



Office | Call Center | Flex | School | Institutional

For Sale

4300 Safelite Blvd NE
Rio Rancho, NM 87144

John Ransom, CCIM, SIOR

Senior Vice President | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 52041

Tim With, CCIM, SIOR

Senior Vice President | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Property Overview

Sale Price	See Broker
Building Size	± 94,768 SF
Lot Size	± 12.12 Acres (Lot 8A – Main Building) ± 2.32 Acres (Lot 11 – Excess Parking)
Parking	Total: 957 spaces (10:1,000) <ul style="list-style-type: none">• Main Lot: 765 spaces (33 handicap accessible)• Adjacent Parcel: 192 spaces
Zoning	SU (Special Use)
Year Built/ Expansion	1999/2001
Renovated	2016 Renovation for prior tenant
Construction	Concrete tilt-up wall panels (exterior). Metal columns and trusses support a metal roof deck.
Electrical	1,600-amp, 277/480-volt, 3-phase
Generator	Emergency diesel generator with a capacity of 1,000 kVA / 1,250 kW / 1,300 gallons
HVAC	17 rooftop package units (RTUs)
Roof	TPO Roofing System installed in 2016
Fire, Life, Safety	Wet-type fire suppression system
Deck	± 17' to 19'
Clear Height	± 15' to 16'

Features

- State-of-the-Art single-story building with high ceilings
- Modern architectural design
- Flexible floor plan adaptable for office, institutional, education, flex, or tech uses
- Two separate fiber optic feeds into building
- High-bay area with dock
- Signage: building and monument
- Attractive lobby area
- Institutional quality parking
- Three (3) large restroom banks
- Raised access flooring 6'
- Multiple training/classroom style rooms and conference facilities
- RTUs were manufactured in 2016 except two units that were manufactured in 1998 and 2002.

Property Summary

Features

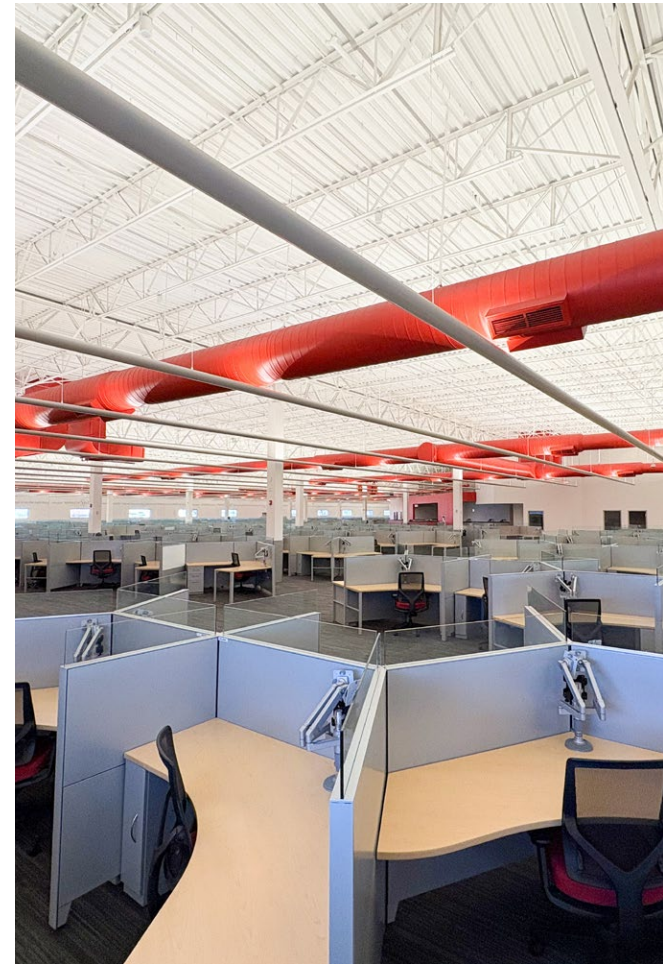
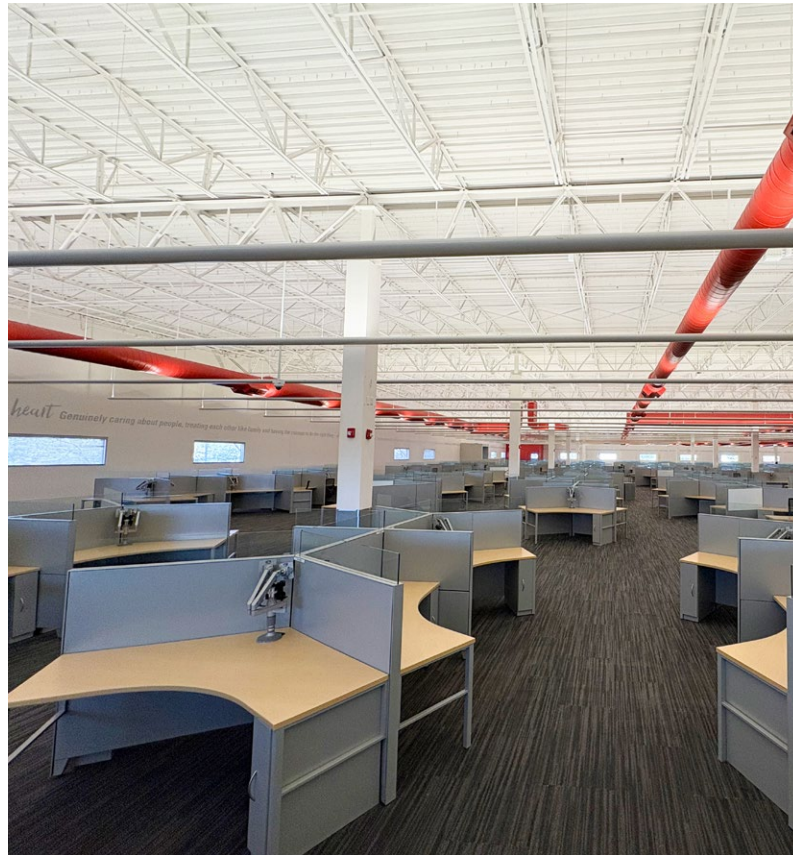
The one-story, ±94,768 square foot building was constructed in two stages on a 12.12-acre site. The first stage was completed in 1999 and consisted of ±77,204 SF, and the ±17,564 SF expansion was completed in 2001. The facility has the capacity to house over 550 workstations in an open environment and features mission critical backup power systems and redundant fiber optic capacity to accommodate a large number of workers and equipment.

