

# 100%-Leased Investment Opportunity

THREE PROFESSIONAL OFFICE CONDOS FOR SALE

Offering  
Memorandum

Suite 106 | ±1,831 SF

Suite D | ±1,701 SF

Suite B | ±1,795 SF

±5,327 Combined SF  
For Sale

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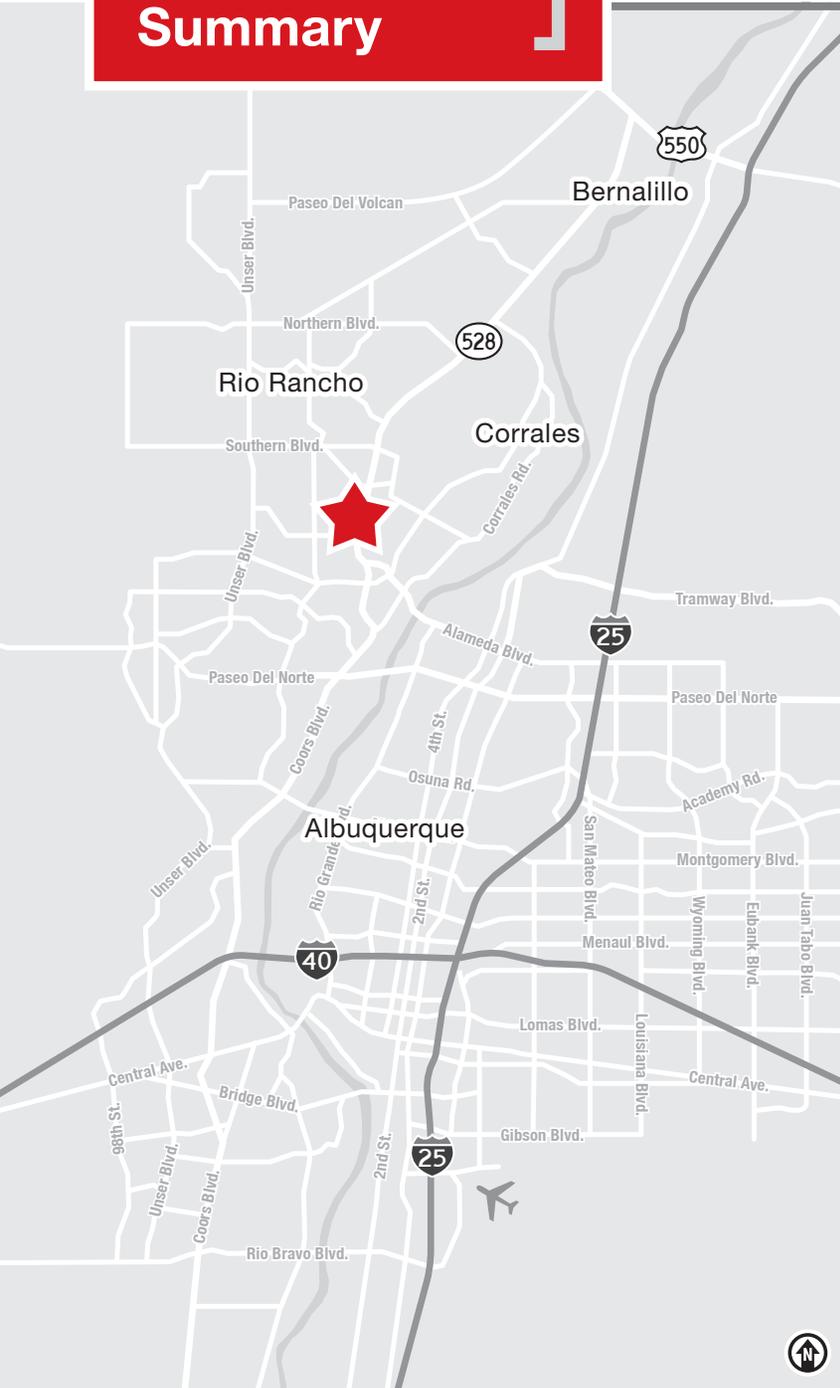
2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124

**NAISunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

# Investment Summary

2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124



## Pricing

Sale Price	<b>\$1,195,000</b>
CAP Rate	<b>6.53%</b>

## Mini-Pod

Rental Income as of 4/1/2026	<b>\$106,555</b>
Operating Expenses	<b>\$28,467</b>
Net Operating Income	<b>\$78,088</b>

