

TRIPLE NET LEASE INVESTMENT

3301 SOUTHERN BLVD SE | RIO RANCHO, NM 87124

FOR SALE



COMMERCIAL PROPERTIES INC.
Locally Owned, Globally Connected.

Eric Jones
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QUALIFYING BROKER

WILLIAM ROBERTSON
NM LICENSE #8433



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±64,904 SF FREESTANDING RETAIL IN RIO RANCHO NEIGHBORHOOD CENTER

	ELEVATE	E3 VOLLEYBALL
ADDRESS	3301 Southern Blvd SE Rio Rancho, NM 87124	3301 Southern Blvd SE Rio Rancho, NM 87124
BUILDING SIZE	±35,000	±29,904
YEAR BUILT	1990	1990
TENANT	Elevate Trampoline Park	E3 Volleyball
WEBSITE	elevatetrampolinepark.com	e3vb.com
NET RENT	\$300,000.00	\$210,125.68
OPERATING EXPENSES	\$14,100.52	\$12,047.48
LEASE EXPIRATION	12/31/2031	3/31/29
RENTAL INCREASES	CPI*	1.5%/YR
NOI		\$510,125.68
SALE PRICE		\$6,842,000
CAP RATE		7.46%



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WWW.ELEVATETRAMPOLINEPARK.COM

At Elevate Trampoline Park, an indoor jump center, guests can somersault and catapult across a slew of trampoline-lined arenas. The safely padded trampolines stretch from wall to wall, granting guests enough room to jump in place among friends or attempt aerial stunts. The center's two dodge-ball courts put a twist on the traditional game by adding a trampoline element, and three slam-dunk courts let players feel the thrill of a game-winning shot without the limitations of gravity or a strict pro basketball contract. For even more aerial thrills, the bungee-jump bounce lets guests hurtle more than 25 feet in the air from the safety of a bungee cord, while a 24-foot rock-climbing wall grants the fun of an outdoor climb amid indoor comforts. When the sun goes down, DJ music and colorful lights turn the bouncy arena into an all-out party.



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WWW.E3VB.COM

- 30,000 square foot professional volleyball facility!
- High Ceilings!!!
- Cross-over training!!!
- 3 indoor sand and 4 regular hard courts!
- Sand courts have 10 plus feet at end of each court for jump serving, sand is 2 feet deep and kept clean!
- Fully air conditioned and heated space!
- State of the art HVAC units that renew with clean air exchange every 24 hours.
- Brand new Maple HG Sport Court with plenty of seating for spectators!
- Cafe with beautiful view of the Mountains!
- Coming soon...upper deck for viewing all courts!!!