Ideal Location

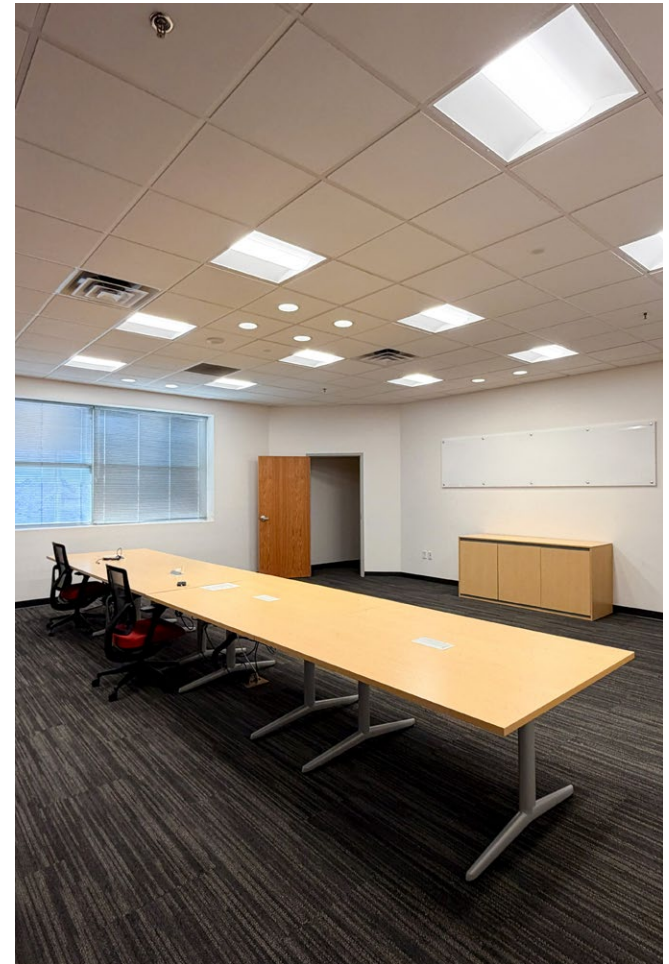
Located at 4300 Safelite Blvd in Rio Rancho, NM, the building is in the heart of the rapidly developing north Rio Rancho submarket with numerous amenities nearby. The site is easily accessible from the two major state highways in Rio Rancho, Hwy 528 and Hwy 550, and is minutes from I-25. Rio Rancho is the third largest and the fastest growing city in New Mexico. Strategically located in the northwest quadrant of the Albuquerque MSA, just 30 minutes from the Albuquerque Sunport and 45 minutes from Santa Fe. The Albuquerque MSA is an attractive location for large office uses due to its affordable cost of labor, limited natural disaster risk, Mountain Time Zone, and access to a bilingual workforce.



