

Offering Memorandum

100%-Leased Medical/Office Building

STABLE INVESTMENT OPPORTUNITY IN RIO RANCHO



**±16,114 SF on ±0.9 Ac.
Available**

1101 Golf Course Rd. SE | Rio Rancho, NM 87124

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

DJ Brigman SIOR, CCIM

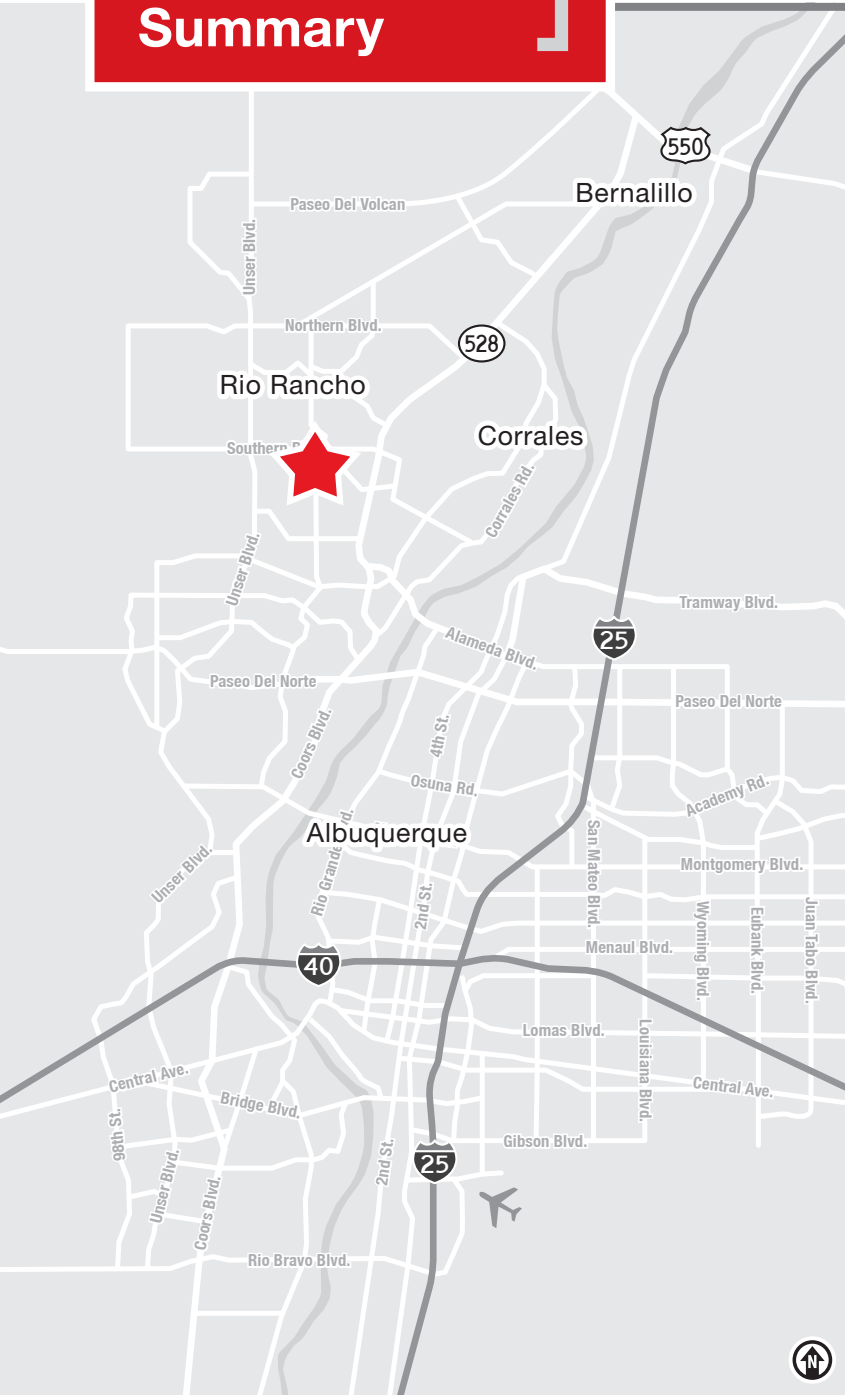
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Investment Summary

