

# 100%-Leased Investment Opportunity

RIO RANCHO PROFESSIONAL OFFICE BUILDING

Offering  
Memorandum ]



±22,804 SF on ±2.28 Ac.

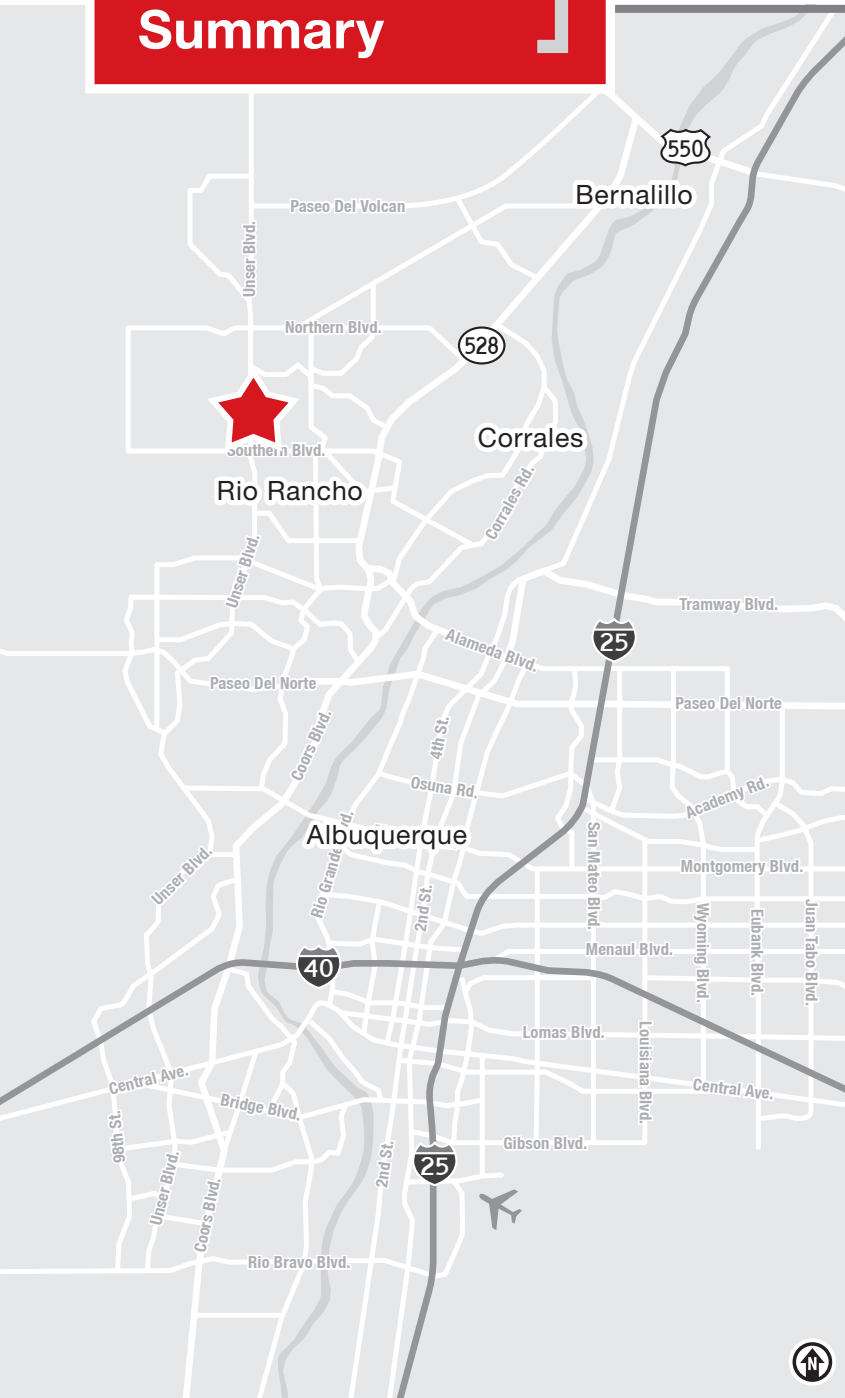
500 Unser Blvd. SE | Rio Rancho, NM 87124