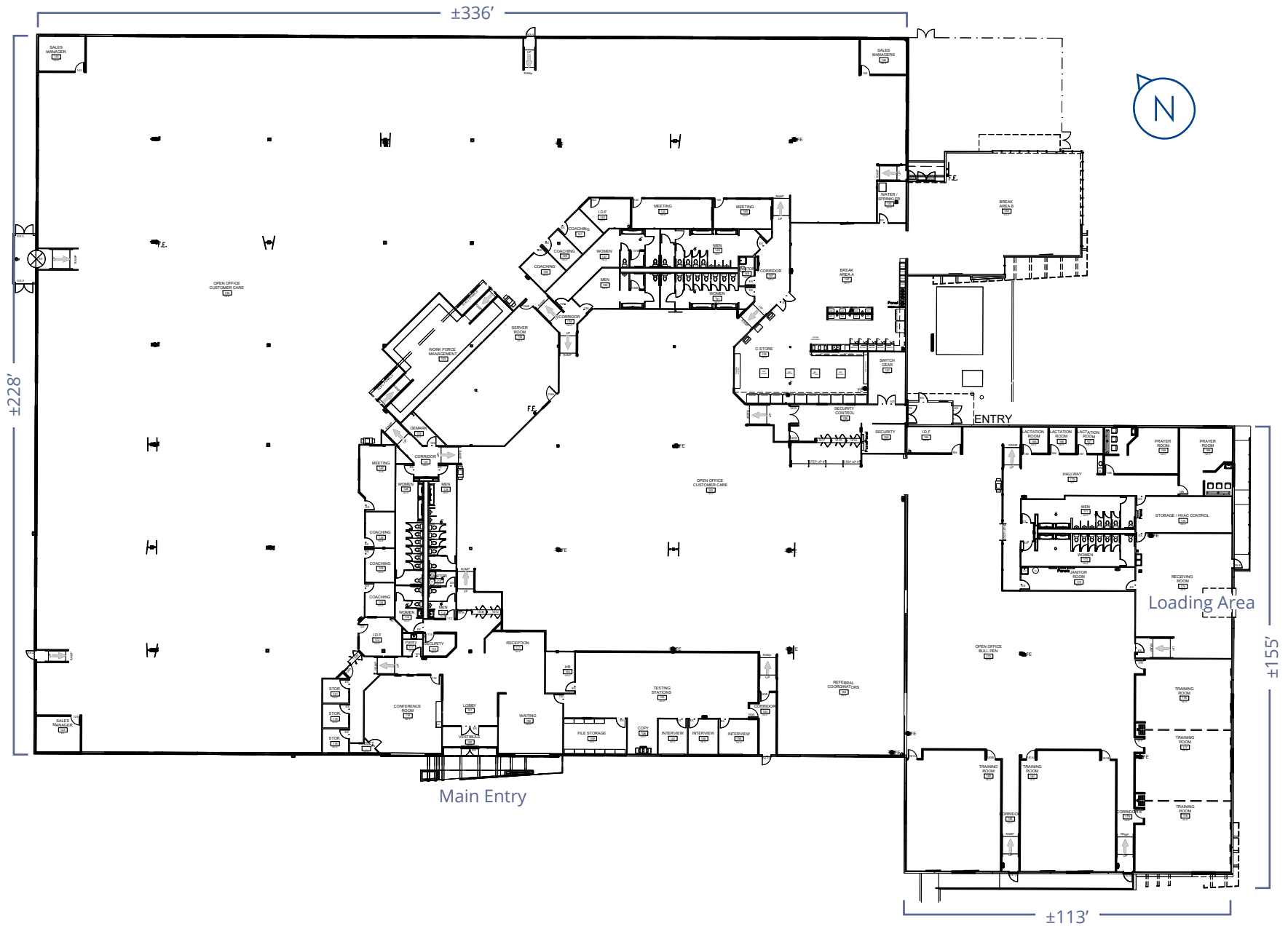
Property Photos



