

# WELL LOCATED INVESTMENT OPPORTUNITY

Southern Blvd. & Rio Rancho Blvd. | Rio Rancho, NM 87124

FOR SALE



## PROPERTY DETAILS

LOCATION	3900 Southern Blvd. SE Rio Rancho, NM 87124
SALE PRICE	\$2,270,000 (\$65.00/sf)
BUILDING	±34,931 sf
LAND	±2.1984 ac
ZONING	C-1
POWER	1600 amp, 120/208 volt, 3 phase
PARKING	5:1,000

## BENEFITS

- Terrific opportunity to add value
- Excellent for call center, Investors, education facility, or church
- Two-story shell office building
- Elevator access to 2<sup>nd</sup> story
- Creative seller; will trade or finance
- Close to restaurants, banks, healthcare and many services

For more information please contact:

Erik Olson, CCIM  
erik@gotSPACEUSA.com

www.gotSPACEUSA.com

6801 Jefferson NE, Suite 200  
Albuquerque, NM 87109

**505.878.0001**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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09.22.11

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## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2010 Population	9,930	63,649	124,346
2010 Average HH Income	\$71,872	\$76,681	\$76,442
2010 Households	4,443	23,918	46,853
2010 Daytime Employment	7,201	24,148	37,778

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## SITE AERIAL

3900 SOUTHERN BLVD. | RIO RANCHO, NM



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## US CENSUS RIO RANCHO GREW 69%

The City of Rio Rancho, NM grew 69% from 2000-2010 to a total estimated population of 87,521. Rio Rancho is part of the Albuquerque Metropolitan Statistical Area (Population: 877,077). Only 30-years-old, Rio Rancho is the third largest city in the State, surpassing Santa Fe. The City is strategically located in the northwest quadrant of the MSA and comprises over 100 square miles of land. The City is just 30 minutes from the Albuquerque International Sunport and 45 minutes from Santa Fe, the cultural center of the Southwest.

The City has a strong existing business climate anchored by Intel Corporation and complemented by the administrative and manufacturing operations of Hewlett Packard, Bank of America, U.S. Cotton, Lectrosonics, Victoria's Secret, Sprint PCS, Insight Lighting, Stainless Motors, and ClingZ, Inc. The RREDC and the city work together to aggressively attract new business and industry to the community.

Source: Rio Rancho Economic Development Corporation (www.rredc.org) April 2011

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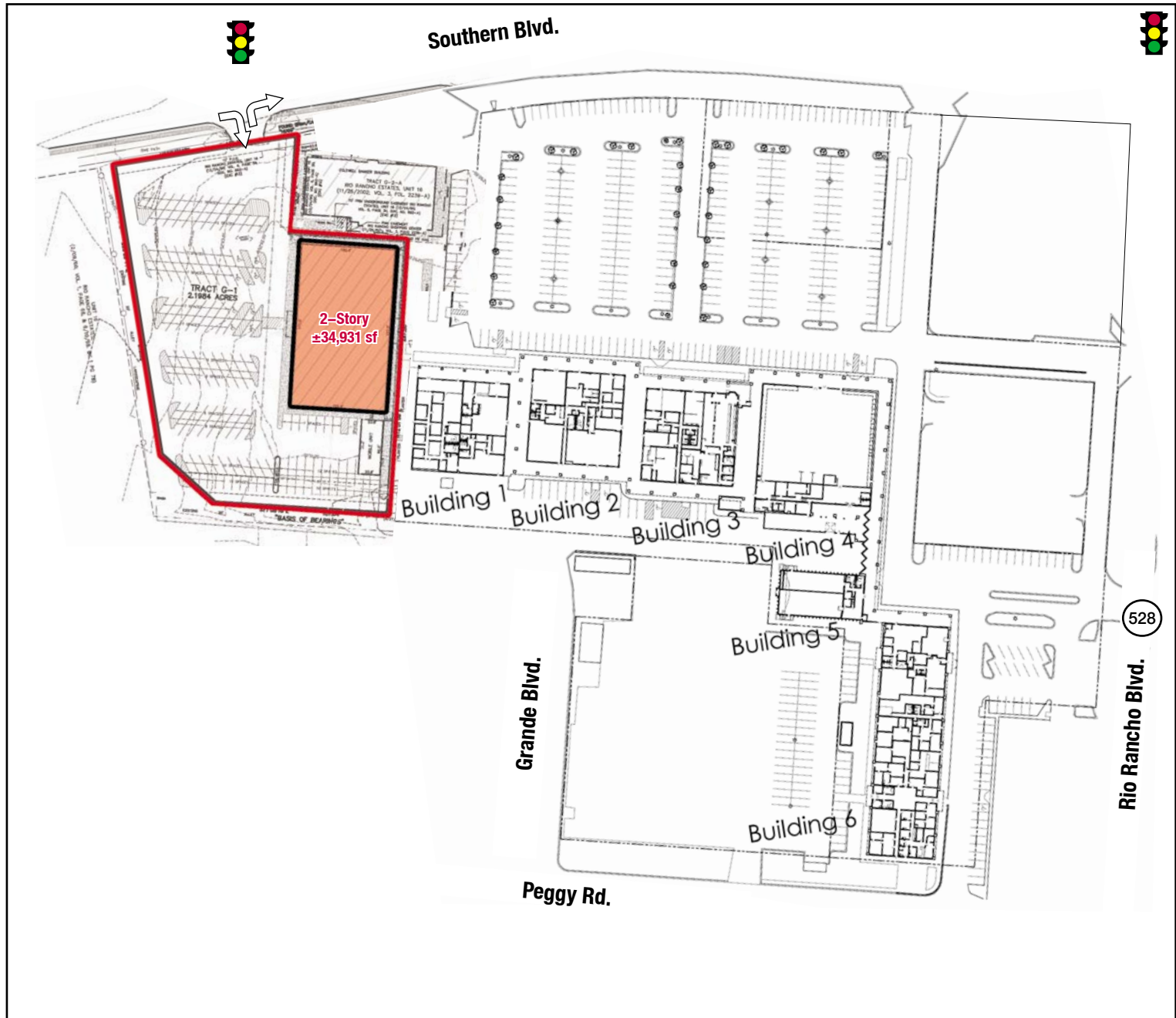
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## SITE PLAN