1101 Golf Course Rd. SE | Rio Rancho, NM 87124



Financials

Pricing Guidance	\$2,351,500 (\$145.92/SF)
CAP Rate	8.5%
Net Operating Income	\$199,879

Location

ADDRESS

1101 Golf Course Rd. SE
Rio Rancho, NM 87124

SWQ Southern Blvd. &
Golf Course Rd. SE

TOTAL BUILDING SIZE

±16,114 SF

LAND SIZE

±0.9 Acres

ZONING

NC

Highlights

- Commercial office investment
- Owner/user potential
- Four tenants with staggered modified gross leases
- Elevator
- Great visibility on Golf Course Rd.
- Monument sign
- 3:1,000 parking
- 100% of the building protected by a fire sprinkler system
- Building is certified by the City of Rio Rancho for occupation as I-1, assisted-living grade
- Owner financing available with \$1,200,000 down payment

APOD | SEPTEMBER 2025

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
POTENTIAL RENTAL INCOME	15.63		251,880	Proforma Rent Roll
Less: Vacancy & Cr. Losses		(of PRI)		
EFFECTIVE RENTAL INCOME			251,880	
Plus: Other Income (collectable)				
GROSS OPERATING INCOME			251,880	
OPERATING EXPENSES:				
Real Estate Taxes	1.35		21,759	2024 Actual
Personal Property Taxes				
Property Insurance	0.44		7,128	2025 Actual
Off Site Management	0.78		12,594	5% Management Fee
Security and Monitoring				
Repairs and Maintenance	0.20		3,252	2024 Actual and includes HVAC maintenance
Utilities:				
Common Area Electric	0.12		1,871	2024 Actual
Water/Sewer/Trash	0.23		3,638	2024 Actual
Elevator	0.04		600	2024 Actual
Accounting and Legal				
Licenses/Permits				
Advertising				
Supplies				
Miscellaneous Contract Services:				
Pest Control				
Landscaping	0.07		1,159	2024 Actual
Sprinklers				
TOTAL OPERATING EXPENSES	3.23		52,001	
NET OPERATING INCOME			199,879	
Less: Annual Debt Service				
Less: Participation Payments				
Less: Leasing Commissions				
Less: Funded Reserves				

