



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

1101 GOLF COURSE RD SE

Rio Rancho, NM 87124



ALBUQUERQUE

SITE

Golf Course Rd SE

11th Ave SE

FOR SALE & FOR LEASE



**100% LEASED TURNKEY
CLASS A MEDICAL
OFFICE INVESTMENT**

\$2,900,000

**SUITE 203 - \$3,600/ MONTH MG
- 2,518 SF - AVAILABLE 5/1/25**

Christian File
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Jacob Lopez
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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS

- » Owner Financing Available
- » Possible Owner Occupant Play - Suite 203 - 2,518 SF - Available 5/1/25
- » Class A Medical Office
- » 16,115 SF - 6 Suites
- » 48 Parkings Spaces, 3.06/1,000 Parking Ratio
- » Land Area: .9014 acres
- » Zoning: NC - Neighborhood Commercial
- » Direct frontage on Golf Course Rd (12,317 VPD)
- » Golf Course & Southern (26,174 VPD)
- » Great Frontage on Golf Course
- » Less than a mile away from Golf Course & Southern
- » Monument Sign
- » Admirable Landscaping

PROPERTY OVERVIEW

This fully-leased, two-story six-suite 16,115 SF medical-grade office building that sits on 0.9 acres with 48 parking spaces, a parking ratio of 3.06/1,000 SF, generates \$238,800 in annual rental income, offering stable income and value-add potential through lease renewals or owner occupancy. Suite 203 with 2,518 SF is coming up for renewal 5/1/25 & owner financing is available with \$1,300,000 down; A rare blend of stability and value-add potential!

The property boasts 48 parking spaces (3.06 ratio) and a monument sign with direct frontage on Golf Course Rd (12,317 VPD), within a mile of the bustling Golf Course & Southern intersection (26,174 VPD). This property is zoned NC (Neighborhood Commercial) - ideal for medical offices, retail, schools, or banks. The building was built to Medical-grade standard, and comes with enhancements like 3-phase power, elevator, fire sprinklers, and large arched windows with beautiful Sandia Mountain views making it great for medical or professional use.

Potential for owner occupancy with owner financing available—don't miss this exceptional opportunity to establish or expand your business in a high-visibility, premium setting!

FOR SALE & FOR LEASE



OWNER FINANCING
AVAILABLE

\$2,900,000

SUITE 203 - \$3,600/ MONTH MG - 2,518 SF -
AVAILABLE 5/1/25

EXECUTIVE SUMMARY (Continued)

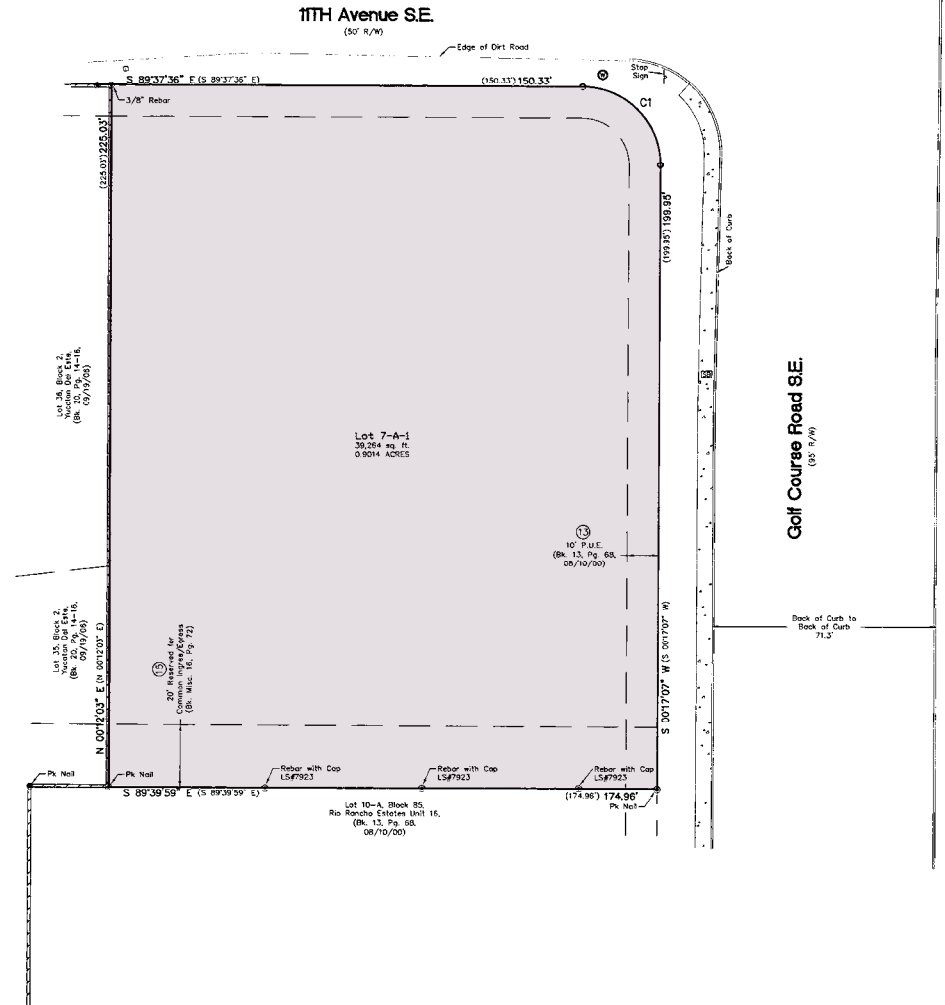
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PORTFOLIO OVERVIEW

