

# For Lease

## Rio Rancho Office Suites

PERFECT FOR SMALL OFFICE/FLEX USERS



4311 Sara Rd. SE | Rio Rancho, NM 87124

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±682 SF Available

**Riley McKee** CCIM, SIOR

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## PROPERTY

### AVAILABLE

- Suite 101: ±682 SF  
\$1,350.00/Month

Tenant pays separately metered gas, electric, and in-suite janitorial

### HIGHLIGHTS

- Great opportunity in a low-vacancy submarket
- Functional suite layouts
- Quick access to NM Hwy. 528
- Natural light throughout
- Attentive ownership

### ZONING C-2

### LOCATION

NEQ NM Hwy. 528 & Sara Rd. SE



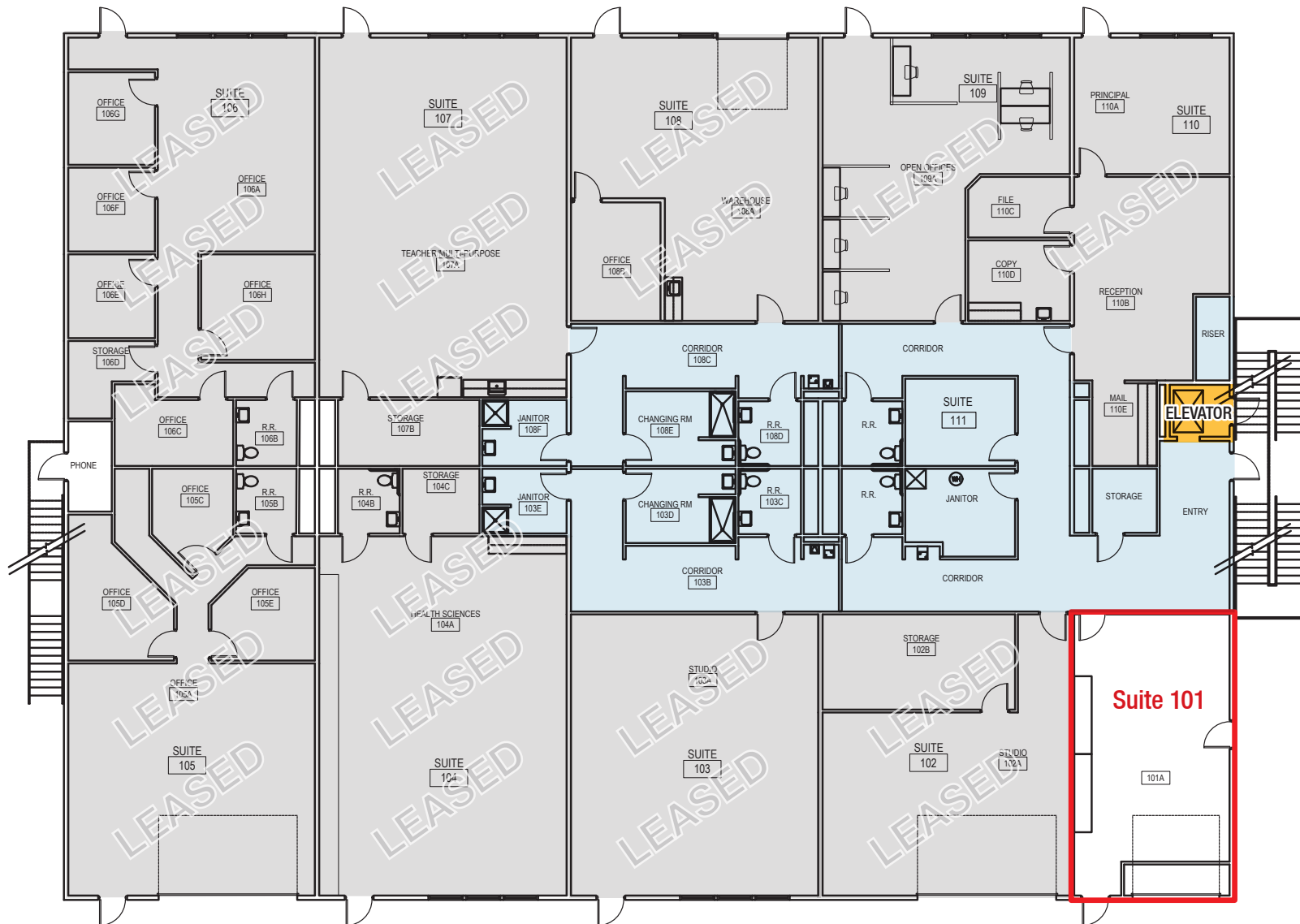
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## 1ST FLOOR