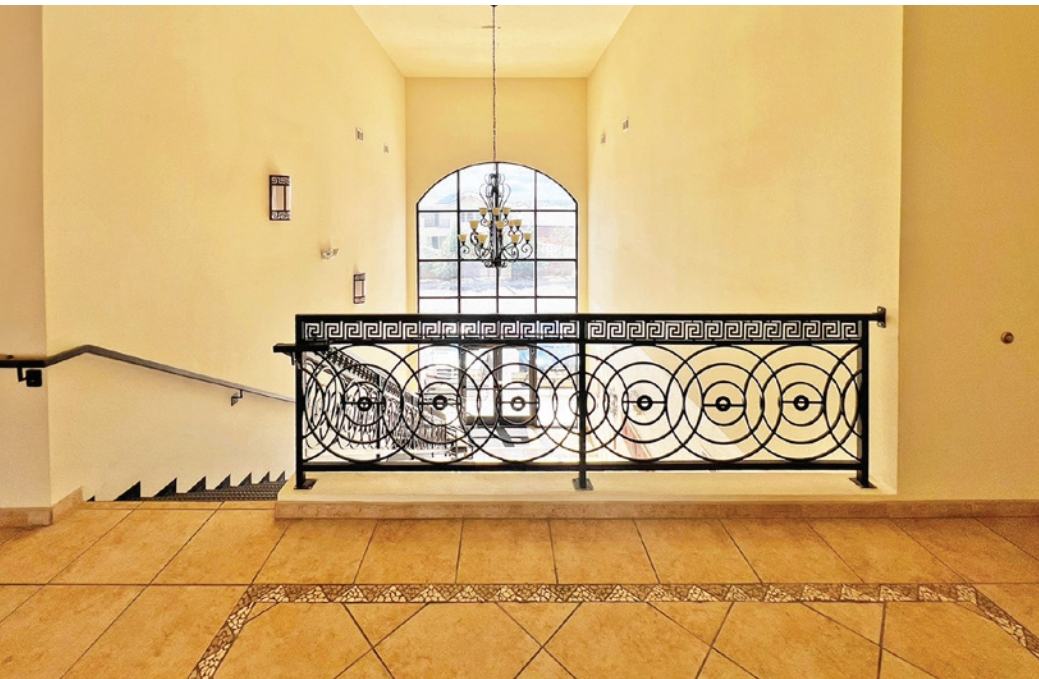
Photos

1101 Golf Course Rd. SE | Rio Rancho, NM 87124



Photos

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100% Occupancy

La Vita Bella

A locally owned company with strong ties and a heart to serve the New Mexico community. We are state licensed and currently offer our services to the Albuquerque, Rio Rancho, Bernalillo and Corrales area while providing a wide range of Home Health Care services.

We Rock the Spectrum Kids Gym

With 192 destinations in 34 states and 8 countries, We Rock the Spectrum Kid's Gym strives to create the best sensory gym for autism and provide the best indoor play-ground franchise opportunity.

Enchantment Physical Therapy

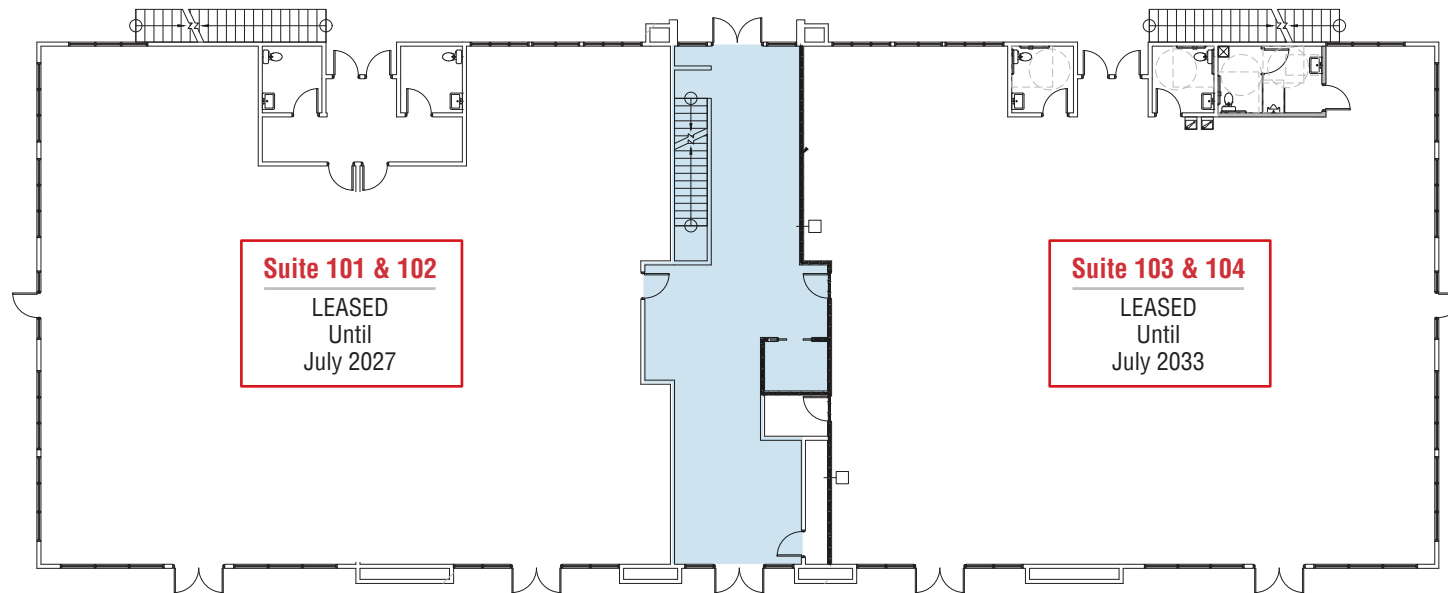
Started in 2006 and has two locations in New Mexico providing the best individualized patient experience and the highest quality of physical therapy treatment in New Mexico.

