

Signalized Pad Site

IN RIO RANCHO NEAR NM HWY. 528 & SOUTHERN BLVD.

4100 Sabana Grande Ave. SE
Rio Rancho, NM 87124

SEC NM Hwy. 528 & Sabana Grande Ave. SE



For Lease/ Ground Lease

Lease Rate

- Ground Lease: \$70,000/Year
- Retail Space: See Advisor

Available

- Pad Site:
 - ±0.52 Acres
 - Buildable up to ±2,500 SF
- Retail Space:
 - Buildable to ±1,650 SF

Zoning C-1

Property Highlights

- Excellent visibility and access
- Drive-thru potential
- Signalized intersection with more than 55,000 cars per day
- Build-ready pad
- Ideal site for convenience retail
- Cross-parking and cross-access with ACE Hardware

NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
505 878 0001 gotSPACEUSA.com



Chris Anderson
chris@gotSPACEUSA.com
505 998 5739

Brett Hills
brett@gotSPACEUSA.com
505 998 1648

For more information:

Signalized Pad Site

IN RIO RANCHO NEAR NM HWY. 528 & SOUTHERN BLVD.

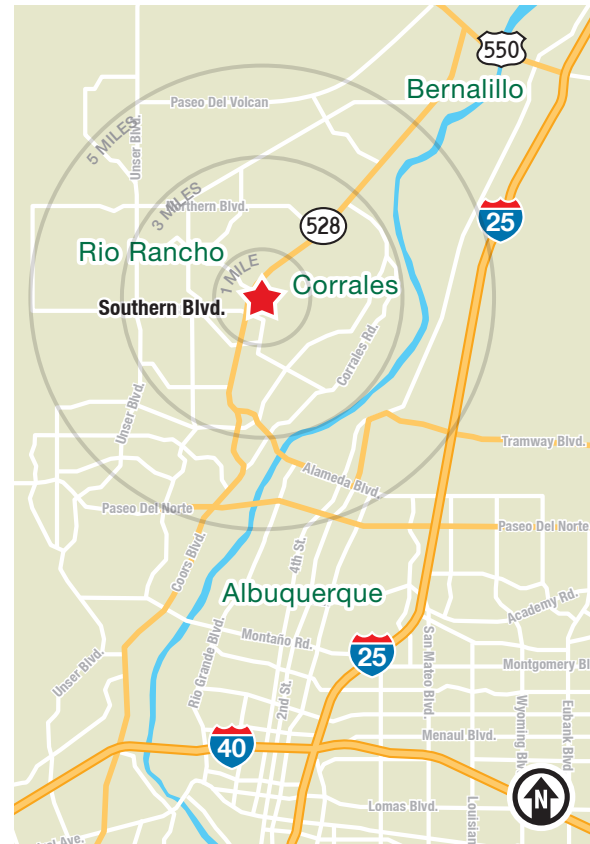
4100 Sabana Grande Ave. SE
Rio Rancho, NM 87124

LOCATION



2019 Demographics	1 mile	3 mile	5 mile
Total Population	10,086	68,782	138,293
Average HH Income	\$57,233	\$77,187	\$79,652
Daytime Employment	4,442	20,992	34,797

2019 Forecasted by Esri



MA Maestas & Ward 505 878 0001

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.

For more information:

Chris Anderson
chris@gotspaceusa.com
505 998 5739

Brett Hills
brett@gotspaceusa.com
505 998 1648

Signalized Pad Site

IN RIO RANCHO NEAR NM HWY. 528 & SOUTHERN BLVD.

4100 Sabana Grande Ave. SE
Rio Rancho, NM 87124

PHOTOS



NAI Maestas & Ward 505 878 0001

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.