## Properties

<b>2240 Grande Blvd. SE, Suite 106</b>	SF: ±1,831
Tenant: Epiphany Dermatology – Over 110 Locations in 18 States	
Term: 07/01/2018 – 06/30/2027, 3 additional option years to 2036	
<b>2320 Grande Blvd. SE, Suite B</b>	SF: ±1,795
Tenant: Lovato Law	Term: 04/01/2024 – 03/31/2029
<b>2320 Grande Blvd. SE, Suite D</b>	SF: ±1,701
Tenant: Verdes Cannabis	Term: 10/01/2020 – 09/30/2030

- Three long-term, strong-credit, stable tenants
- Tenants have several options to extend
- Preference is to sell all three suites together
- **Please do not disturb tenants**

**ZONING** SU, City of Rio Rancho

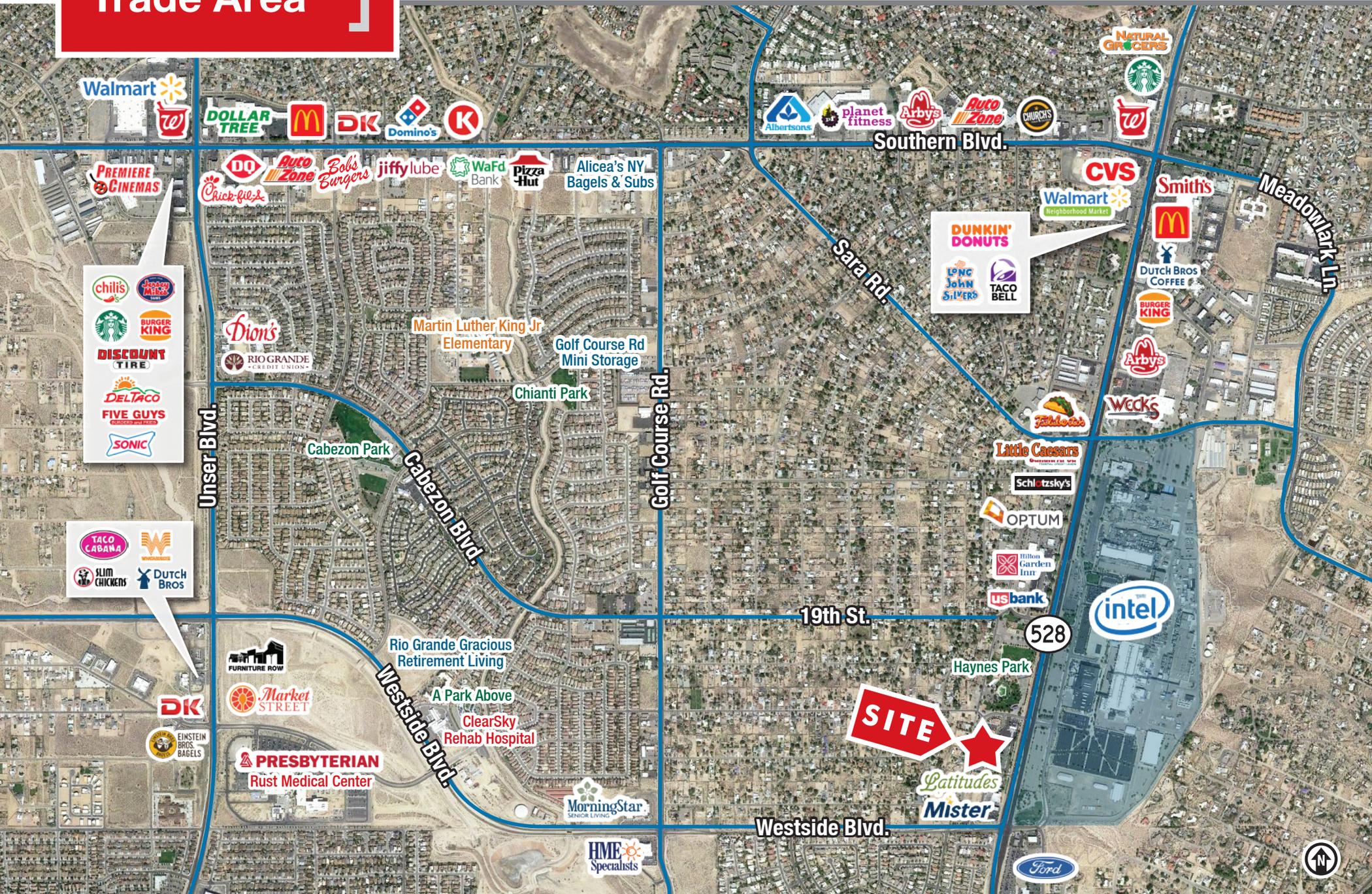
