

100%-Leased Investment Opportunity

THREE PROFESSIONAL OFFICE CONDOS FOR SALE

Offering Memorandum



**±5,327 Combined SF
For Sale**

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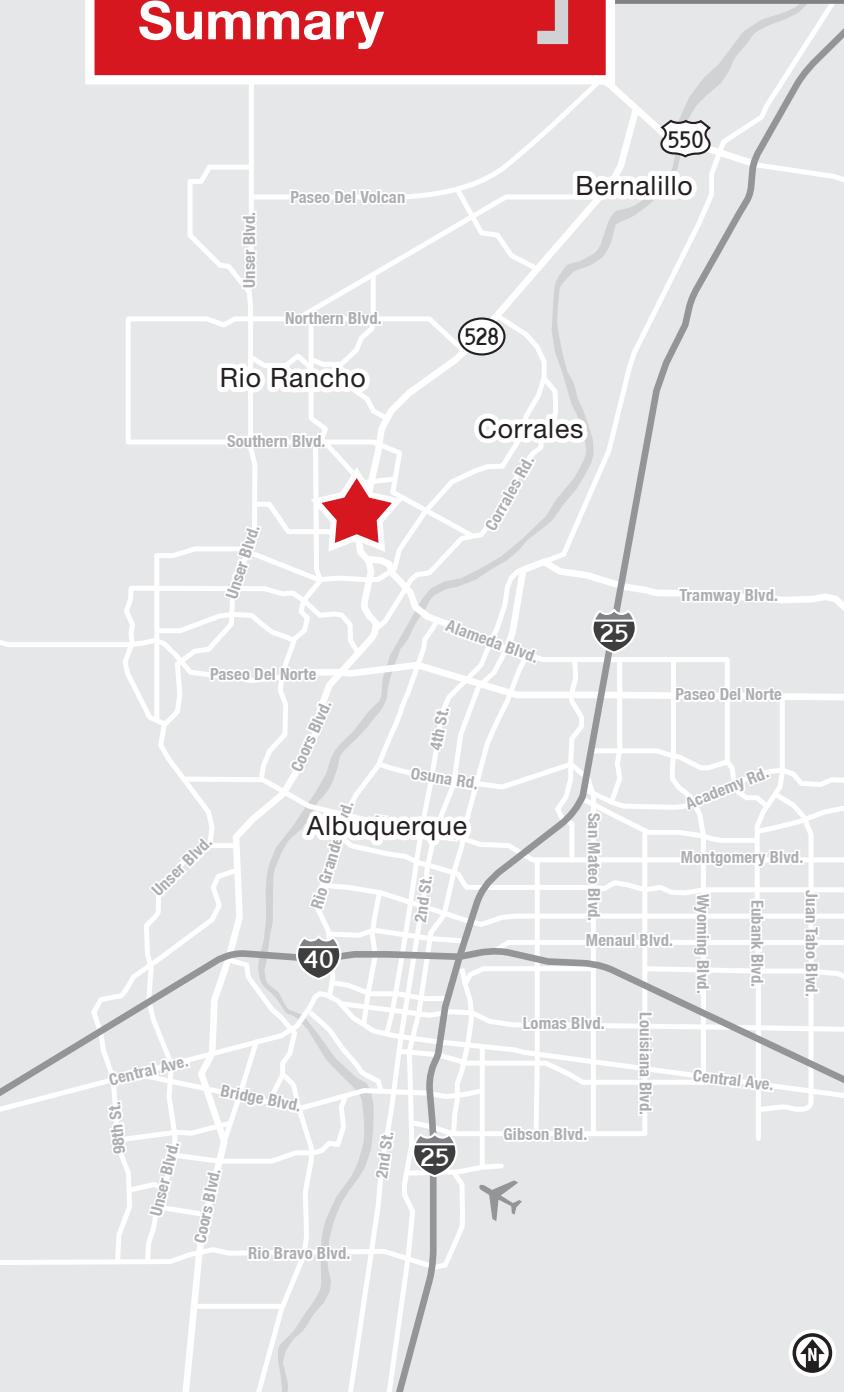
2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124

NALSunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Investment Summary

2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124



Pricing

Sale Price **\$1,112,000**

CAP Rate **6.5%**

Mini-Pod

Rent Income **\$106,555**

Less 5% Vacancy **\$5,328**

Operating Expenses **\$28,467**

Net Operating Income **\$72,759**

Properties

2240 Grande Blvd. SE, Suite 106 SF: ±1,831

Tenant: Epiphany Dermatology

Term: 07/01/2018 – 06/30/2027, 3 additional option years to 2036

2320 Grande Blvd. SE, Suite B SF: ±1,795

Tenant: Lovato Law Term: 04/01/2024 – 03/31/2029

2320 Grande Blvd. SE, Suite D SF: ±1,701

Tenant: Verdes Cannabis Term: 10/01/2020 – 09/30/2030

- Three strong-credit, stable tenants
- Preference is to sell all three suites together
- **Please do not disturb tenants**

ZONING

- SU, City of Rio Rancho

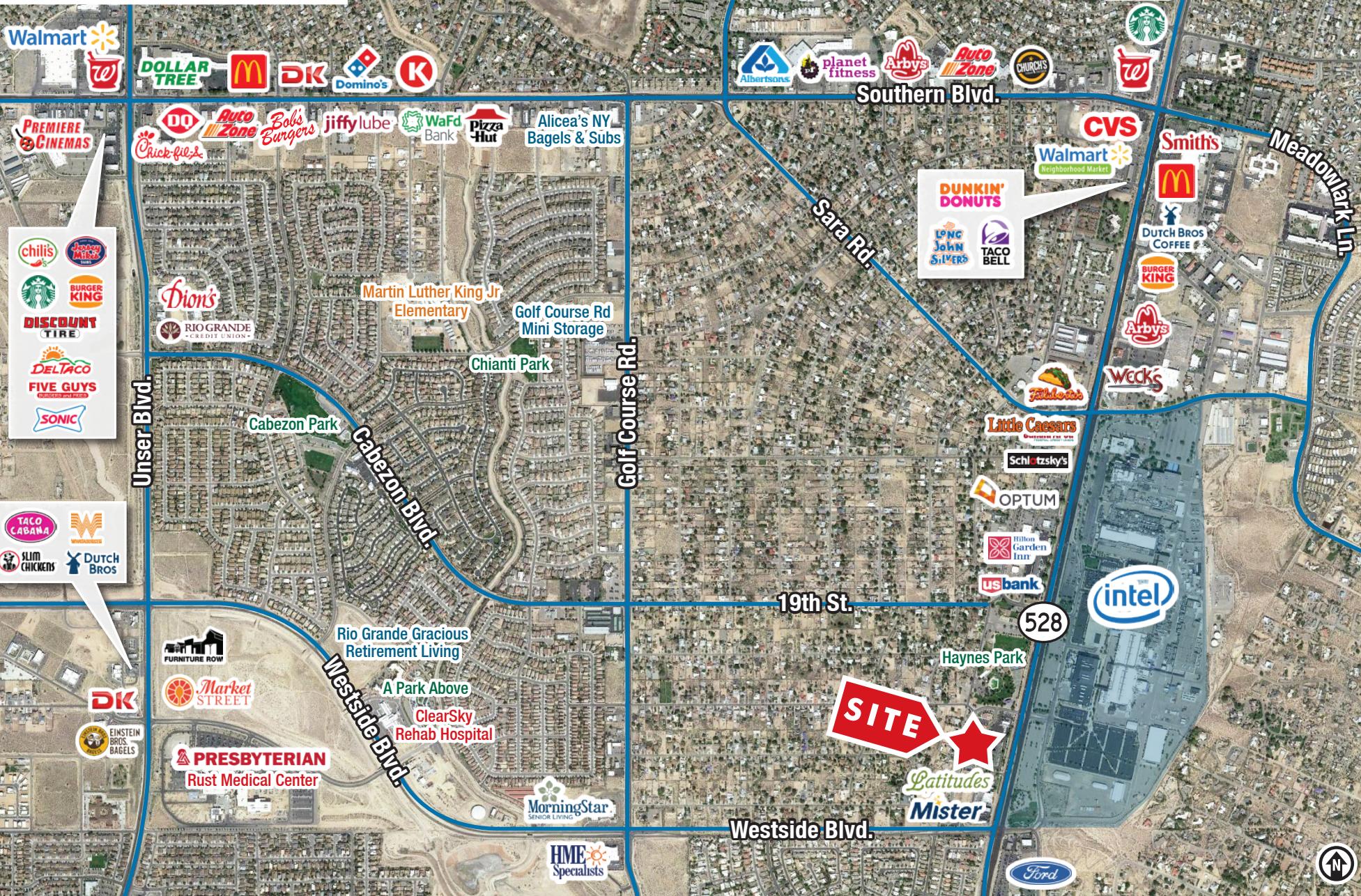
Location

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Trade Area

