

For Sale
or Lease

First-Class Office Space Available

500 Unser Blvd. SE | Rio Rancho, NM 87124



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LOCATED IN RIO RANCHO WITH UNSER BLVD. VISIBILITY

SEC Unser Blvd. & Spring Rd. SE



Sale Price:
\$4,700,000



Building: $\pm 22,804$ SF
Land: ± 1.38 Acres



Lease Rate:
\$14.50/SF MG



Available:
 $\pm 4,952$ to $\pm 11,194$ RSF

NAI SunVista

got space

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

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LOCATION

SITE

- Building: $\pm 22,804$ SF
- Land: ± 1.38 Acres

FOR SALE

- Sale Price: \$4,700,000
- Building: $\pm 22,804$ SF
- Land: ± 1.38 Acres

FOR LEASE

- Lease Rate: \$14.50/SF MG
- Suite A/B: $\pm 4,952$ RSF
- Suite E: $\pm 11,194$ RSF
Tenant pays gas, electric and janitorial

ZONING C-1, Rio Rancho

PROPERTY HIGHLIGHTS

- Signalized corner with monument signage
- 4:1,000 parking ratio
- Two story building with elevator
- High-end finishes with beautiful lobby
- Plenty of built-out offices and open work areas
- Abundant natural light



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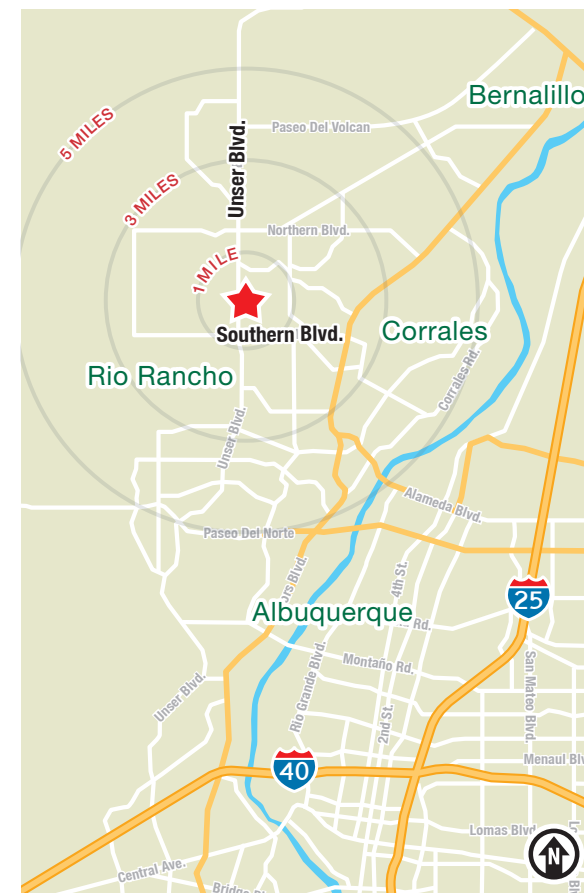
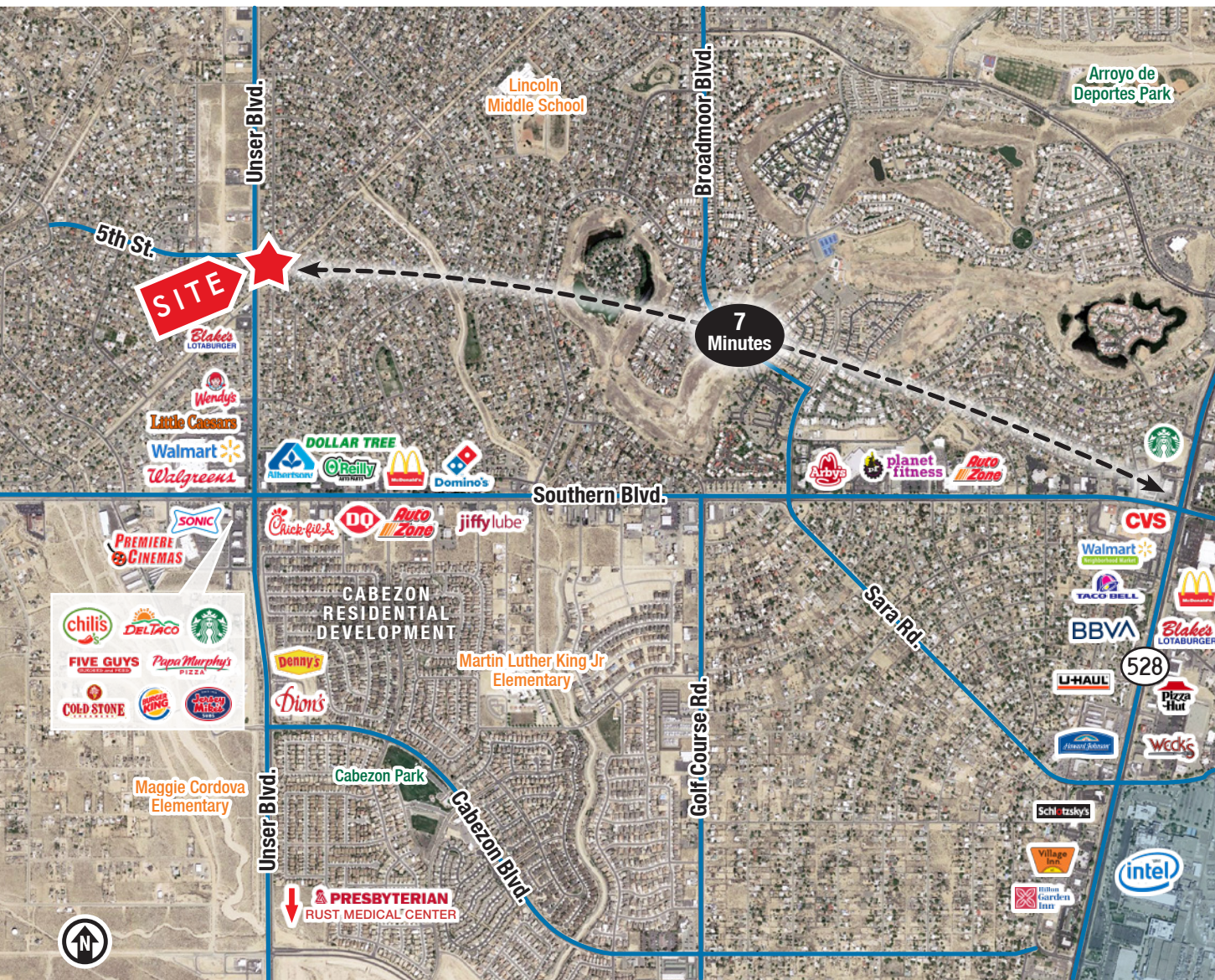
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,353	71,635	144,426
Average HH Income	\$77,741	\$86,917	\$90,138
Daytime Employment	2,738	18,260	36,884

