

For Sale



Westside Office/Development Opportunity

BUILT-OUT OFFICE AND VACANT LAND



Sale Price: \$1,540,800
Available:
±5,354 SF on ±1.75 Ac.

7585 Enchanted Hills Blvd. | Rio Rancho, NM 87144

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

SALE PRICE

\$1,540,800

AVAILABLE

Built-Out Office	±2,454 SF
Cold-Shell Office	±2,000 SF
Existing Garage	±900 SF
Building Total:	±5,354 SF

Land: ±1.75 Acres (±76,382 SF)

Excess Land For Development:
±1.06 Acres (±46,000 SF)

HIGHLIGHTS

- Easy access to NM Hwy. 528 & 550
- Excellent built-out office space
- Great restaurant & retail selections in the area
- All utilities to the site
- Built in 2017

ZONING

SU, City of Rio Rancho

LOCATION

NWQ NM Hwy. 528 &
Enchanted Hills Blvd. NE

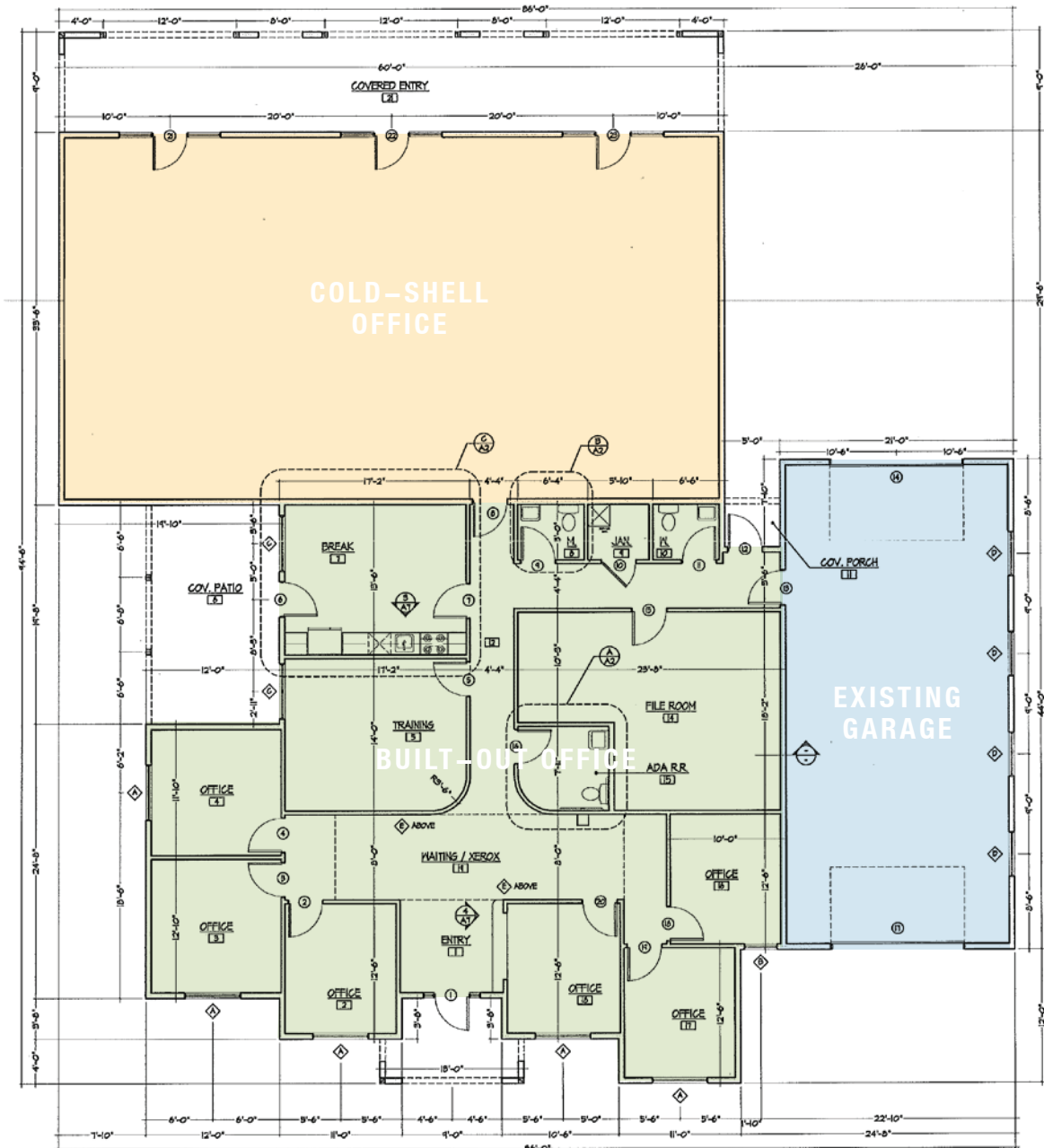
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FLOOR PLAN