Cravens Mental Health Services

Cravens Mental Health Services is committed to providing compassionate and comprehensive mental health care for individuals and families in need. Our team of experienced therapists and counselors offers a wide range of services tailored to address each client's unique needs and challenges.

Floor Plan

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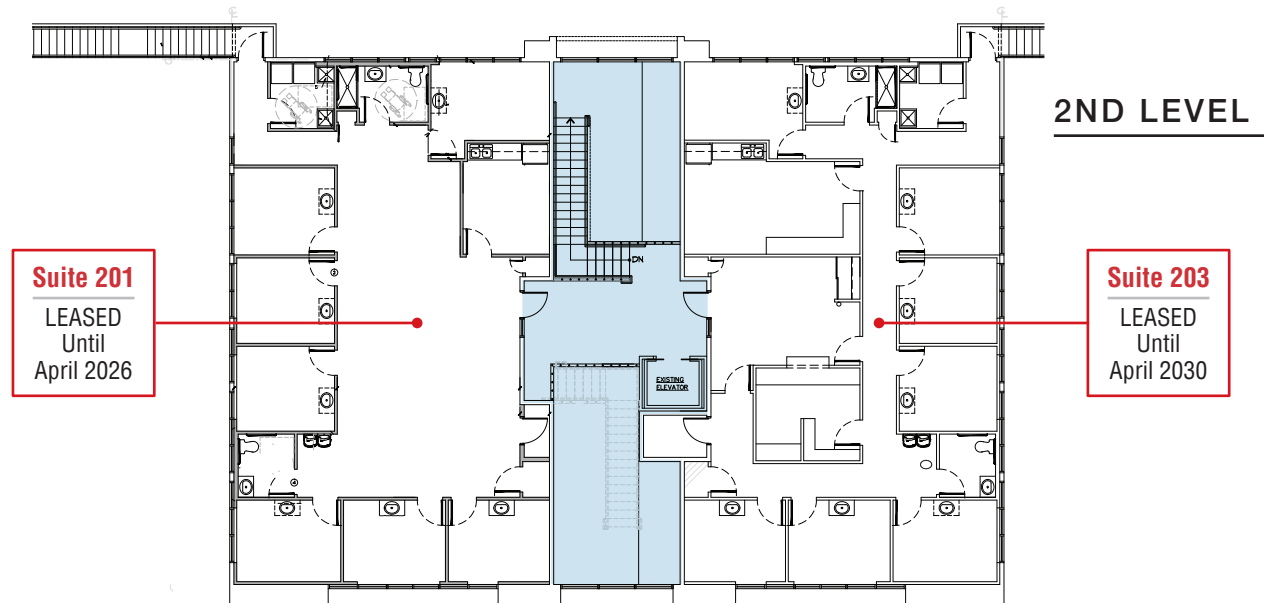