# Location

2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124



# Trade Area

2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124





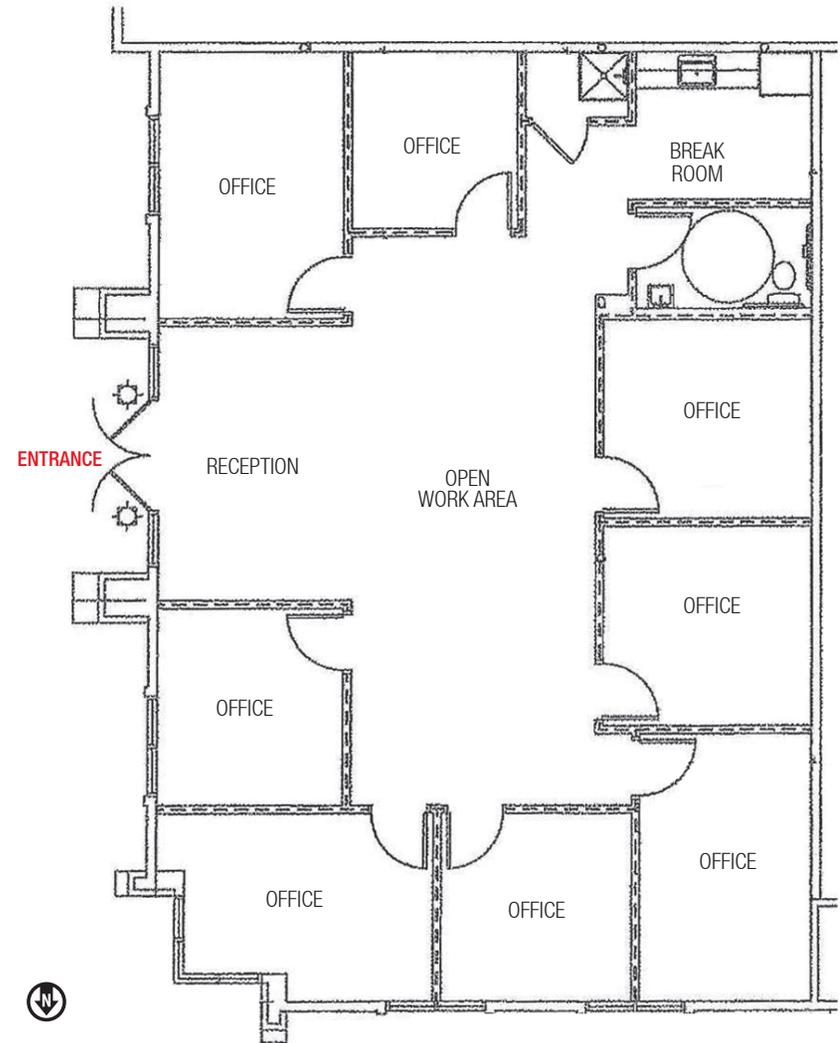
2240 - Suite 106



2240 - Suite 106

## 2240 GRANDE BLVD. SE

Suite 106: ±1,831 SF





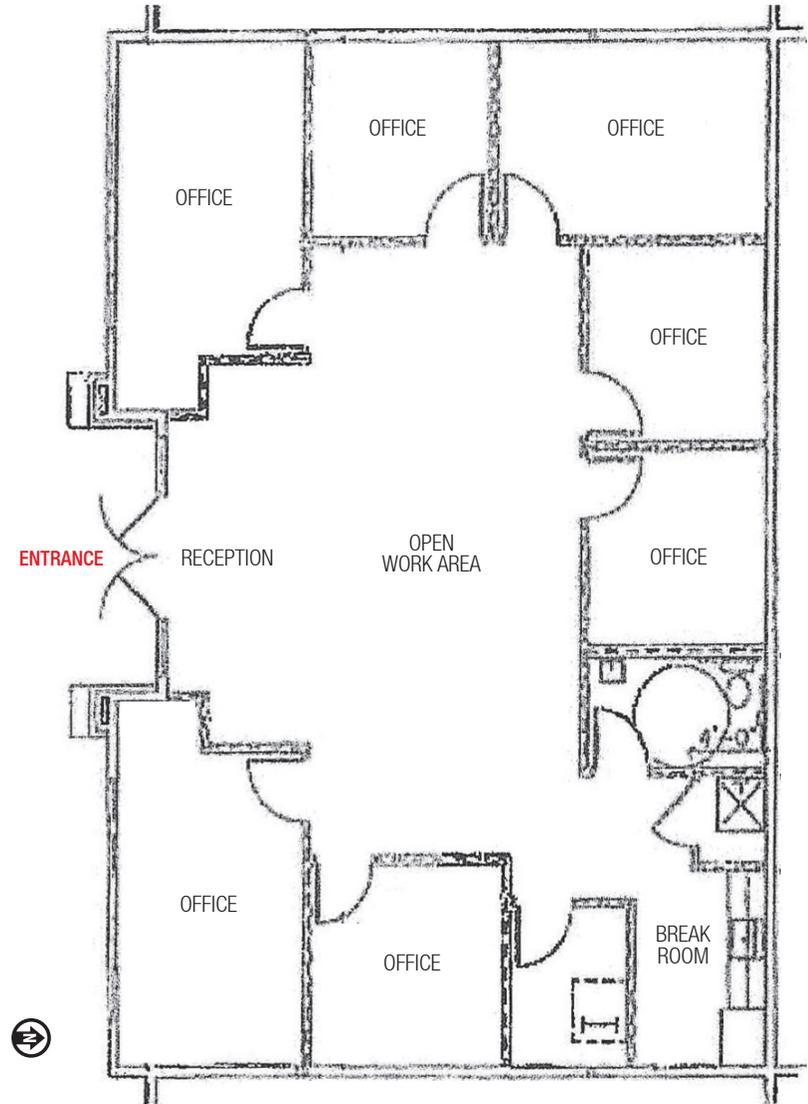
2320 - Suite B



2320 - Suite B

## 2320 GRANDE BLVD. SE

Suite B: ±1,795 SF





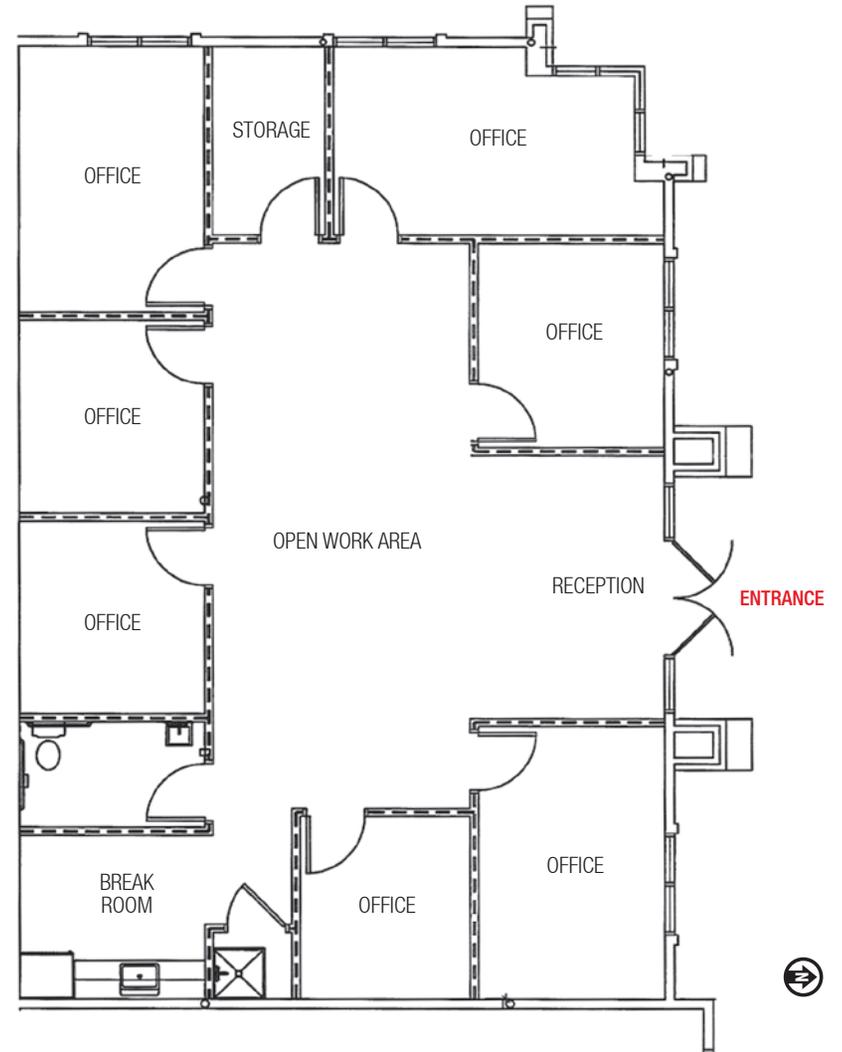
2320 - Suite D



2320 - Suite D

## 2320 GRANDE BLVD. SE

Suite D: ±1,701 SF



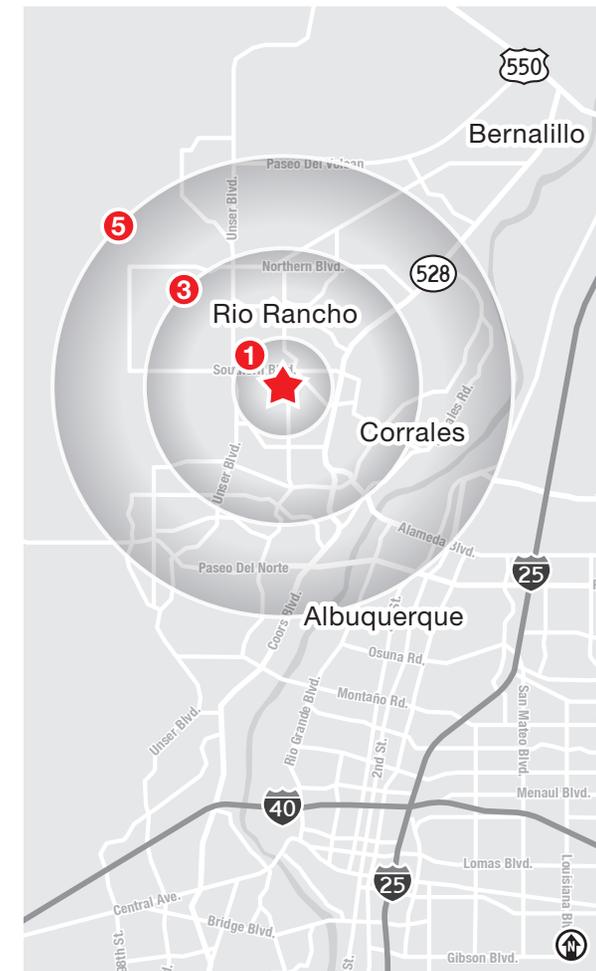
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2025</b>		<b>2025</b>		<b>2025</b>	
Population	9,081		83,295		168,851	