ADDRESS:	1101 Golf Course Rd SE, Rio Rancho, NM 87124
BUILDING SIZE:	16,115 SF
LOT SIZE:	.9014 Acres
FOR SALE PRICE:	\$2,900,000
FOR LEASE PRICE:	Suite 203 - \$3,600/ Month Mg - 2,518 SF - Available 5/1/25
5 MILE POP:	150,892
5 MILE DAYTIME POPULATION:	40,702
AVE. INCOME 2 MILE RADIUS:	\$95,061
VPD:	Southern Blvd SE/ Walsh St SE going E - 26,174
POWER:	3 Phase Power
HVAC TYPE:	Central Forced Air
ZONING:	NC- Neighborhood Commercial



LOCATION OVERVIEW

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LOCATION OVERVIEW

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LOCATION OVERVIEW

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OVERALL BUILDING

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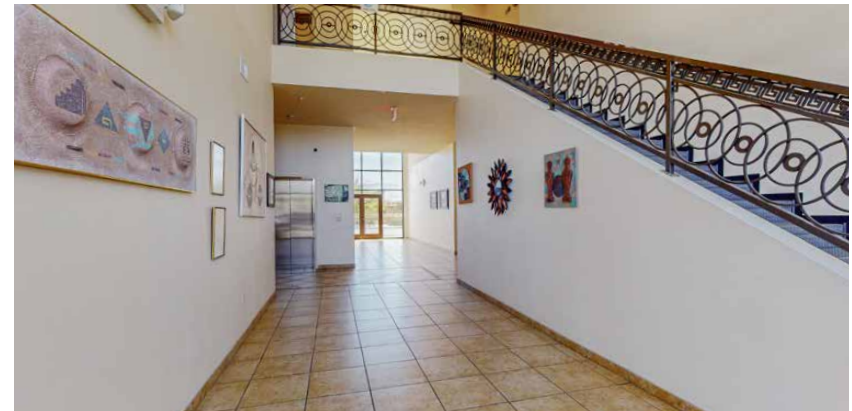
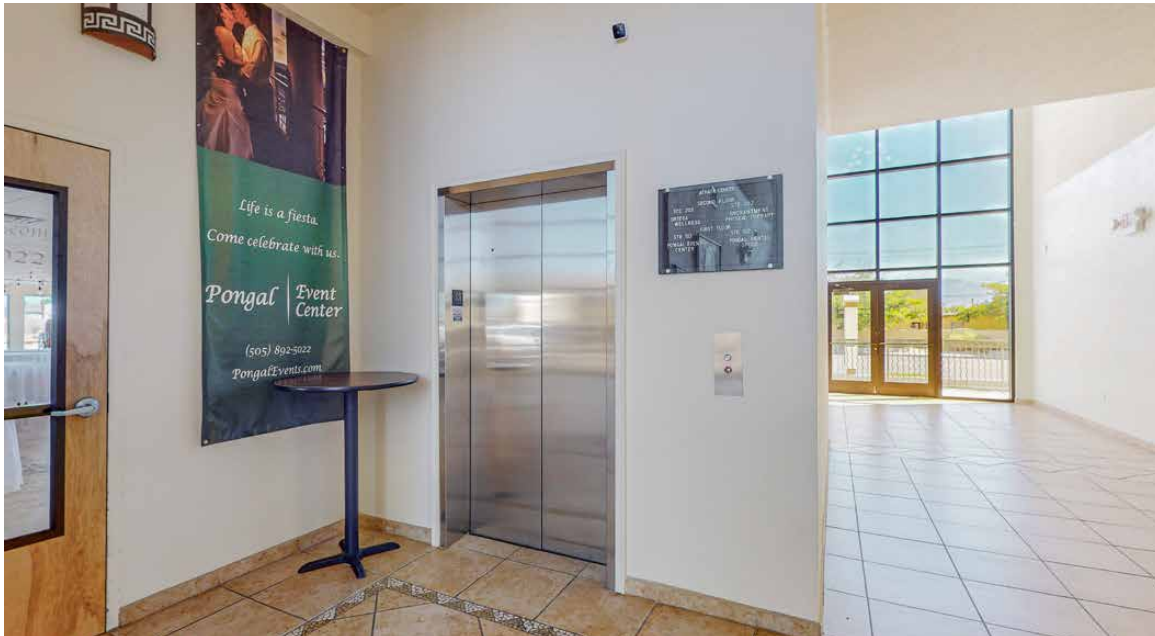