AVAILABLE

±16,115 SF

Common Area

1ST LEVEL



2ND LEVEL



Property

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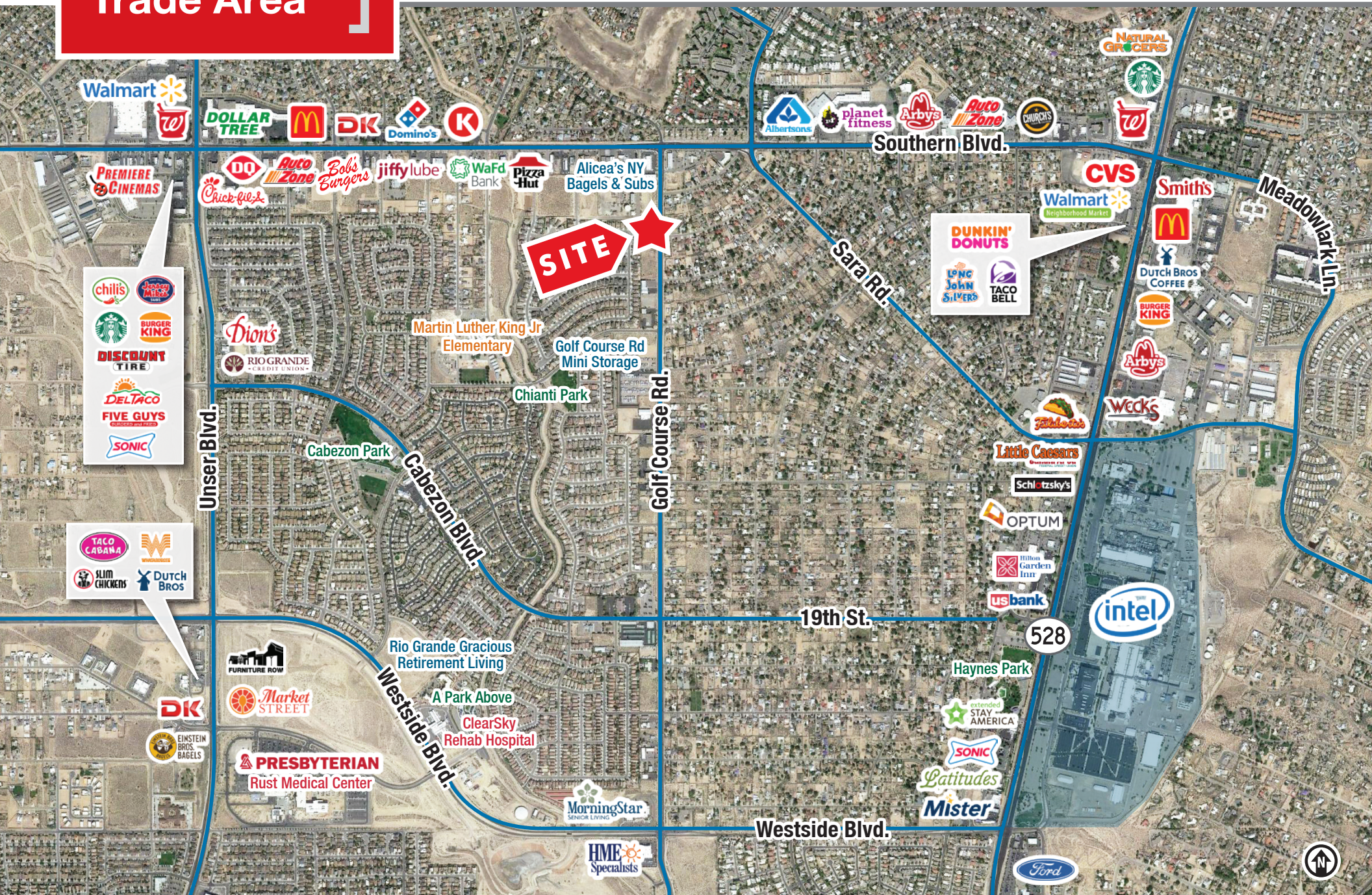
SITE