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## Pricing

Sale Price	<b>\$3,150,000</b>
CAP Rate	<b>6.7%</b>
Net Operating Income	<b>\$211,299</b>

## Location

500 Unser Blvd. SE  
Rio Rancho, NM 87124

SEC Unser Blvd. &  
5th St./Spring Rd. SE

**BUILDING SIZE**  
±22,804 SF

**LAND SIZE**  
±2.28 Acres

**ZONING** C-1

## Highlights

- 100% leased office building
- High traffic counts: 39,400 cars per day on Unser Blvd.
- 4:1,000 parking ratio
- New upgrades and finishes for tenants completed in 2025
- Abundant natural lighting
- Three national tenants
- NDA required for all financial information
- Please do not disturb tenants



# Location

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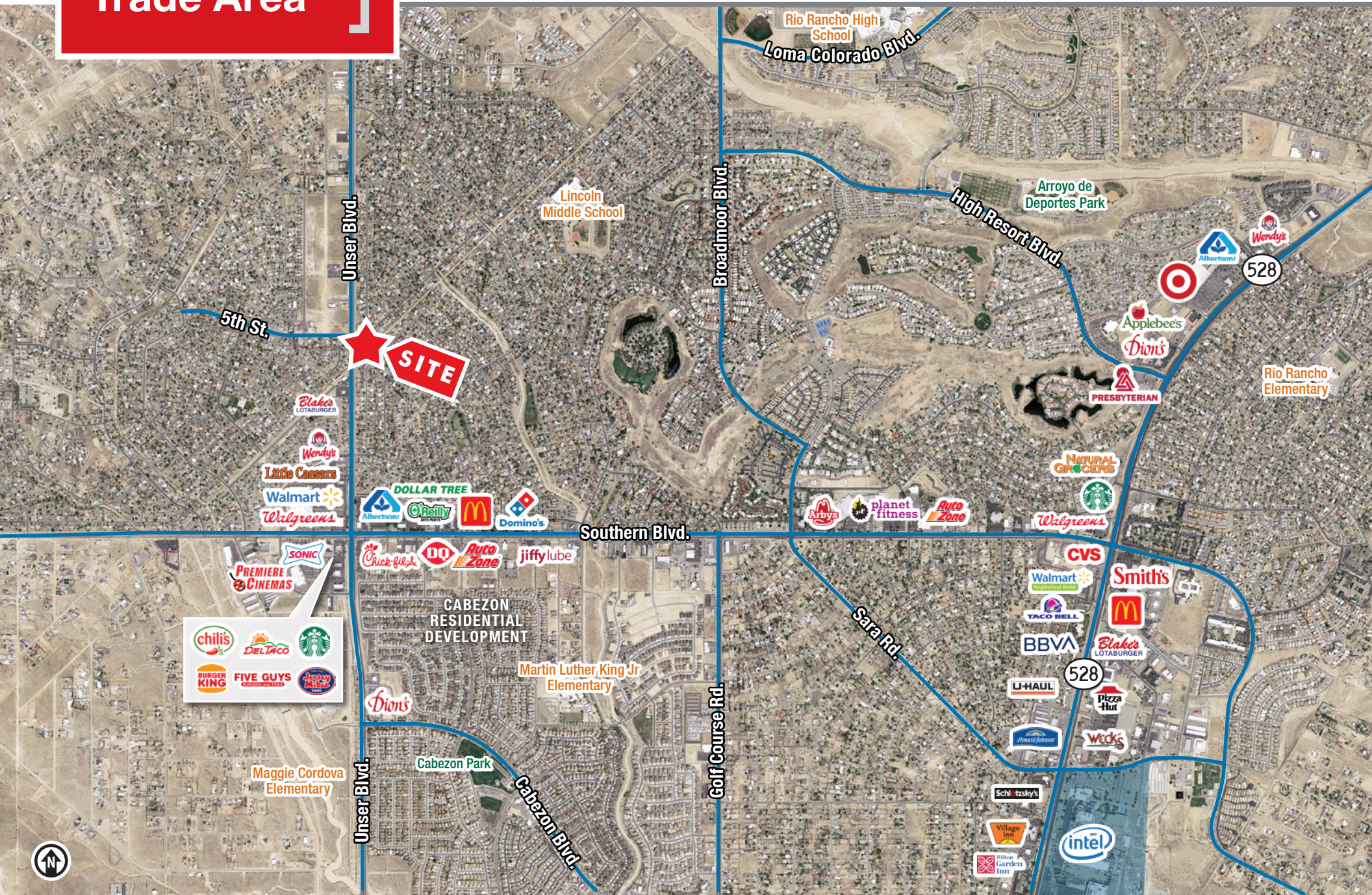
## SITE

