

For Lease



WESTERN STATES
COMMERCIAL REAL ESTATE

Turn-Key Dental Office
4405 Jager Dr NE | Rio Rancho, NM

505-585-5700 | 8912 Rio Grande Blvd NE | Albuquerque, NM | ws-cre.com

PROPERTY SUMMARY

Lease Rate:	\$25.00
Lease Type:	NNN
Available SF:	+/- 2,400 SF
Lot Size:	2.868 Acres
Zoning:	SU



PROPERTY HIGHLIGHTS

- Anchored by Dollar Tree with strong co-tenancy including Anytime Fitness and Turquoise Desert Tap Room
- Turn-key dental suite available with full build-out and equipment included
- Prominent location in Rio Rancho's fastest-growing corridor
- Excellent visibility and access near the US Hwy 550/I-25 corridor
- High-traffic area with expansive parking and large monument signage
- Directly across from the newly opened Defined Fitness gym



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Aerial



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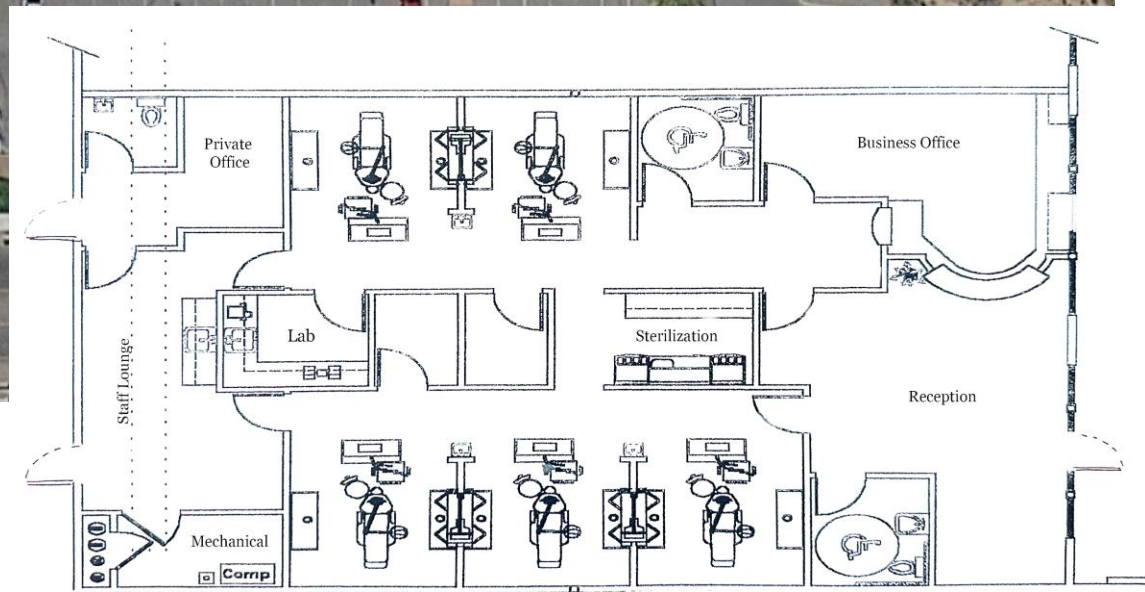
Aerial



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Site Plan



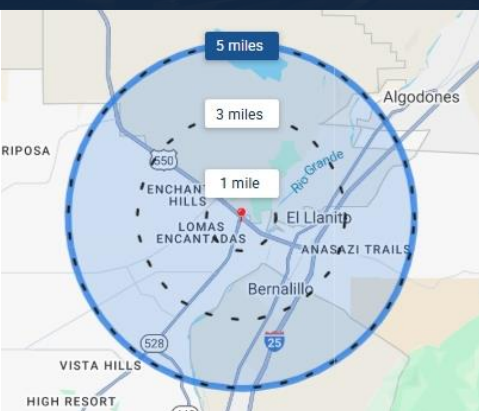






Why Rio Rancho?

Rio Rancho, New Mexico blends economic opportunity, cultural vibrancy, and a high quality of life. As one of the state's fastest-growing cities, it benefits from major employers like Intel, strong public schools, and a growing healthcare and tech sector. Residents enjoy safe, well-planned neighborhoods, affordable housing, and family-friendly amenities like A Park Above and the Rio Rancho Events Center. With its rich heritage, scenic views, and community-focused lifestyle, Rio Rancho offers the perfect balance of progress and small-town charm.



Median Household Income.	\$91,500	Population (Within 5 Miles)	61.2k
Median Age	44	Renter to Homeowner Ratio	1:7
Housing Occupancy	15:1		

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