Building: $\pm 16,114$ SF
Land: ± 0.9 Acres



Trade Area

1101 Golf Course Rd. SE | Rio Rancho, NM 87124



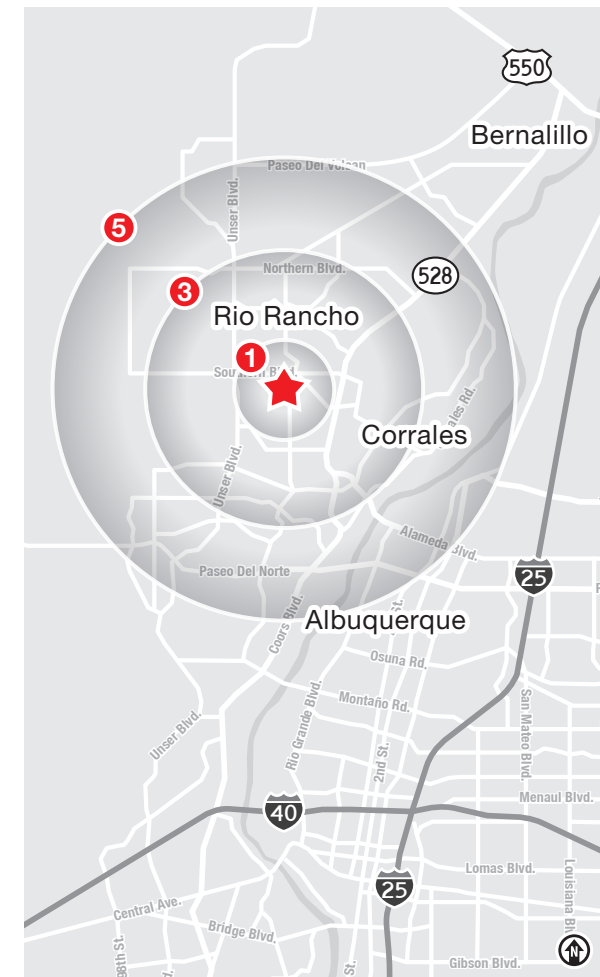
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2025		2025		2025	
Population	13,179		85,696		157,363	
Households	5,147		33,873		61,221	
Families	3,486		22,315		41,623	
Average Household Size	2.56		2.50		2.55	
Owner Occupied Housing Units	4,013		25,157		47,014	
Renter Occupied Housing Units	1,134		8,716		14,207	
Median Age	41.0		41.0		40.4	
Trends: 2025-2030 Annual Rate	State		State		State	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	233	4.5%	1,771	5.2%	3,251	5.3%
\$15,000 - \$24,999	262	5.1%	1,907	5.6%	3,031	5.0%
\$25,000 - \$34,999	257	5.0%	1,847	5.5%	3,116	5.1%
\$35,000 - \$49,999	620	12.0%	3,598	10.6%	6,171	10.1%
\$50,000 - \$74,999	861	16.7%	6,177	18.2%	11,283	18.4%
\$75,000 - \$99,999	807	15.7%	4,560	13.5%	8,298	13.6%
\$100,000 - \$149,999	741	14.4%	5,794	17.1%	11,056	18.1%
\$150,000 - \$199,999	896	17.4%	4,407	13.0%	8,119	13.3%
\$200,000+	469	9.1%	3,811	11.3%	6,894	11.3%
Median Household Income	\$83,697		\$82,400		\$84,607	
Average Household Income	\$108,897		\$109,685		\$111,896	
Per Capita Income	\$42,391		\$43,320		\$43,532	

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	13,179	85,696	157,363
 Average HH Income	\$108,897	\$109,685	\$111,896
 Daytime Employment	2,630	24,787	40,725

2025 Forecasted by Esri



RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2025 Demographics)



114,160
City Population



42,536
Households



\$110,047
Avg. Household Income



\$69,330
Md. Disposable Income



2,339
Total Businesses



26,418
Total Employees

Rio Rancho is a High-Growth, Underserved Trade Area



Intel Corporation is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



Presbyterian Rust Medical Center is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



A commitment to quality of life with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho

OFFERED EXCLUSIVELY BY:



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