For more information:

Chris Anderson
chris@gotspaceusa.com
505 998 5739

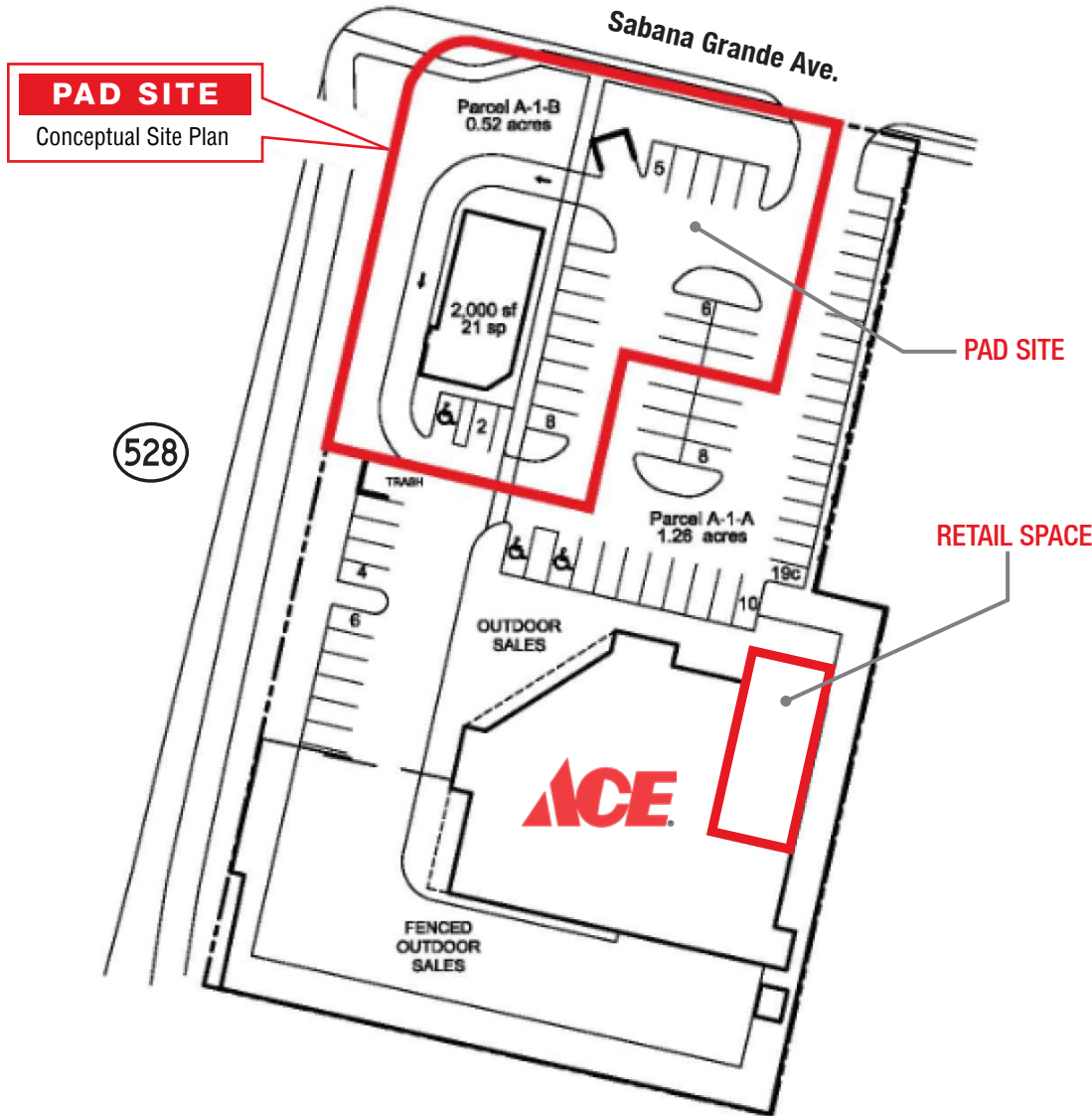
Brett Hills
brett@gotspaceusa.com
505 998 1648

Signalized Pad Site

IN RIO RANCHO NEAR NM HWY. 528 & SOUTHERN BLVD.

4100 Sabana Grande Ave. SE
Rio Rancho, NM 87124

SITE PLAN



AVAILABLE

Pad Site: ± 0.52 Acres
Buildable up to $\pm 2,500$ SF

Retail Space: $\pm 1,650$ SF

NAI Maestas & Ward 505 878 0001

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.

Chris Anderson
chris@gotspaceusa.com
505 998 5739

For more information:

Brett Hills
brett@gotspaceusa.com
505 998 1648