

FOR LEASE

4000 Barbara Loop SE | Rio Rancho, NM 87124

SEC Barbara Loop & Deborah Rd. SE

Turn-Key Restaurant Space

IN THE HEART OF THE
RIO RANCHO BUSINESS DISTRICT



Lease Rate

- \$4,600/Mo. (Includes NNN)

Available

- Building: ±2,854 SF

Zoning C-2

Property Highlights

- Built-out restaurant ready for a new business
- Established retail trade area
- Exceptional visibility from Hwy. 528
- Busy trade area close to residential, retail and employment
- Large pylon sign available
- Included equipment:
 - 1 smoker, 3 Alto-Shaams (1 cook and hold; 2 holding), 1 6-burner range, 1 3-compartment sink, 1 1-compartment sink, 1 walk-in cooler, 1 sheet pan rack, 2 stainless steel service carts, 2 5-foot prep tables, 1 4-foot prep table, 1 18-inch prep table, 1 griddle, 1 deep-fat fryer, 1 4-tray steam table, 1 chiller table, 1 bread rack, various pots and pans

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



For more information:

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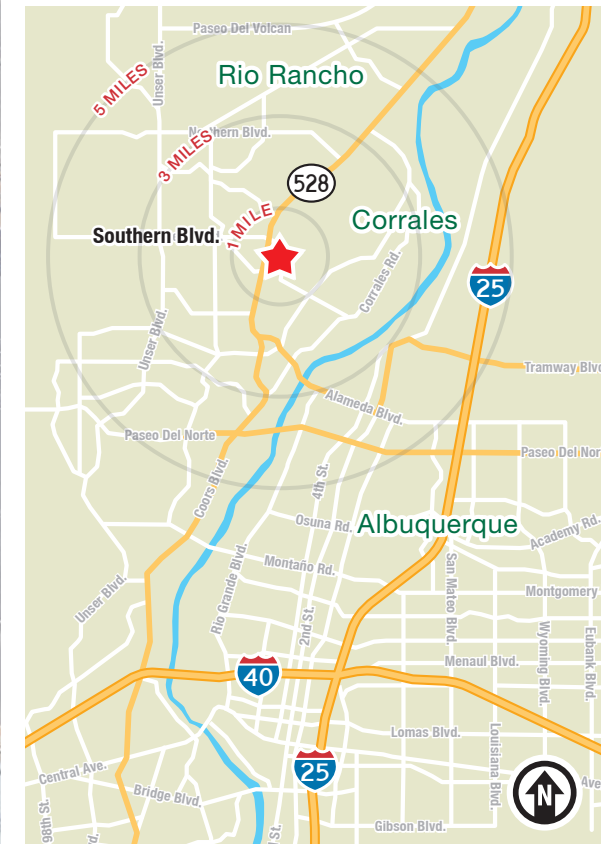
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	9,070	73,886	144,345
Average HH Income	\$60,912	\$79,693	\$81,535
Daytime Employment	7,374	27,627	44,265

2020 Forecasted by Esri



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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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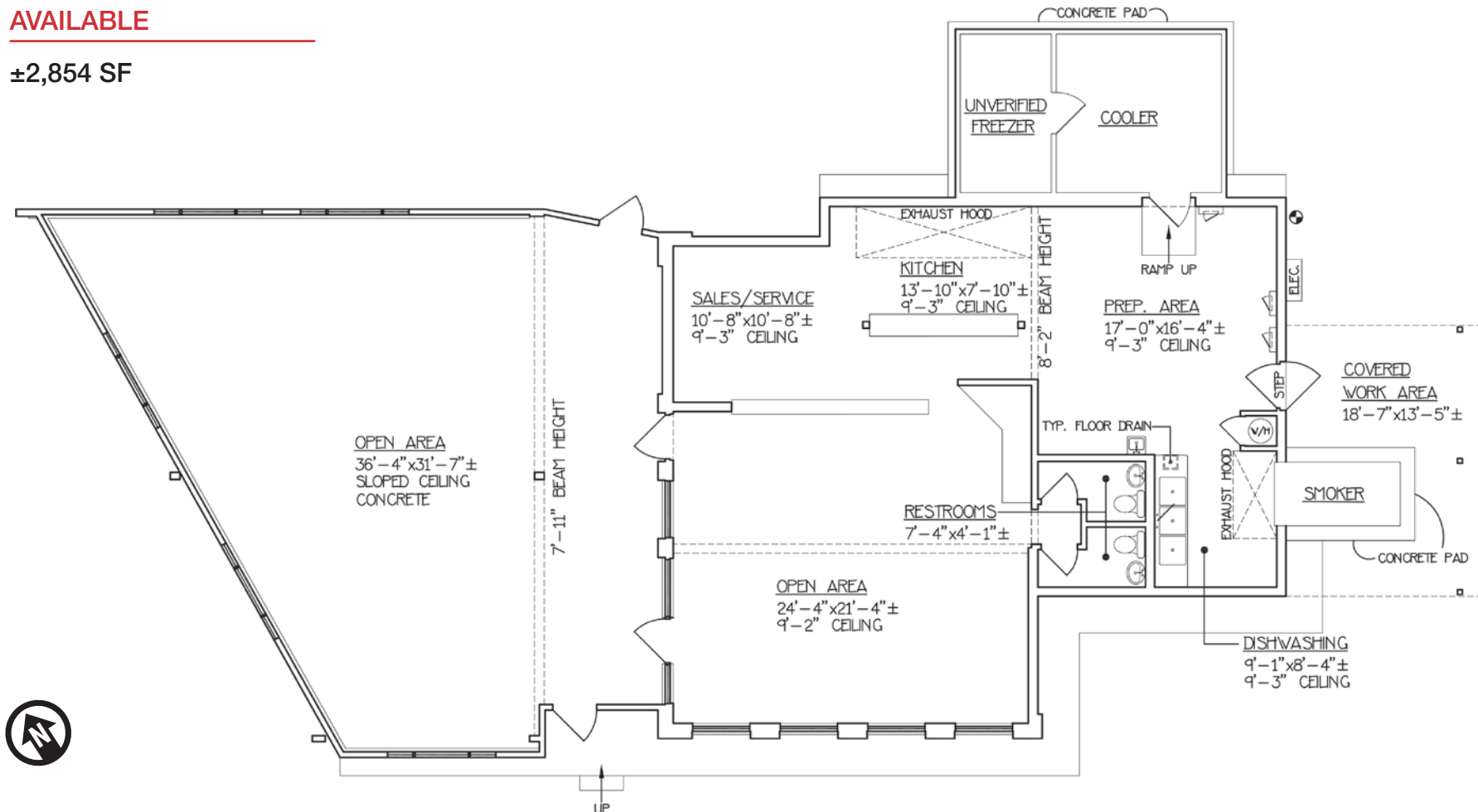
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