

Colliers



For Lease

1141-1149 Commercial Dr SE
Rio Rancho, NM 87124

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Property Profile

Details

Lease Rate \$38.00 PSF NNN

NNN \$4.00 PSF (Estimated)

Space Available ± 1,500 SF

Lot Size 0.84 Acres

Zoning C-1

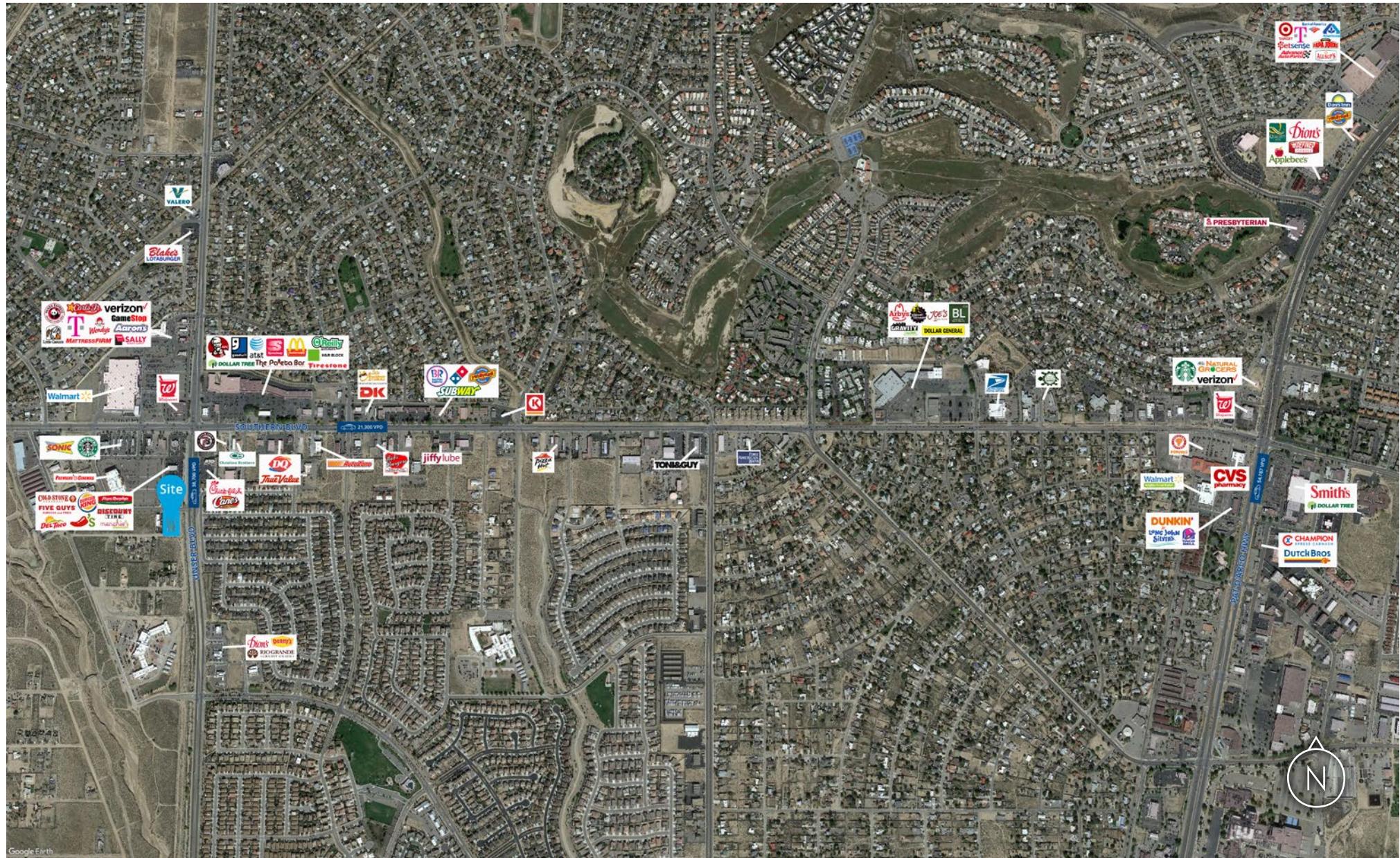
Features

- Grey shell delivery in 4th Quarter 2026
- Ideal for retail, restaurant, office, or medical uses
- Traffic counts in excess of 38,000 VPD
- Down the street from Cabezon Master-planned Community with over 2,600 built-out homes in place and Los Diamantes, a master-planned community programmed for 450 new homes, a 70 acre business park and an elementary school
- Close proximity to Rio Rancho's and Sandoval County's largest medical facility, Presbyterian Rust Medical Center