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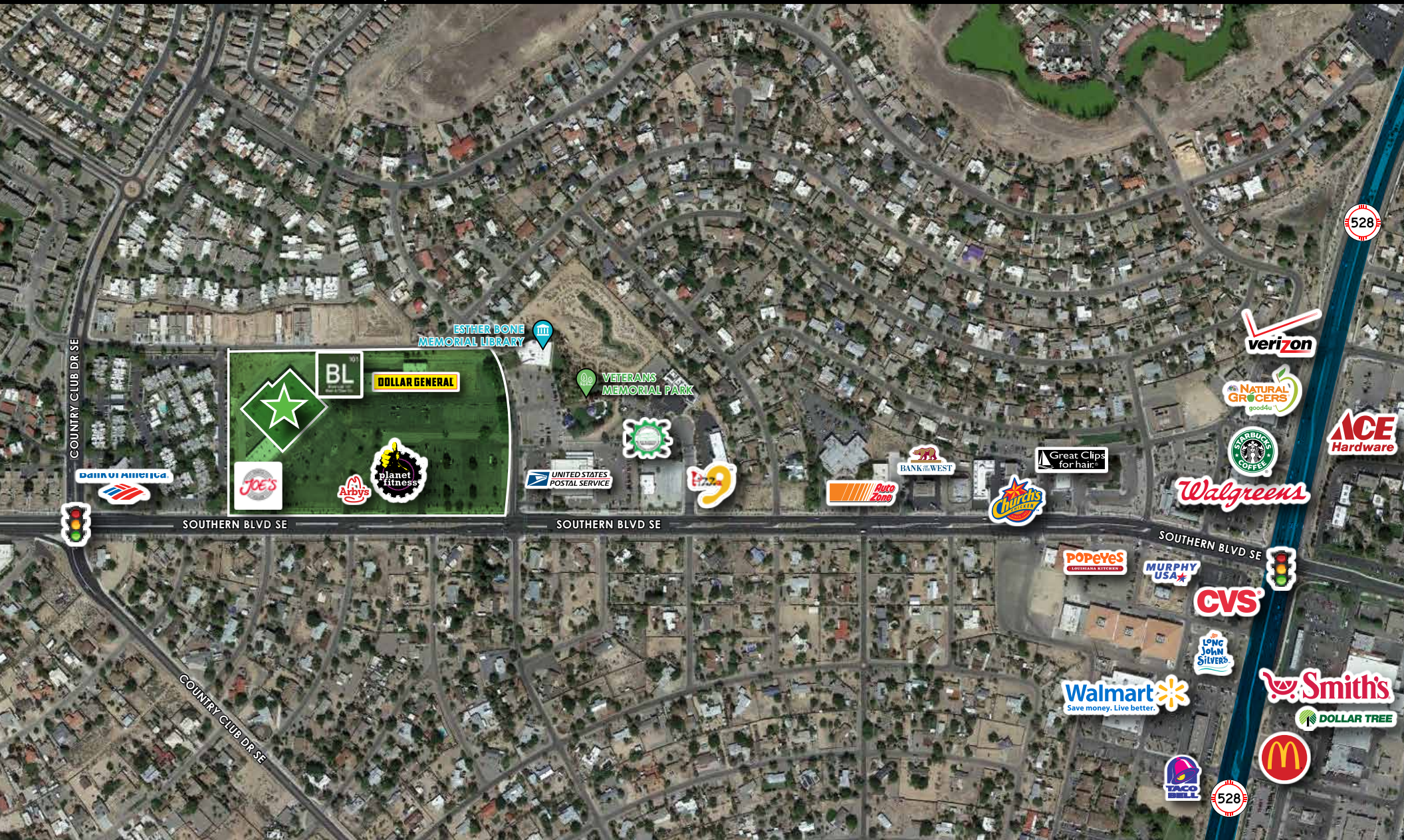
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