COMMON AREA

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VACANT SUITE 203 - 2,518 SF

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VACANT SUITE 203 - 2,518 SF

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VACANT SUITE 203 - 2,518 SF

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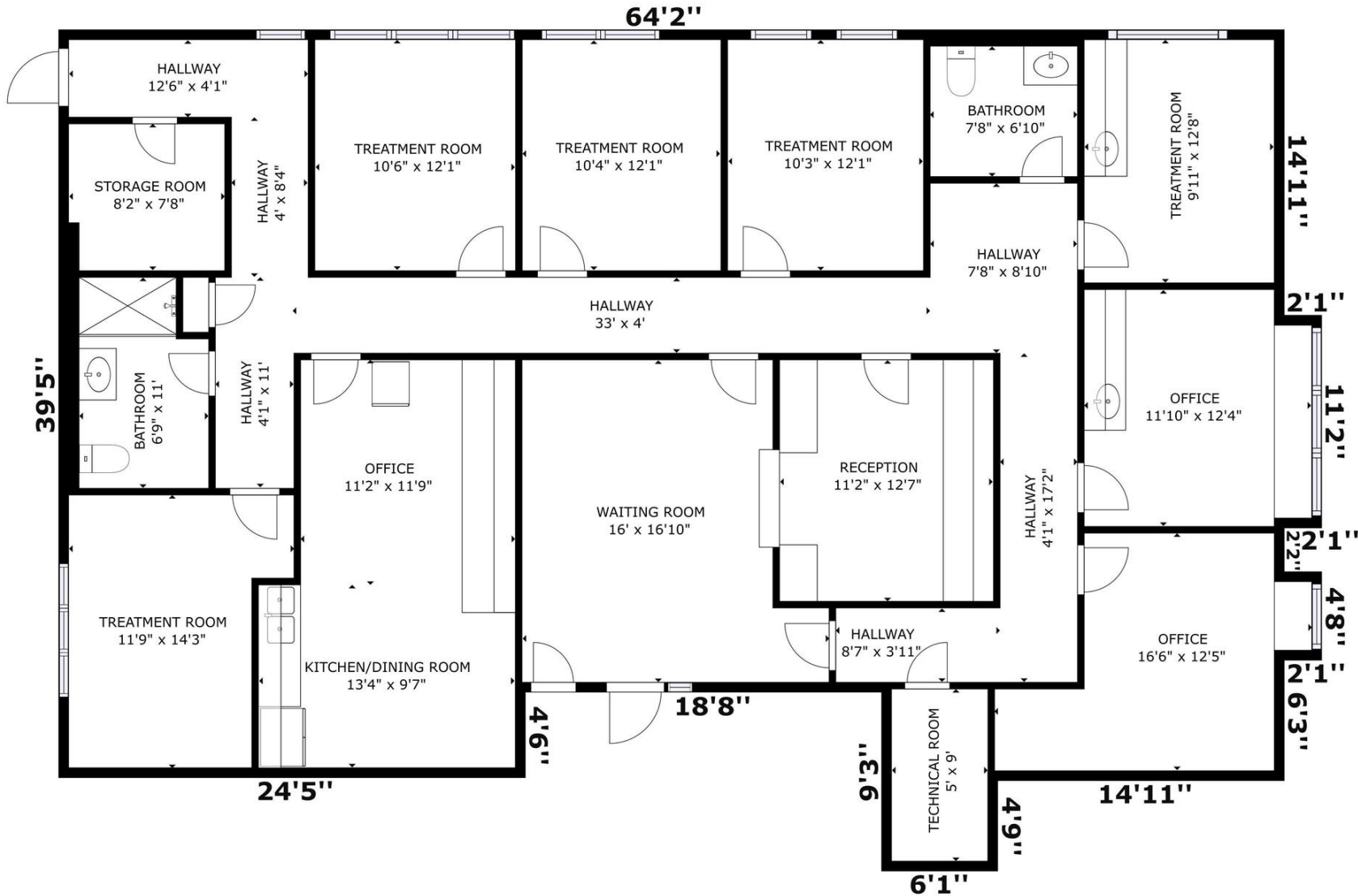