Building: ±22,804 SF  
Land: ±2.28 Acres



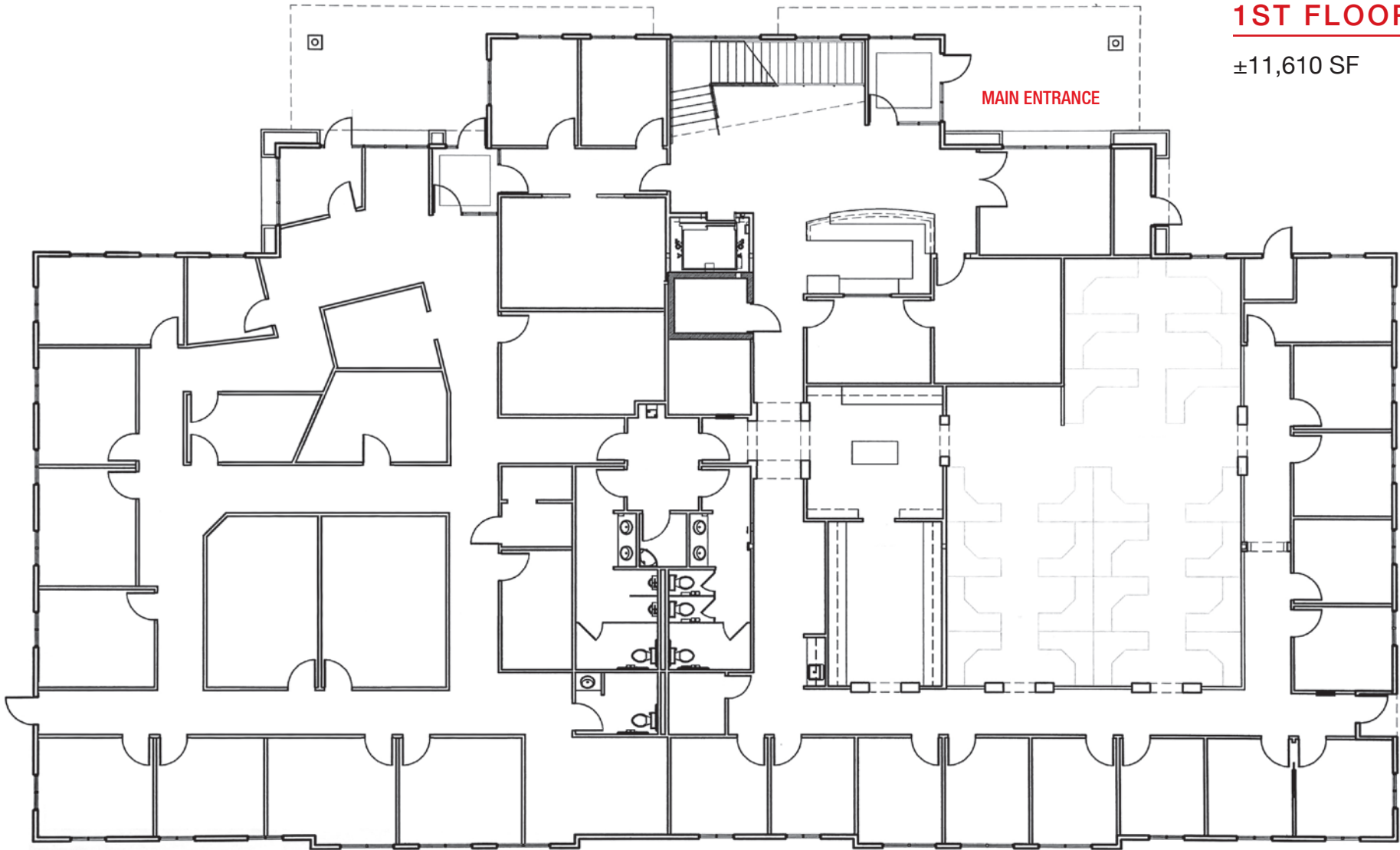
# Trade Area

500 Unser Blvd. SE | Rio Rancho, NM 87124



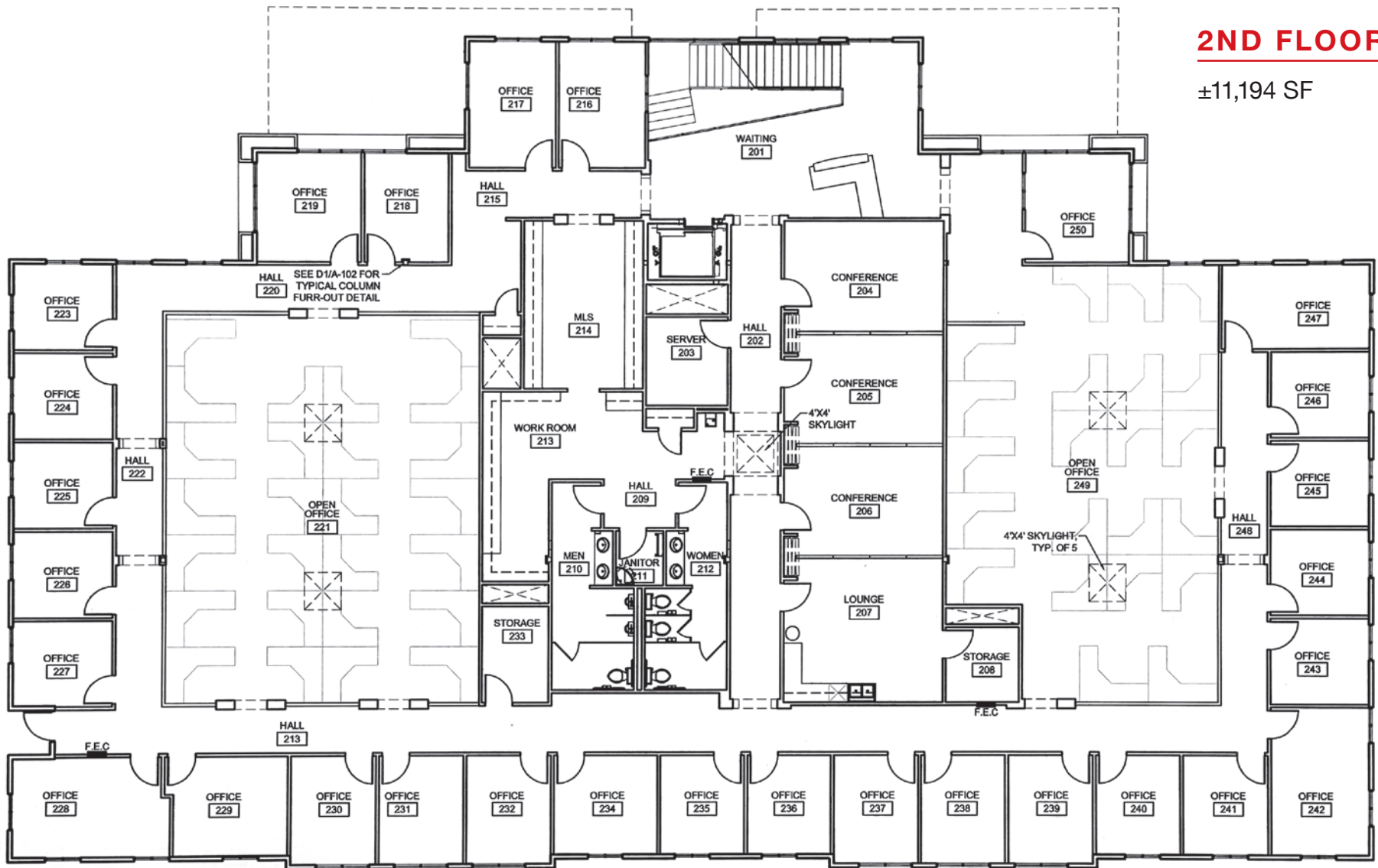
## 1ST FLOOR

±11,610 SF



## 2ND FLOOR

±11,194 SF



## 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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