**AVAILABLE**

Suite 101: ±682 SF



- Available
- Leased
- Common Area



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**NAI SunVista**

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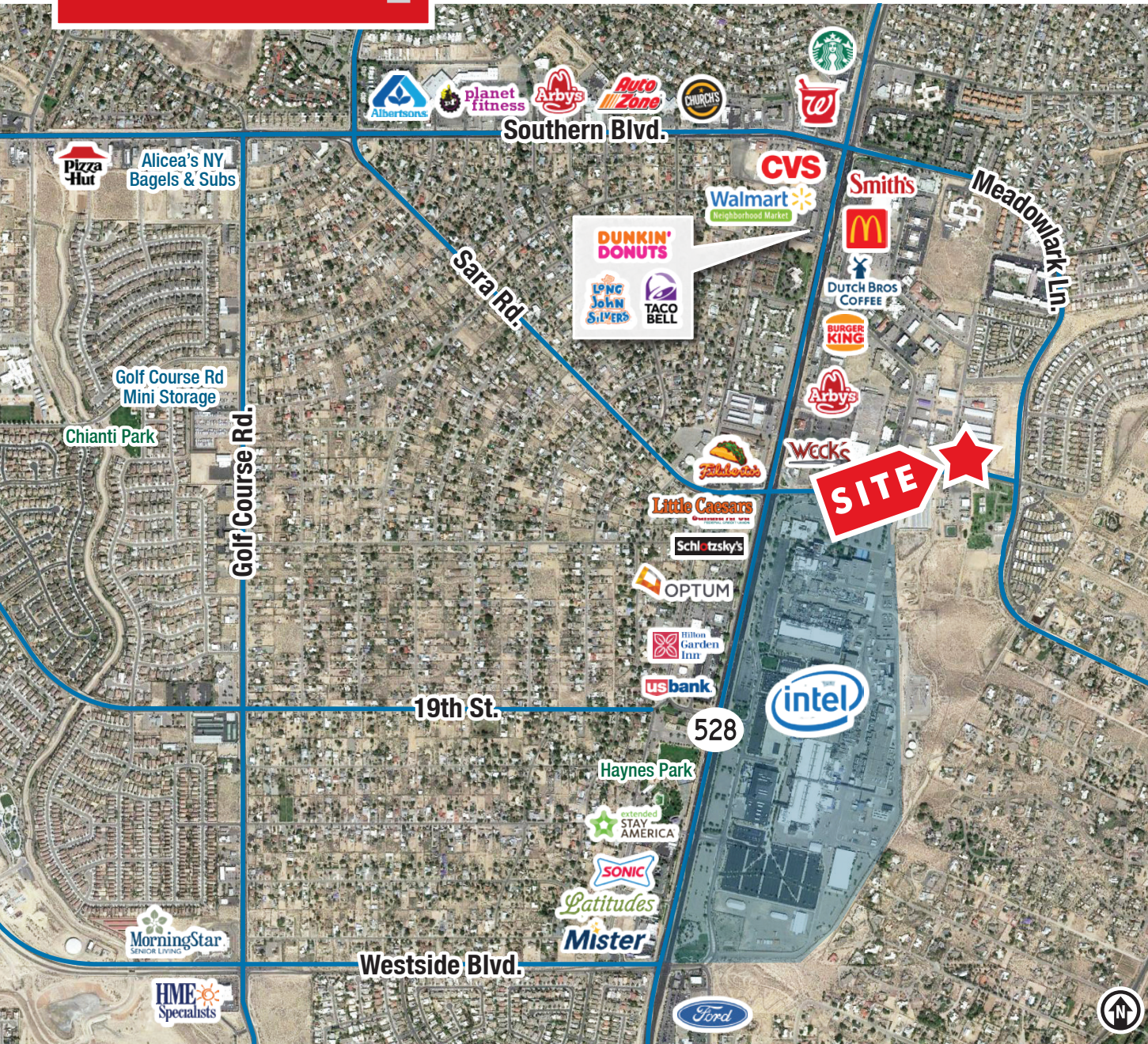
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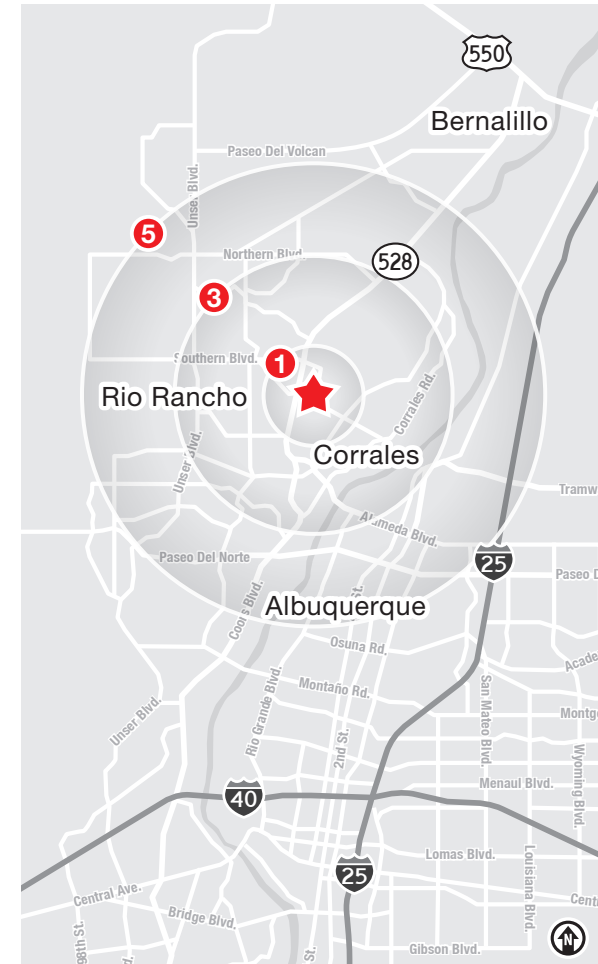
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## LOCATION

| Demographics       | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 7,153     | 73,891    | 148,205   |
| Average HH Income  | \$103,807 | \$127,667 | \$122,851 |
| Daytime Employment | 7,199     | 29,319    | 50,970    |

2026 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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