AVAILABLE

Built-Out Office	±2,454 SF
Cold-Shell Office	±2,000 SF
Existing Garage	±900 SF
Building Total:	±5,354 SF



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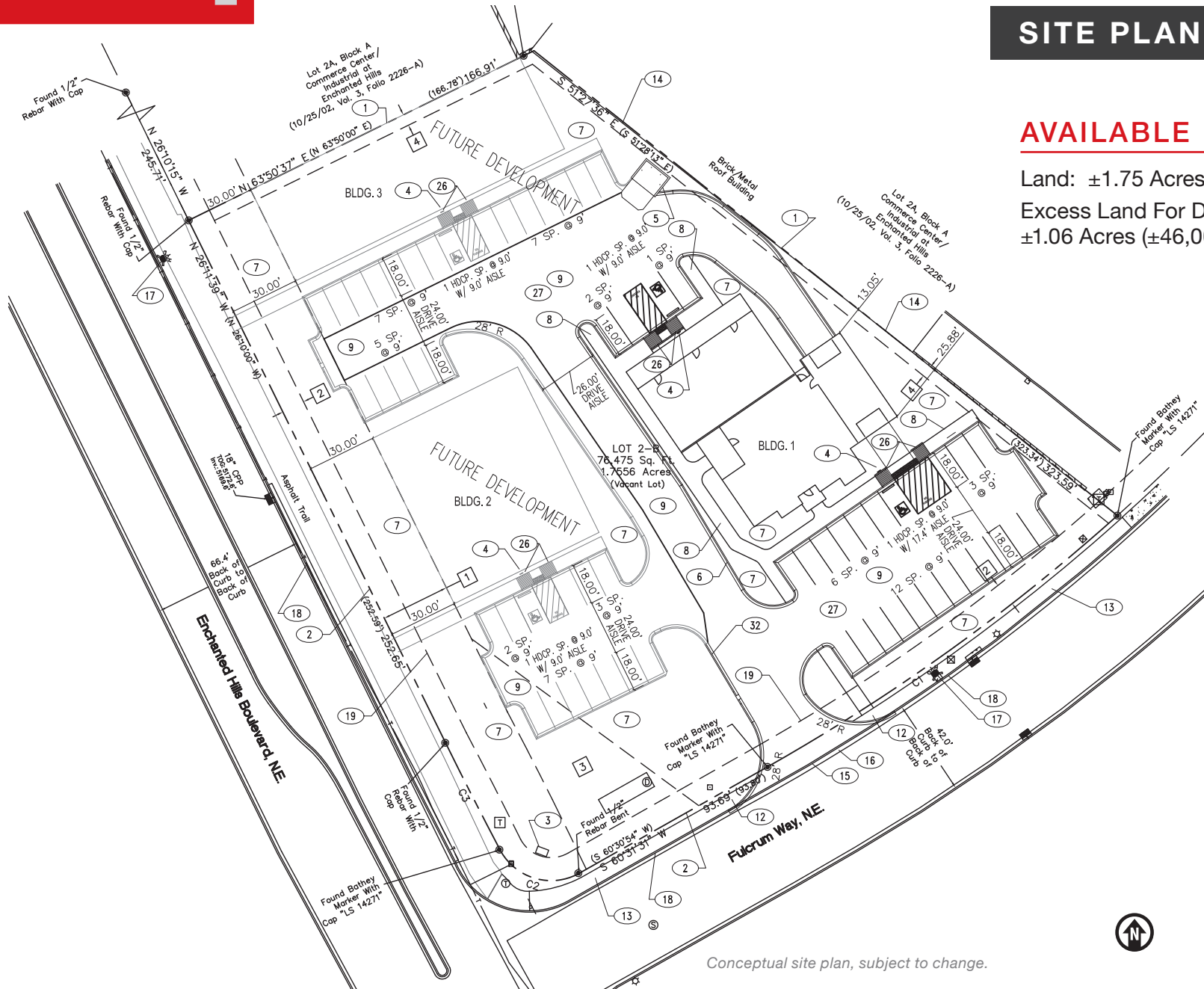
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SITE PLAN

AVAILABLE

Land: ±1.75 Acres (±76,382 SF)

Excess Land For Development:
±1.06 Acres (±46,000 SF)



Conceptual site plan, subject to change.

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,307	30,436	42,860
Average HH Income	\$125,082	\$113,598	\$119,707
Daytime Employment	3,073	7,554	9,394

2025 Forecasted by Esri



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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