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Suites

2240 & 2320 Grande Blvd. SE | Rio Rancho, NM 87124



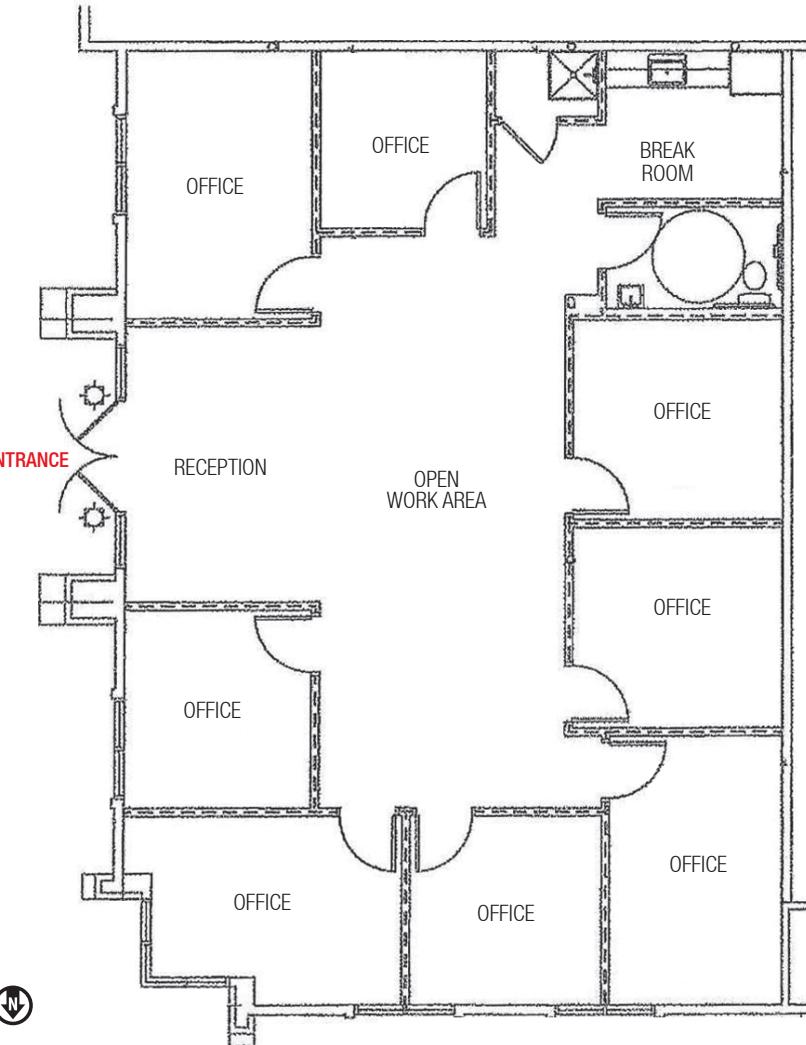
2240 - Suite 106



2240 - Suite 106

2240 GRANDE BLVD. SE

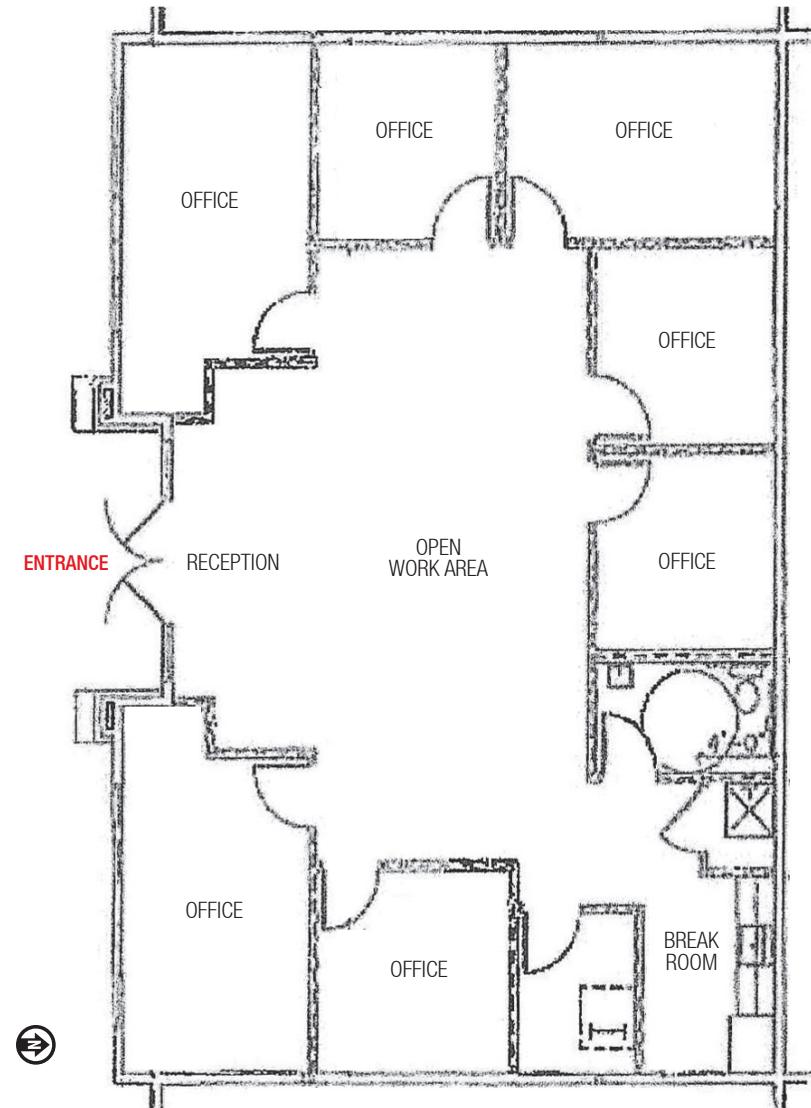
Suite 106: ±1,831 SF





2320 GRANDE BLVD. SE

Suite B: $\pm 1,795$ SF



Suites

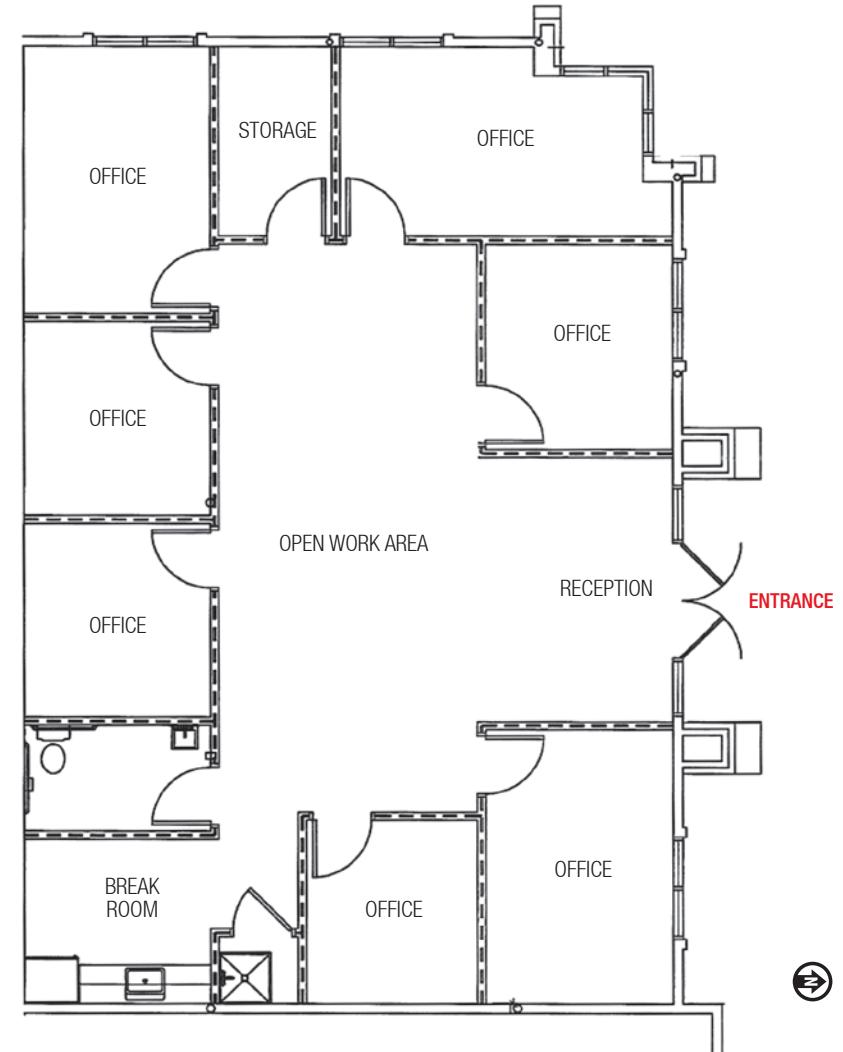
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2320 GRANDE BLVD. SE