VACANT SUITE 203 FLOOR PLAN - 2,518 SF

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AREA OVERVIEW

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RIO RANCHO

Rio Rancho is a city located in Sandoval County, New Mexico, USA. It is situated just north of Albuquerque and is part of the Albuquerque metropolitan area. As of my last knowledge update in September 2021, here is an overview of Rio Rancho's market and economy:

Rio Rancho's housing market had been experiencing steady growth before 2021. The city attracted residents looking for more affordable housing options compared to neighboring Albuquerque. The housing market often reflects the broader economic conditions and population growth in the area.

The job market in Rio Rancho had been diversifying, with a mix of industries such as healthcare, retail, education, and technology. Employers like Intel, which has a major facility in the area, and various healthcare institutions contributed to employment opportunities.

Rio Rancho has a variety of retail and commercial establishments, including shopping centers, restaurants, and small businesses. The city was continuing to develop its commercial infrastructure to accommodate its growing population.

The city offers recreational opportunities, including parks, golf courses, and outdoor activities. The proximity to the Sandia Mountains and the Rio Grande River provides residents with options for outdoor recreation.

Healthcare services are available in Rio Rancho, with several medical facilities and clinics serving the community.



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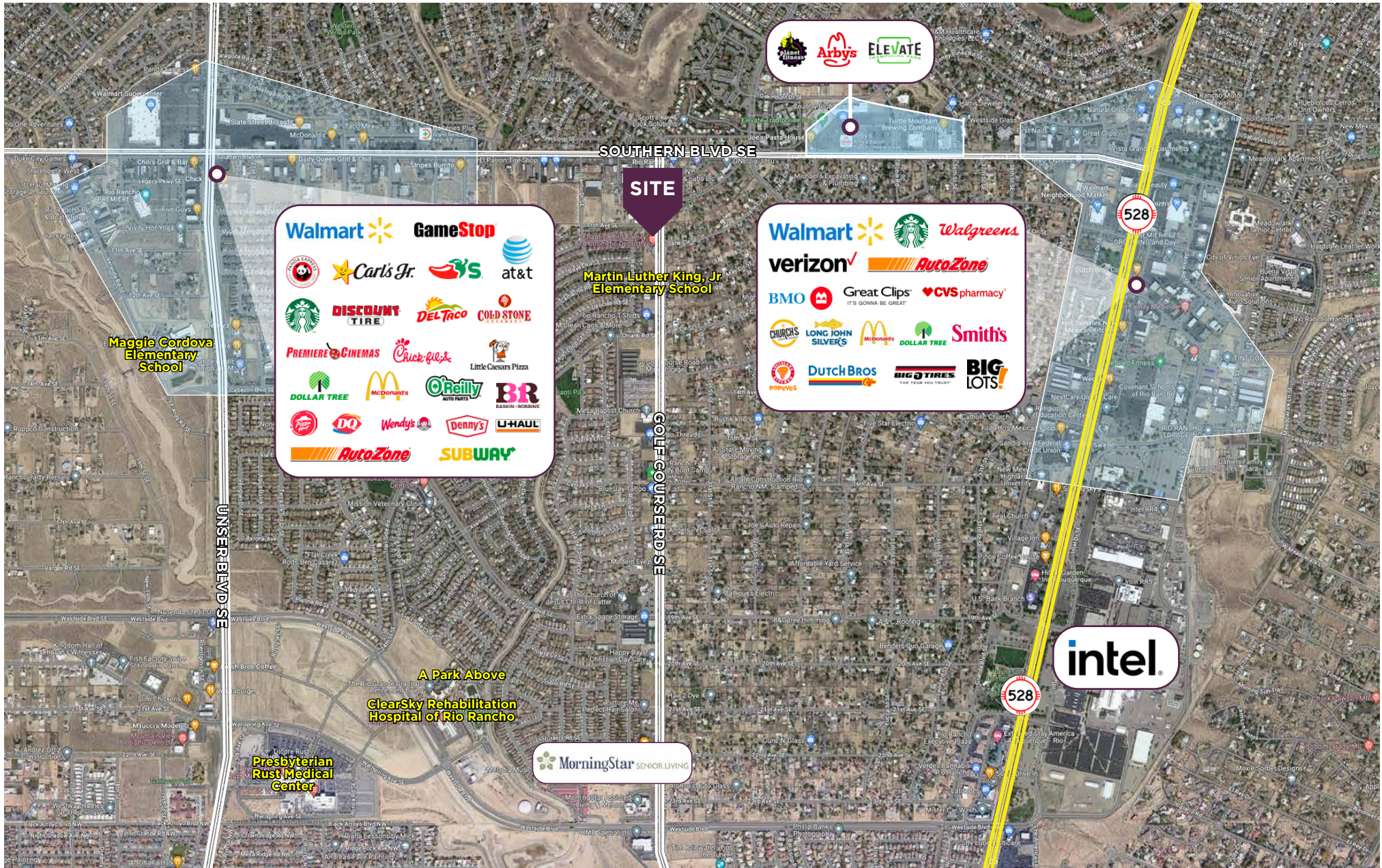