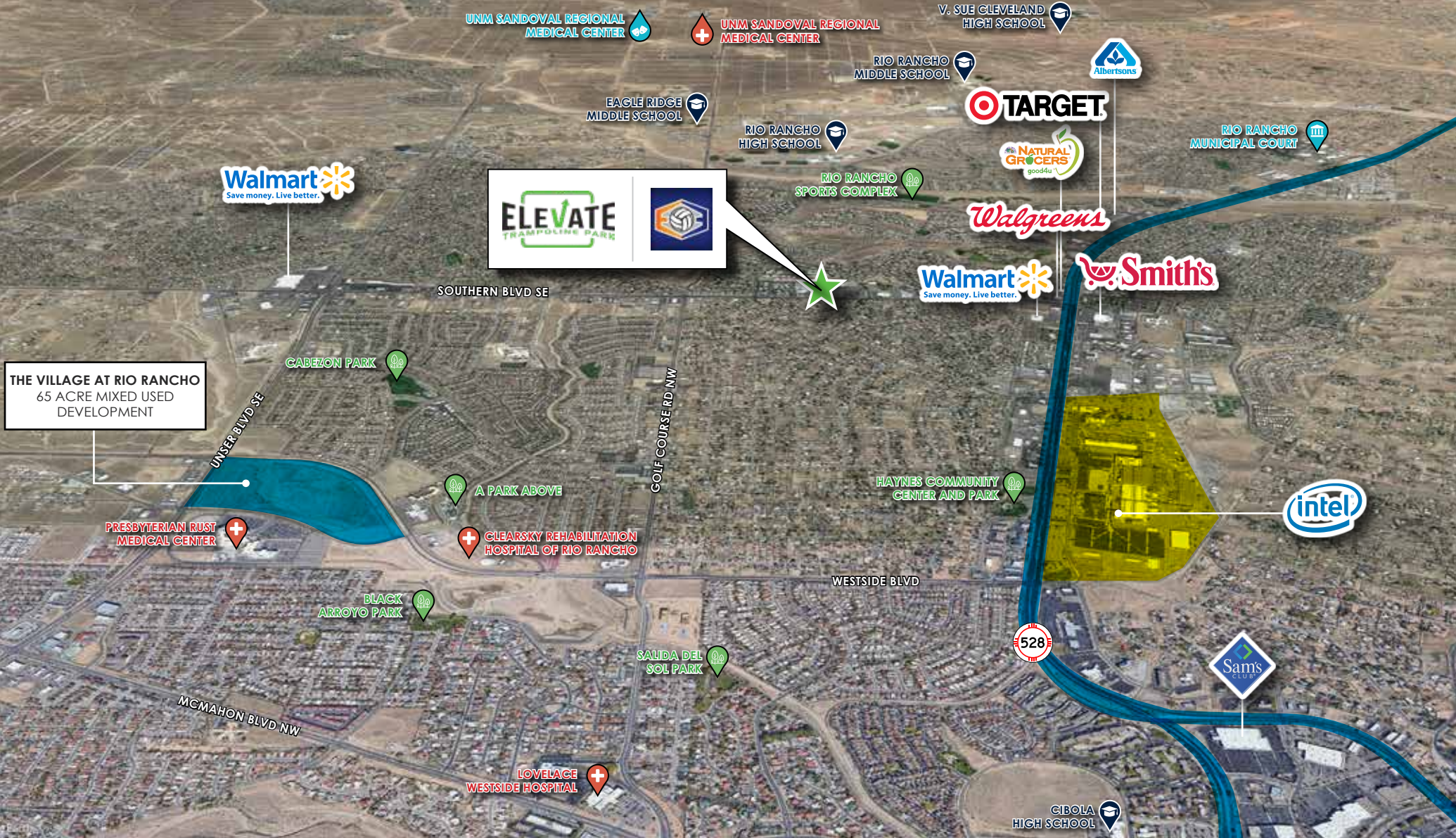
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THE VILLAGE AT RIO RANCHO
65 ACRE MIXED USED DEVELOPMENT



