



For Lease

1141-1149 Commercial Dr SE
Rio Rancho, NM 87124

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Property Profile

Details

Lease Rate \$85,000 per year

Lease Type Ground Lease

Lot Size 0.84 Acres

Zoning C-1

Features

- QSR/Mixed-use pad for Lease or Build to Suit
- Zoned for Drive-Thru
- Prime pad opportunity on Unser Blvd
- 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
- Close proximity to Rio Rancho's and Sandoval County's largest medical facility, Presbyterian Rust Medical Center
- Los Diamantes, a master-planned community programmed for 450 new homes, a 70 acre business park and an elementary school

Area Tenants



Intersection Aerial



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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