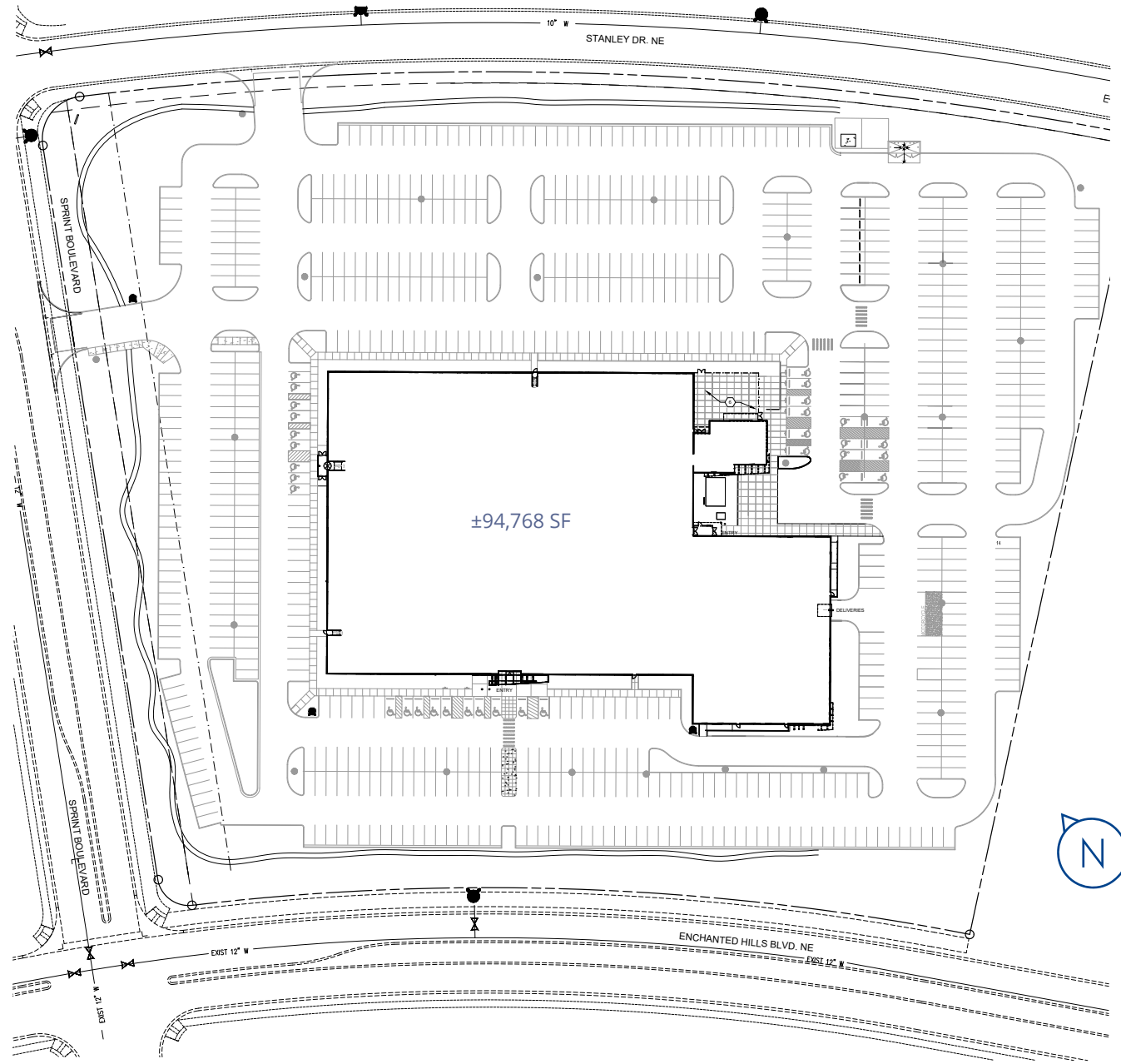
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