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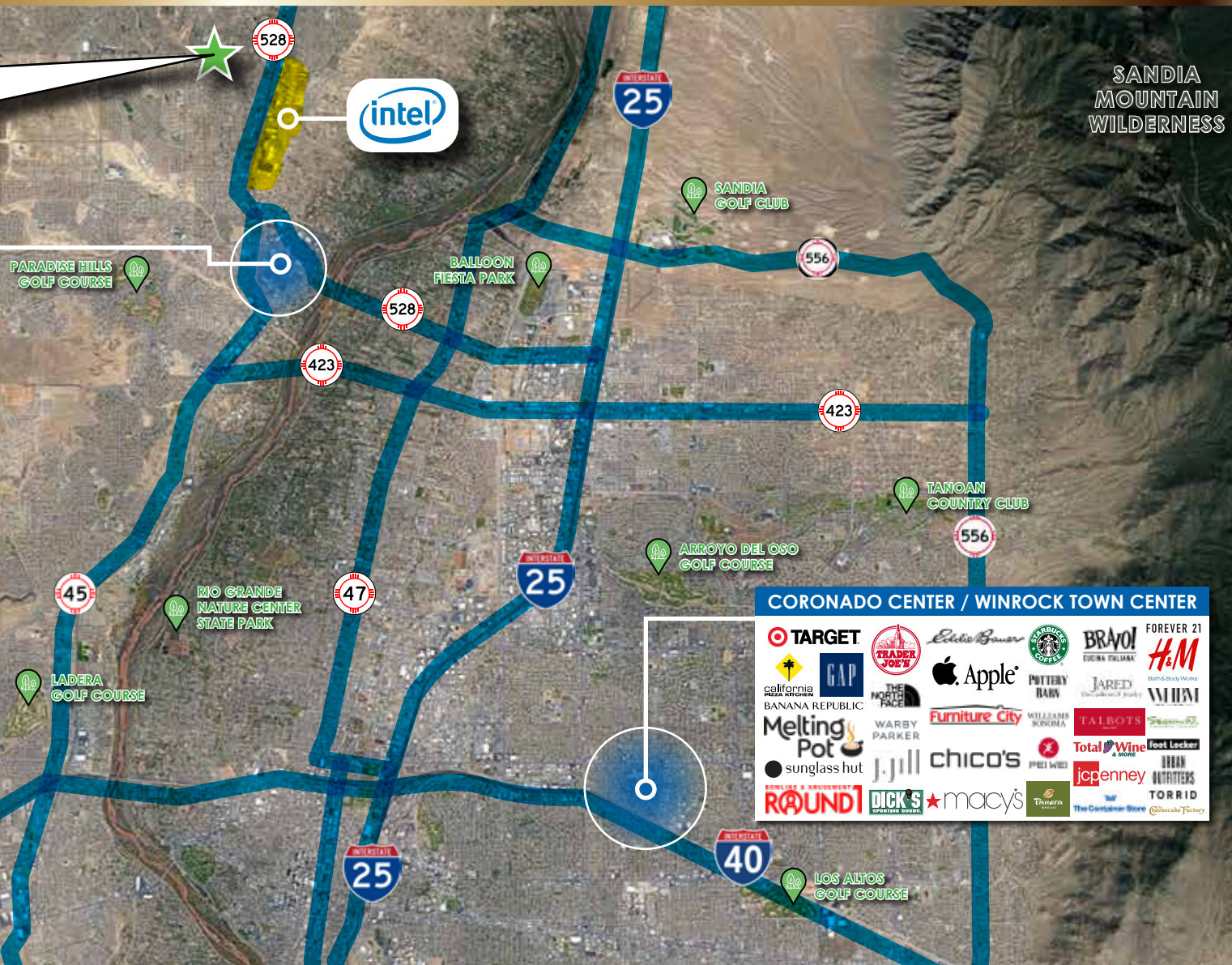
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COTTONWOOD COMMONS & MALL