Households	3,718		33,762		66,691	
Families	2,316		21,664		44,473	
Average Household Size	2.43		2.44		2.51	
Owner Occupied Housing Units	2,357		23,873		50,197	
Renter Occupied Housing Units	1,361		9,889		16,494	
Median Age	40.2		41.4		41.0	
<b>Trends: 2025-2030 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
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%	
<b>Households by Income</b>	<b>2025</b>		<b>2025</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	190	5.1%	1,757	5.2%	3,596	5.4%
\$15,000 - \$24,999	199	5.4%	1,814	5.4%	3,377	5.1%
\$25,000 - \$34,999	141	3.8%	1,796	5.3%	3,440	5.2%
\$35,000 - \$49,999	439	11.8%	3,126	9.3%	6,314	9.5%
\$50,000 - \$74,999	823	22.1%	6,111	18.1%	12,376	18.6%
\$75,000 - \$99,999	633	17.0%	4,674	13.8%	9,146	13.7%
\$100,000 - \$149,999	560	15.1%	5,922	17.5%	11,974	18.0%
\$150,000 - \$199,999	472	12.7%	4,545	13.5%	8,757	13.1%
\$200,000+	261	7.0%	4,018	11.9%	7,709	11.6%
Median Household Income	\$76,942		\$85,431		\$84,861	
Average Household Income	\$97,529		\$113,677		\$113,169	
Per Capita Income	\$40,890		\$45,917		\$44,837	

### DEMO SNAP SHOT

	1 mile	3 mile	5 mile
Total Population	9,081	83,295	168,851
Average HH Income	\$97,529	\$113,677	\$113,169
Daytime Employment	2,906	29,584	55,981

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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