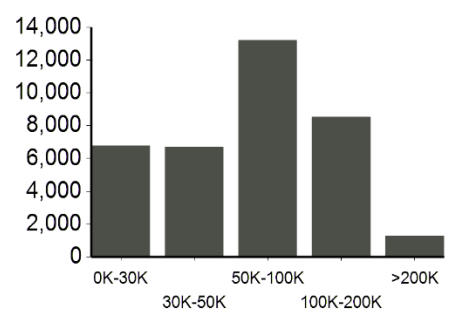
GENDER & AGE



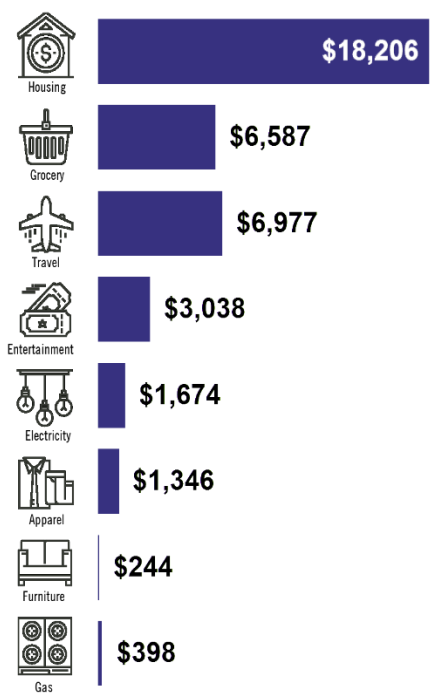
RACE & ETHNICITY

White: **59.30 %**
Asian: **0.68 %**
Native American: **1.63 %**
Pacific Islanders: **0.00 %**
African-American: **0.90 %**
Hispanic: **27.82 %**
Two or More Races: **9.67 %**

INCOME BY HOUSEHOLD



HH SPENDING



WESTERN STATES

COMMERCIAL REAL ESTATE

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