LOCATION MAP

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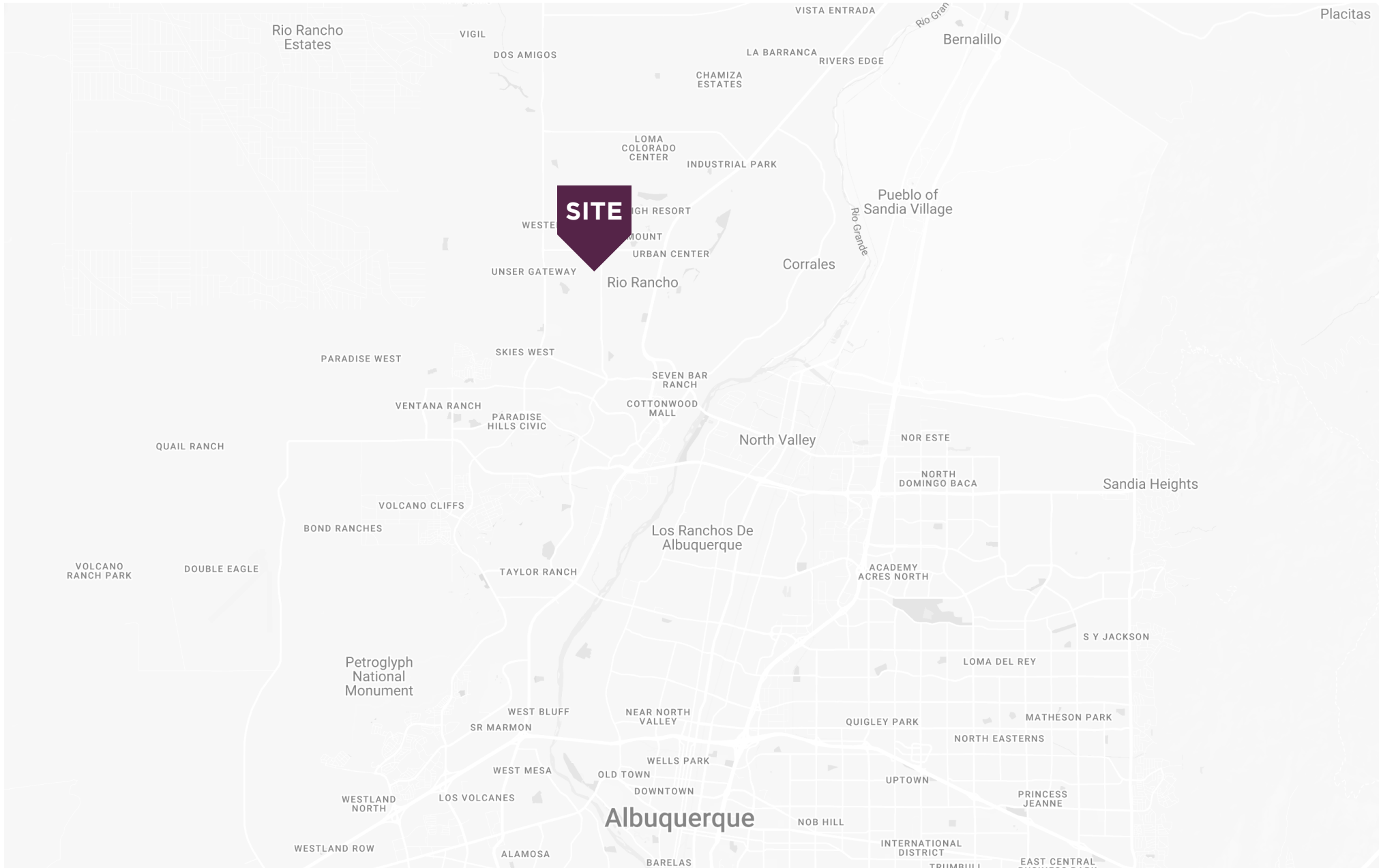
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REGIONAL MAP