2021 Forecasted by Esri



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PHOTOS



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SUITE E



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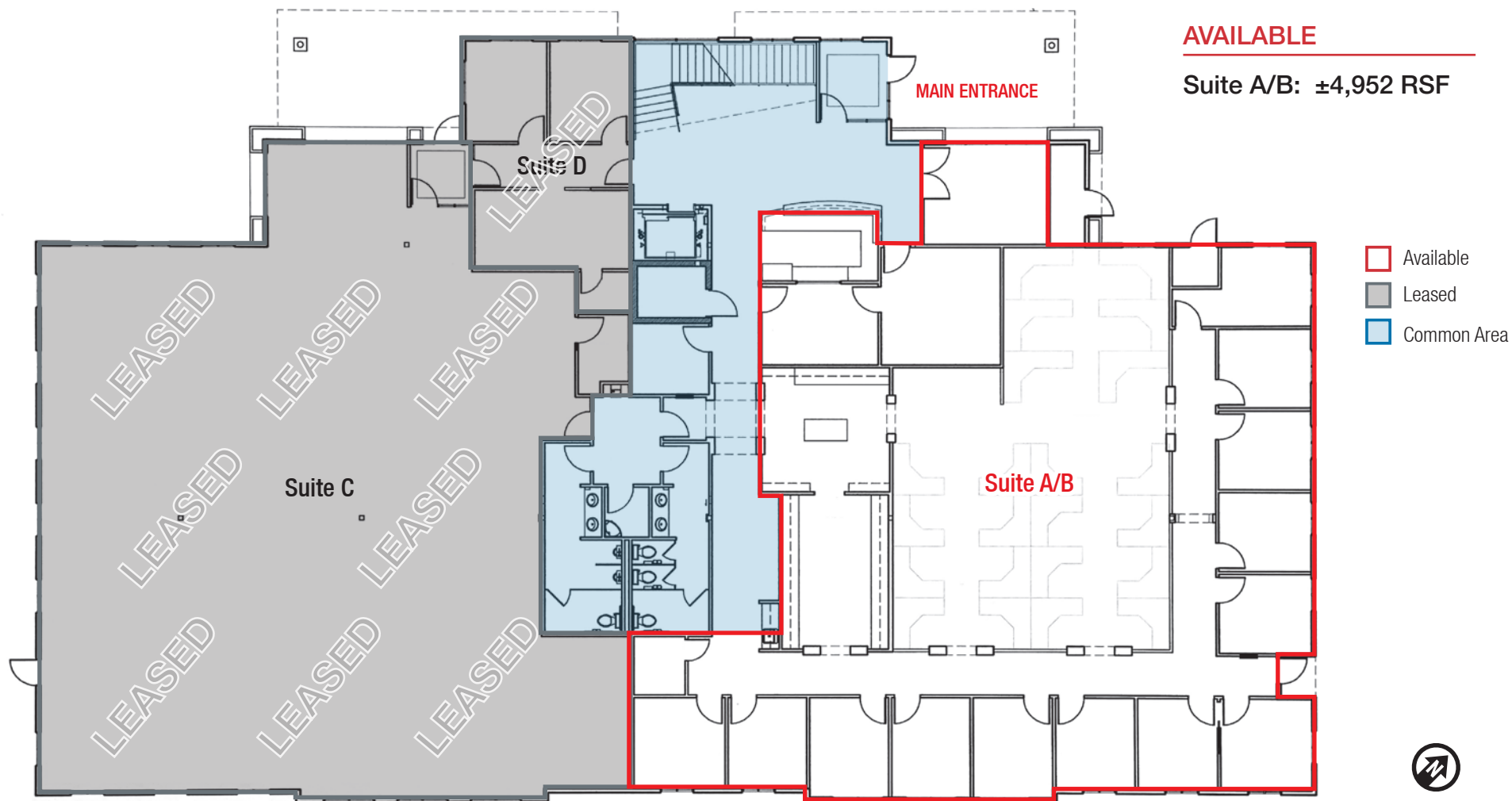
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FIRST FLOOR



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SECOND FLOOR

AVAILABLE

Suite E: ±11,194 RSF