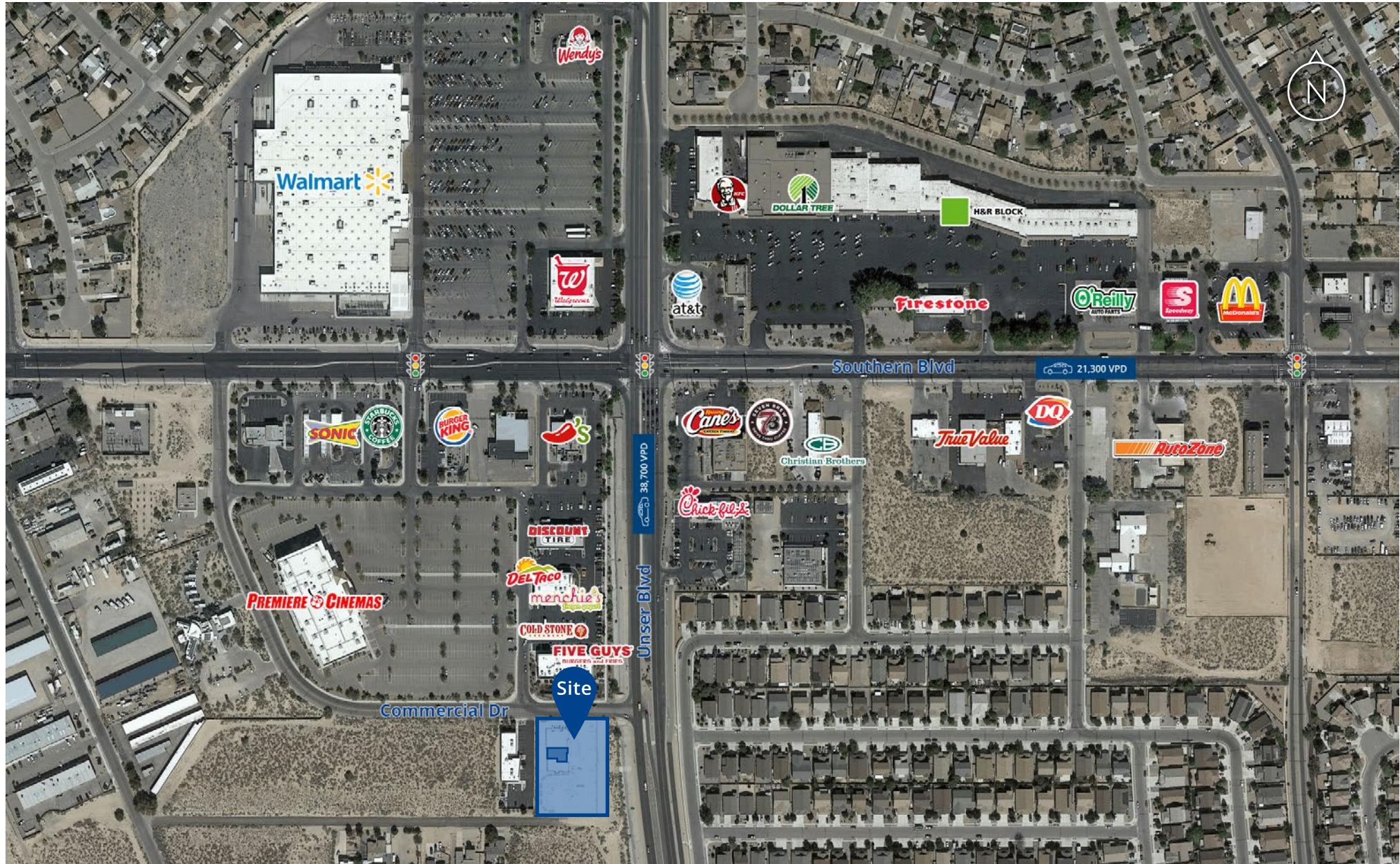
Area Tenants



Trade Area Aerial



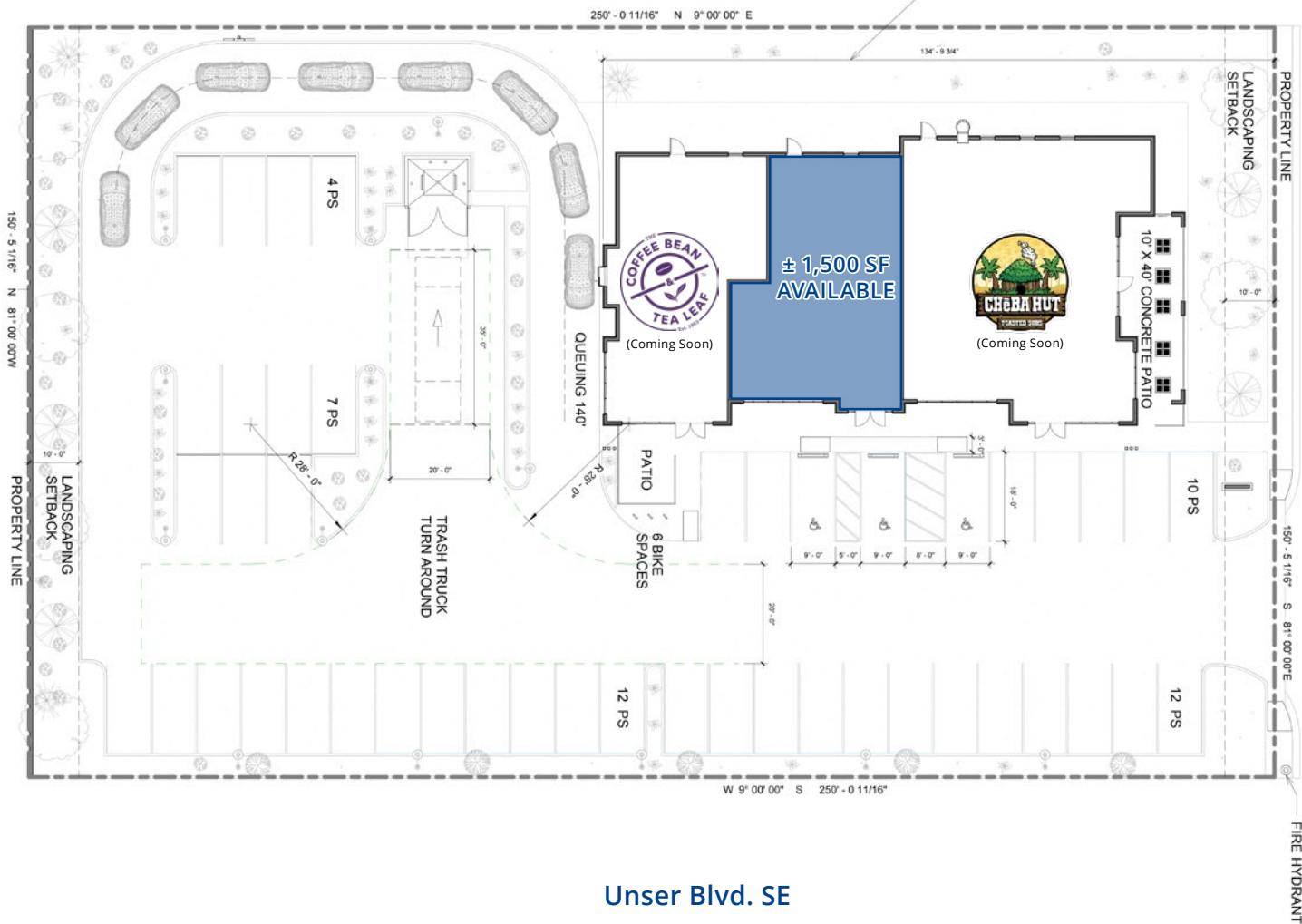
Intersection Aerial



Site Plan

11th Ave. SE

Commercial Dr. SE



Unser Blvd. SE



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	11,670	80,302	152,123
Households	4,081	30,663	58,504
Average HH Income	\$103,817	\$100,560	\$105,896
Median HH Income	\$79,286	\$76,376	\$80,387

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