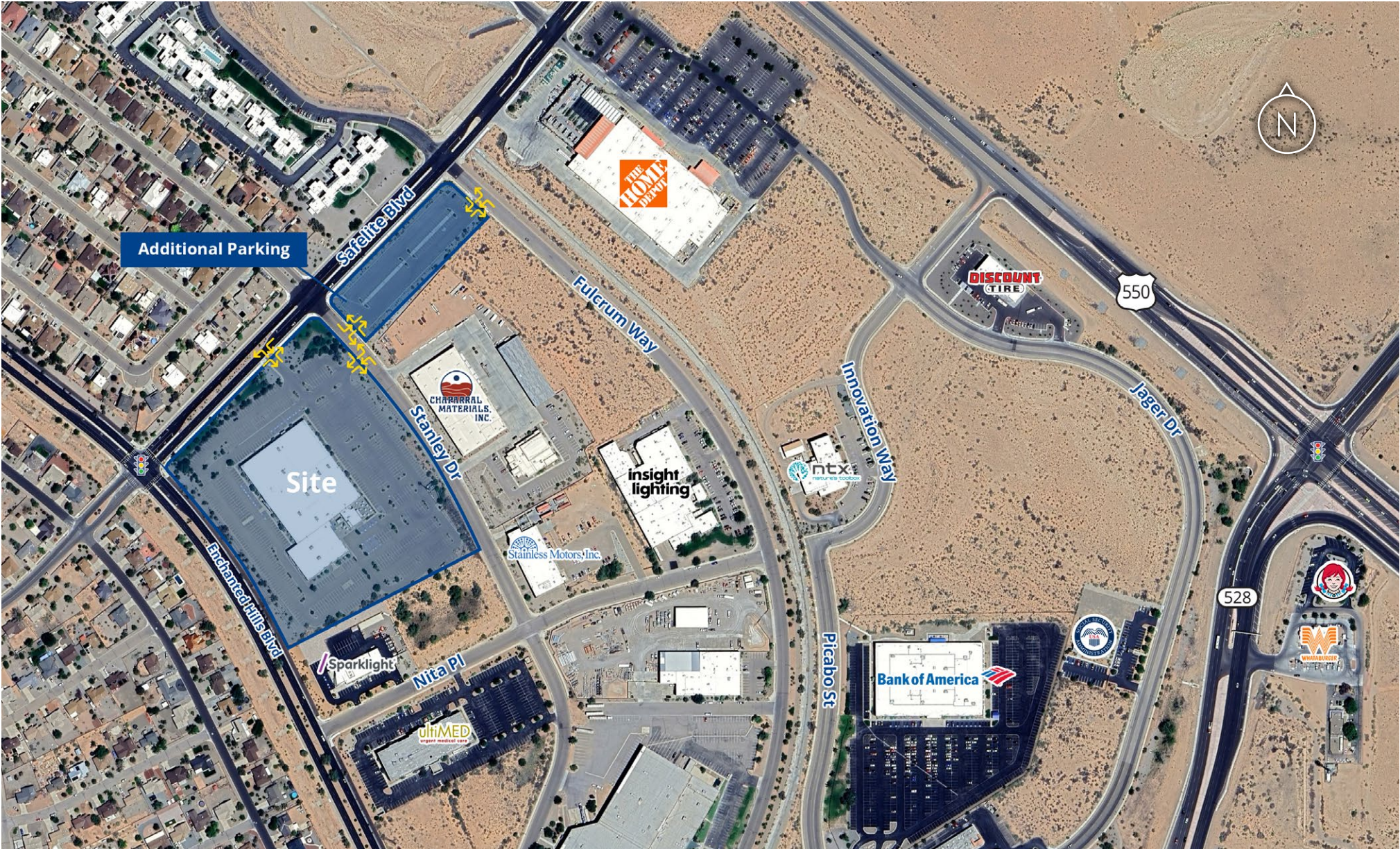
Floor Plan