3900 SOUTHERN BLVD. | RIO RANCHO NM



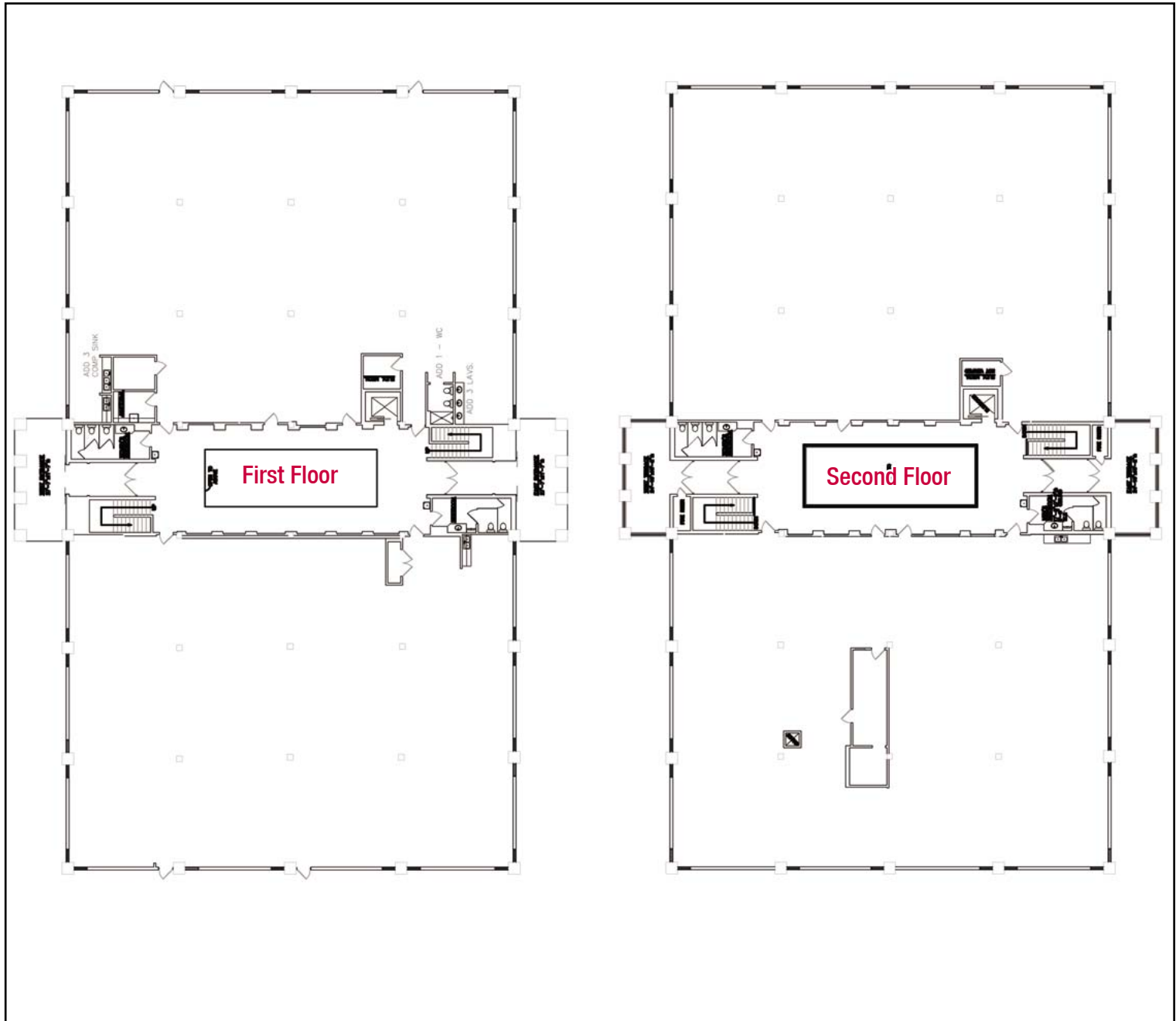
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## FLOOR PLAN

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3900 SOUTHERN BLVD. | RIO RANCHO, NM | CONCEPTUAL OFFICE REMODEL

\* Conceptual rendering, subject to government approval