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LISTING AGENTS

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CHRISTIAN FILE
VICE PRESIDENT

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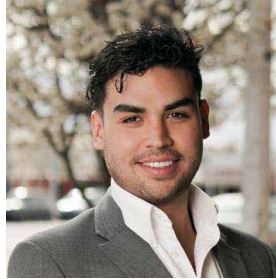
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



JACOB LOPEZ
VICE PRESIDENT

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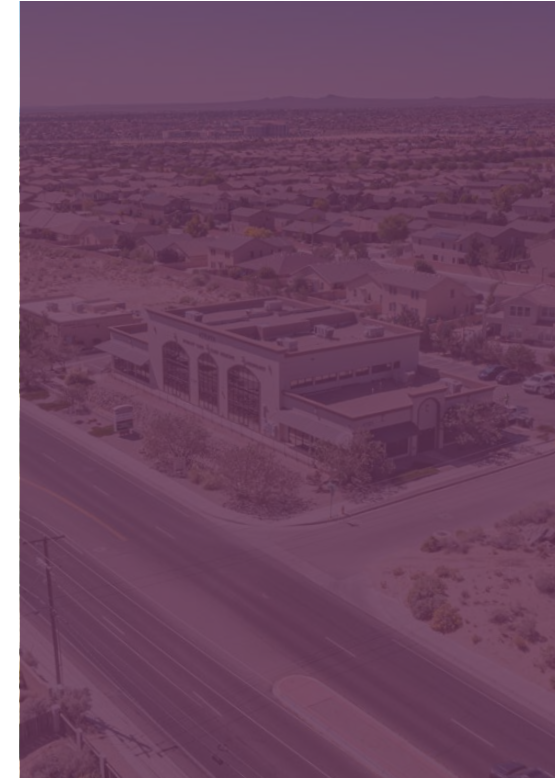
Jacob Lopez has been serving sellers, buyers, owner-users, landlords, and tenants in all aspects of the commercial real estate industry in Albuquerque since 2017, specializing in MultiFamily, Industrial & Land. Jacob is experienced in commercial real estate sales, property research, tenant/landlord representation, and contract negotiations. He is overly dedicated & has a burning passion for real estate, closing over 130 deals since beginning his career.

Jacob works out of Albuquerque, NM and is the preeminent broker in the Greater Albuquerque area that covers Rio Rancho, Los Lunas, Placitas, Bernalillo, Tijeras, Edgewood & beyond.

Jacob was born and raised throughout Los Angeles County, from Compton to Whitter, and is an avid dog lover who enjoys spending time with family and friends, meditating, swimming, camping, listening to music...and closing deals. He graduated from the University of New Mexico, where he obtained his Bachelors of Business Administration as a Triple Major in Financial Management, Accounting & Marketing. Lastly but certainly not least, Jacob is bilingual, speaking both English and Spanish.



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FOR MORE INFORMATION
PLEASE VISIT:

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