Site Plan



Intersection Aerial



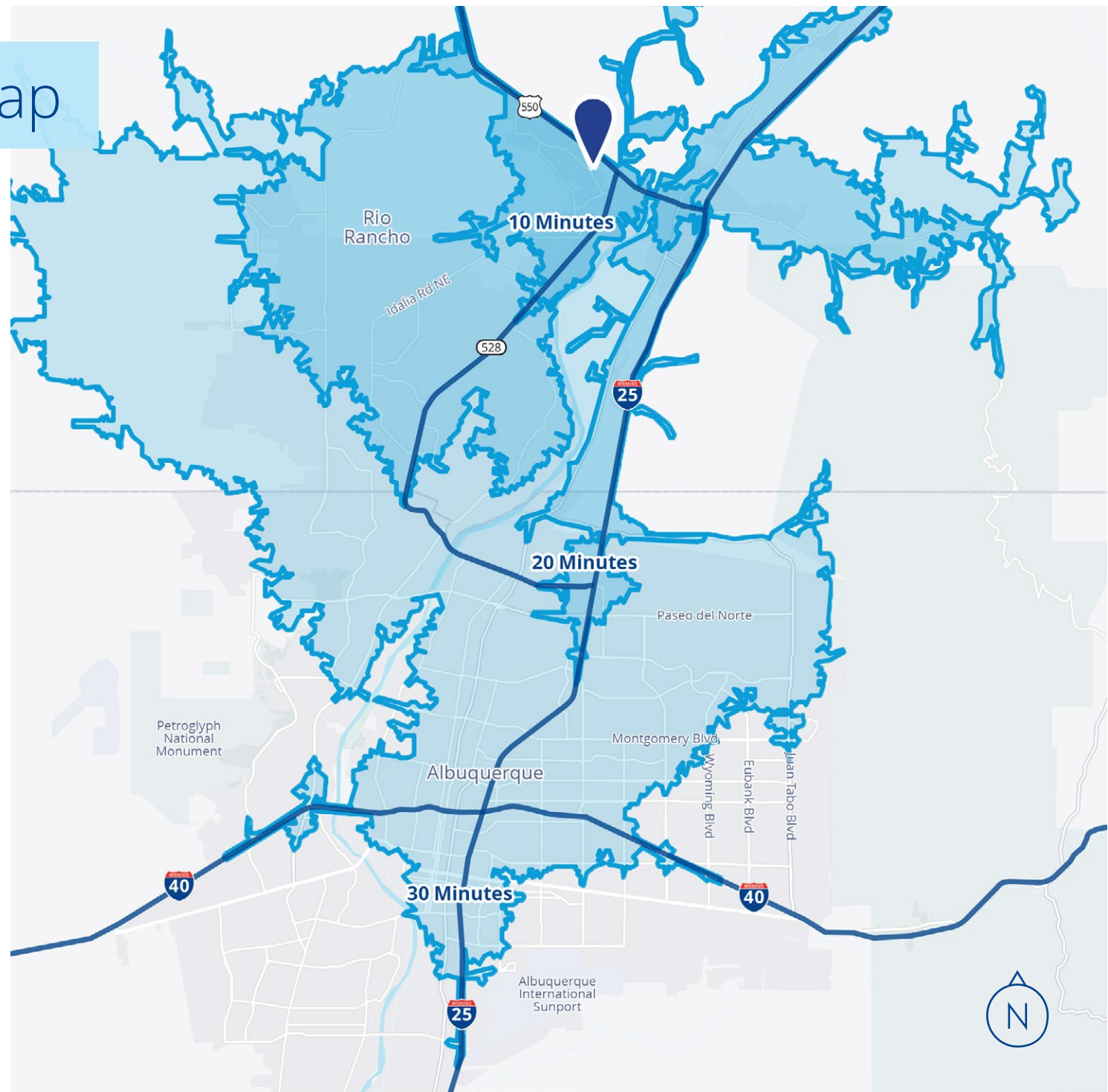
Trade Area



Drive Time Map

Distance to Key Locations:

- 2.9 miles from Bernalillo Railrunner Station
- 3 miles from I-25
- 15 miles from Downtown
- 25 miles from Albuquerque International Sunport
- 51 miles from Santa Fe



Rio Rancho, NM

What began more than 70 years ago as 55,000 acres of vacant land has developed into one of the fastest growing cities in the US. Rio Rancho offers competitive tax incentives, a skilled labor pool, affordability, and low operating costs in one of the safest cities in New Mexico.

RECENT DEVELOPMENTS

- In January 2024, Intel Corporation completed a \$3.5 billion expansion to its existing campus.
- In the fall of 2025, Exus Renewables North America completed a \$312 million solar and battery storage facility.
- By 2027, Rio Rancho will be home to the largest scale hypersonic manufacturing program in the country.