CORONADO CENTER / WINROCK TOWN CENTER

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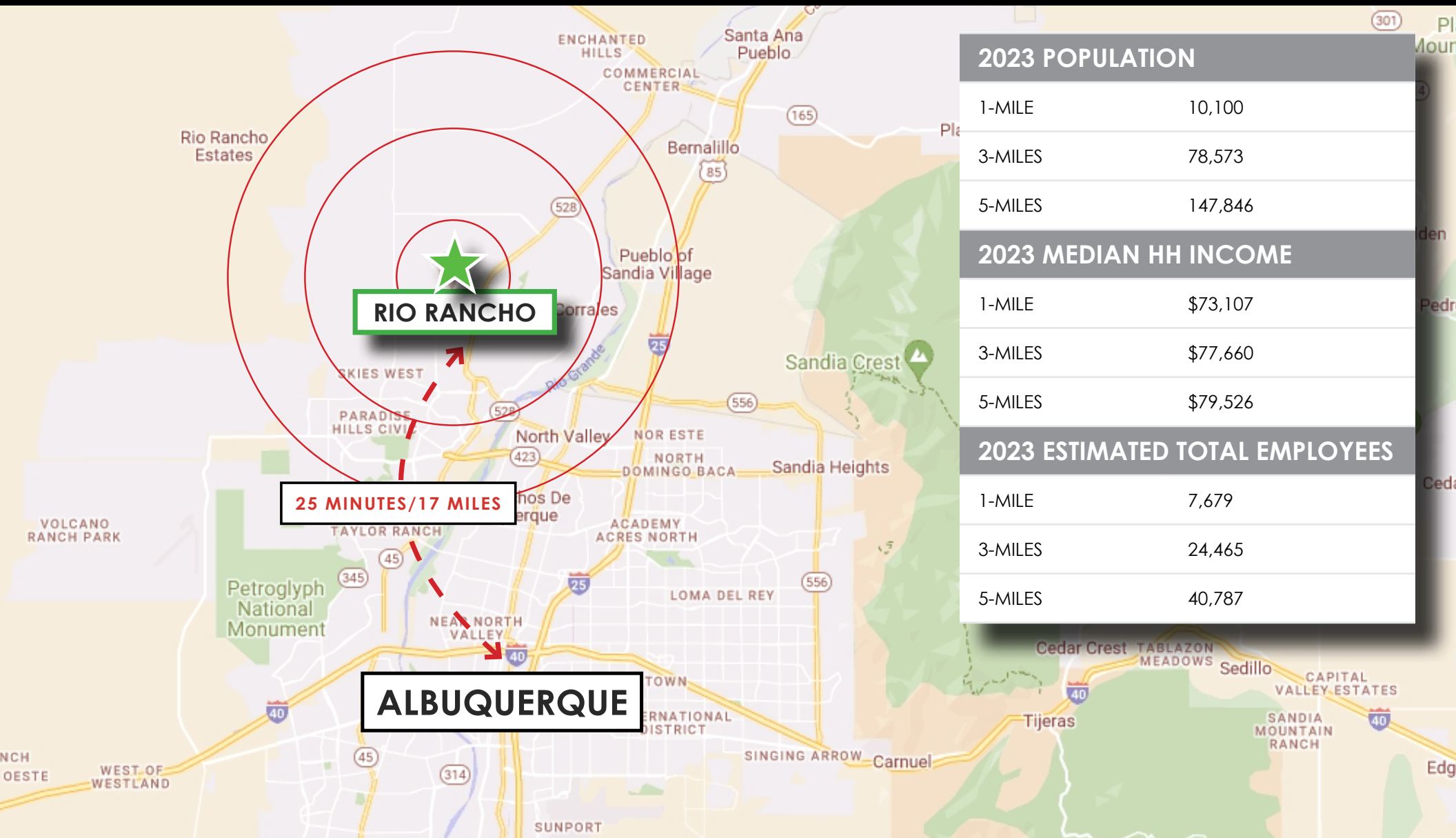
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2023 POPULATION	
1-MILE	10,100
3-MILES	78,573
5-MILES	147,846
2023 MEDIAN HH INCOME	
1-MILE	\$73,107
3-MILES	\$77,660
5-MILES	\$79,526
2023 ESTIMATED TOTAL EMPLOYEES	
1-MILE	7,679
3-MILES	24,465
5-MILES	40,787



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Rio Rancho is the 3rd largest city in New Mexico, the fastest growing community in the state, and one of the fastest growing in the southwest. Rio Rancho has been recognized as one of "America's 50 Best Cities to Live" citing exceptional public schools and well below national average crime rates (24/7 Wall Street). Rio Rancho encompasses approximately 104 sq. mi. and sits at an elevation of approximately 5,290 feet.

History beckons with nearby attractions in New Mexico that evolved over the centuries, with the Anasazi Indians and visits from the Hispanic explorer Coronado, to create a unique cultural tapestry of traditions and legends. The City of Rio Rancho began in the 1960s on 55,000 acres of land on the outskirts of Albuquerque. Today, Rio Rancho offers a cultural diversity within its population of about 95,000.