Suite D: $\pm 1,701$ SF



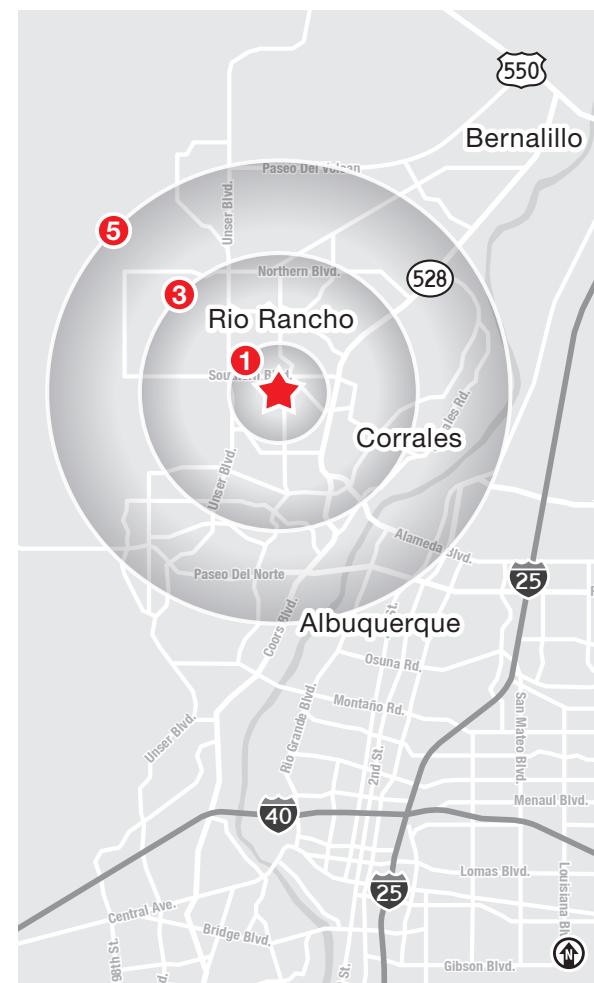
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile			
Summary	2025	2025	2025			
Population	9,081	83,295	168,851			
Households	3,718	33,762	66,691			
Families	2,316	21,664	44,473			
Average Household Size	2.43	2.44	2.51			
Owner Occupied Housing Units	2,357	23,873	50,197			
Renter Occupied Housing Units	1,361	9,889	16,494			
Median Age	40.2	41.4	41.0			
Trends: 2025-2030 Annual Rate	State	State	State			
Population	0.32%	0.32%	0.32%			
Households	0.45%	0.45%	0.45%			
Families	0.26%	0.26%	0.26%			
Owner HHs	0.59%	0.59%	0.59%			
Median Household Income	2.54%	2.54%	2.54%			
Households by Income	2025	2025	2025			
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	190	5.1%	1,757	5.2%	3,596	5.4%
\$15,000 - \$24,999	199	5.4%	1,814	5.4%	3,377	5.1%
\$25,000 - \$34,999	141	3.8%	1,796	5.3%	3,440	5.2%
\$35,000 - \$49,999	439	11.8%	3,126	9.3%	6,314	9.5%
\$50,000 - \$74,999	823	22.1%	6,111	18.1%	12,376	18.6%
\$75,000 - \$99,999	633	17.0%	4,674	13.8%	9,146	13.7%
\$100,000 - \$149,999	560	15.1%	5,922	17.5%	11,974	18.0%
\$150,000 - \$199,999	472	12.7%	4,545	13.5%	8,757	13.1%
\$200,000+	261	7.0%	4,018	11.9%	7,709	11.6%
Median Household Income	\$76,942		\$85,431		\$84,861	
Average Household Income	\$97,529		\$113,677		\$113,169	
Per Capita Income	\$40,890		\$45,917		\$44,837	

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
Total Population	9,081	83,295	168,851
Average HH Income	\$97,529	\$113,677	\$113,169
Daytime Employment	2,906	29,584	55,981

2025 Forecasted by Esri



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.



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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