TOTAL POPULATION

109K



BUSINESSES

3,142



EMPLOYMENT RATE

96.1%



ATTENDED COLLEGE

71%



HOMEOWNERSHIP RATE

79.1%



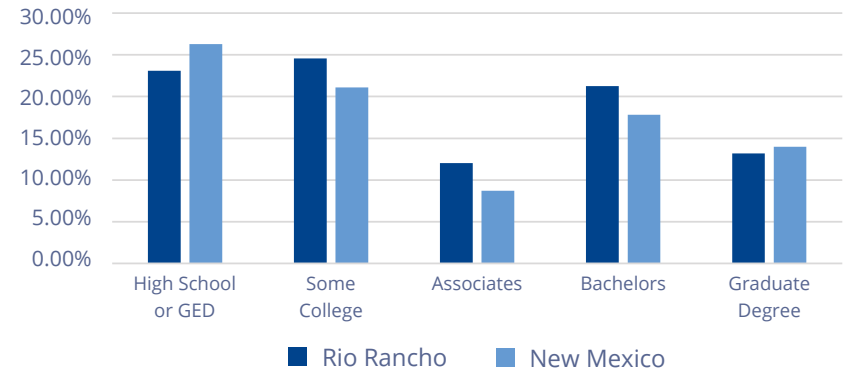
PER CAPITA INCOME

\$41K

HOUSING AFFORDABILITY

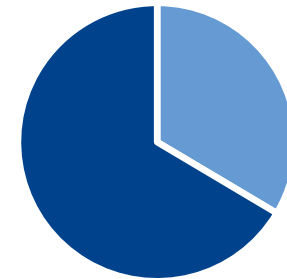
	Rio Rancho	National Average
5 Year Population Growth	10%	4%
Median Household Income	\$87K	\$84K
Average Home Price (current)	\$370K	\$423K
Homeownership Rate	79.1%	65.6%

EDUCATIONAL ATTAINMENT

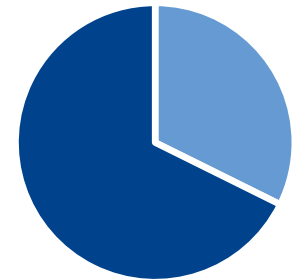


46.45% of adults in Rio Rancho have a college degree, compared to 40.5% in New Mexico.

LABOR FORCE



67% works outside of Rio Rancho
33% works in Rio Rancho



67% White collar workers
33% Blue collar workers

MAJOR EMPLOYERS



Albuquerque, New Mexico

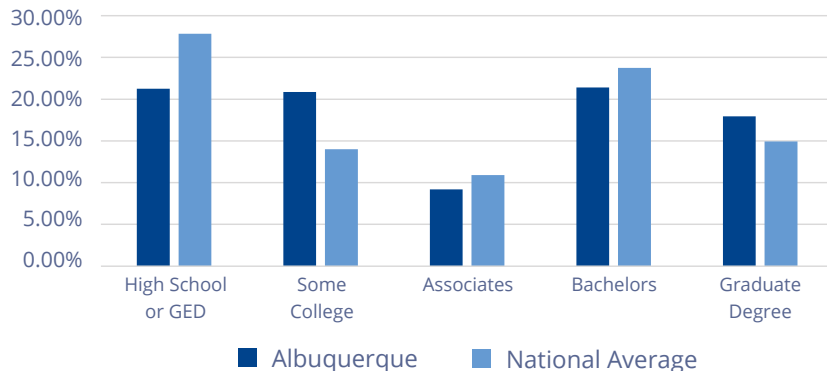
Strategically located at the intersection of I-40 and I-25, Albuquerque is an emerging commercial hub offering a balance of affordability and quality of life. Companies are attracted by low operating costs, state incentives, and a skilled labor force, while residents and visitors enjoy vibrant local culture, sunny weather, and more than 29,000 acres of open space.



HOUSING AFFORDABILITY

	Albuquerque	National Average
Cost of Living Index	94.3	100.0
Average Home Price	\$351K	\$423K

EDUCATIONAL ATTAINMENT



18% of adults hold advanced degrees, well above the national average of 14.9%

AEROSPACE & DEFENSE



BIOSCIENCE & RESEARCH



INDUSTRIAL & ADVANCED MANUFACTURING



FILM



RECENT DEVELOPMENTS

- Quantum Frontier Project: A \$315 million investment to expand quantum research in New Mexico by DARPA and the State of New Mexico.
- Pacific Fusion's \$1 billion nuclear research and manufacturing campus is slated for construction in 2026.
- Project Ranger, the nation's largest hypersonic manufacturing operation under construction on 1,000 acres in Rio Rancho.



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

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