The future is growing in Rio Rancho. As we take Rio Rancho into a vibrant and exciting new future, we invite you to see our City of Vision. The City Center downtown plans events, sports, and conventions at the Rio Rancho Events Center. We offer unique restaurants, specialty retailers, theaters, a movie studio, production facilities, and more.



ONE OF "AMERICA'S 50 BEST CITIES TO LIVE" CITING EXCEPTIONAL PUBLIC SCHOOLS AND WELL BELOW NATIONAL AVERAGE CRIME RATES



SEMICONDUCTOR GIANT INTEL HAS INVESTED MORE THAN \$16 BILLION SINCE 1980 ON ITS CHIP-FAB OPERATIONS IN NEW MEXICO



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DEMOGRAPHIC SUMMARY

3301 Southern Blvd SE, Rio Rancho, New Mexico, 87124

Ring of 5 miles

KEY FACTS

147,846

Population



57,595

Households

38.8

Median Age

\$64,211

Median Disposable Income

EDUCATION

5%

No High School Diploma



22%

High School Graduate



34%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$79,526

Median Household Income



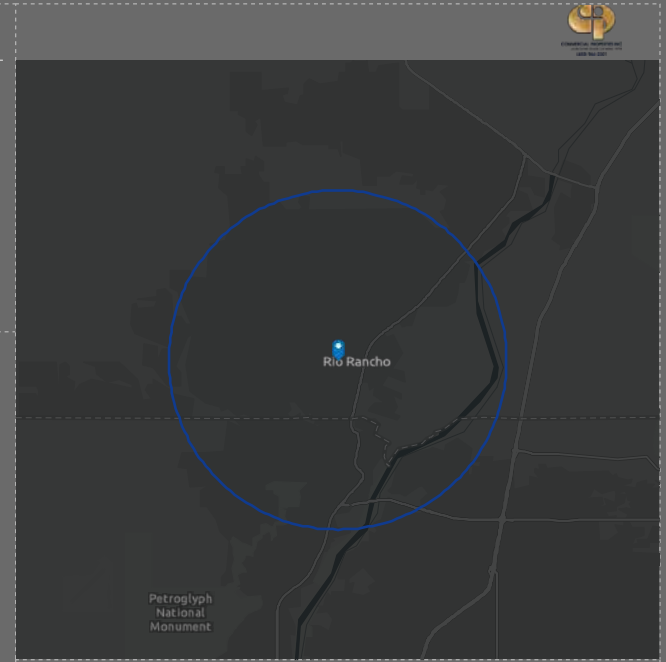
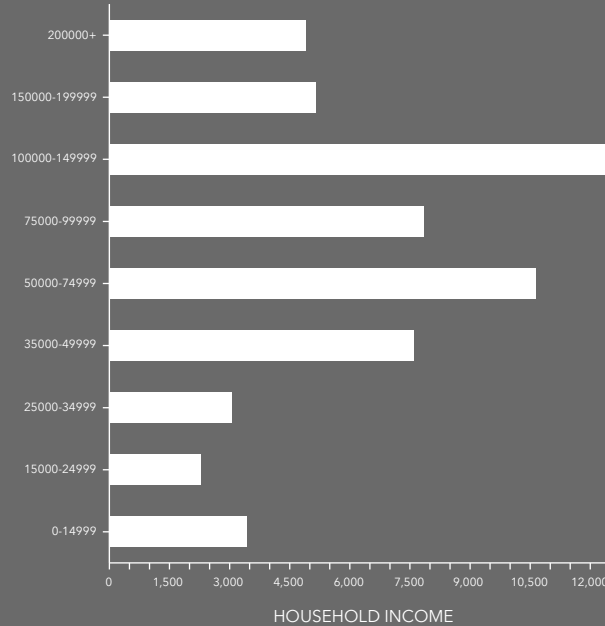
\$41,556

Per Capita Income



\$199,260

Median Net Worth



EMPLOYMENT



White Collar

71%



Blue Collar

15%



Services

16%

4.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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Offering Memorandum Disclaimer

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