

PRIME RIO RANCHO RETAIL/OFFICE

FOR LEASE / 1520 DEBORAH RD SE., RIO RANCHO, NM 87124



Lease Price: **\$11.00 PSF NNN**

SUITE SIZE
+/- 1,450 SF - K

FEATURES

- Suite K - \$1,329.16 + NNN's
- NNN's Currently \$3.46 PSF
- Excellent Visibility
- High Parking Ratio (6.11/1,000 SF)
- Easy Access to 528
- Excellent Signage – 3 Locations Per Unit
- Destination Center for Rio Rancho

131 Madison St. NE Suite 200 Albuquerque, NM 87108
505-346-6006 info@go-absolute.net
www.go-absolute.net

ANDRIA BARRENECHEA
(505) 718-9548
andria@go-absolute.net

RITA CORDOVA
(505) 489-8538
rita@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner in the lease of this affordable shopping center centrally located in one of the fastest growing cities in the US, Rio Rancho, NM. It is well maintained with new stucco and pavement, and attention to heating/cooling comfort which includes professional property management. Tenants enjoy monument signage on Deborah, as well as building signs facing 528 and in front of their individual suite.

This center has served to spur the growth of its tenants with its popular, accessible location and engaging tenant mix. Current tenants include Bigfoot Treasures,, El Agave Mexican Restaurant, The Fish Room, Beauty Artistry, Kid'z Place Haircuts, Clips LLC, Jerky by Art, The House of Tailors, Rio Rancho Shoe & Boot Repair, House of Dry Cleaning, Jarim's Barbershop Indigo Aesthetics Custom Skin Care and Upscale Burger.

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PROPERTY SUMMARY

PROPERTY ADDRESS	1520 Deborah Rd SE, Rio Rancho, NM 87124
PROPERTY DESCRIPTION	Shopping Center with Retail/Office Space
PROPERTY SIZE	(+/-) 1.2 Acres
SIZE AVAILABLE	(+/-) 1,450 SF
BEST USE	Retail/Office
ACCESS	Deborah Rd.
SIGNAGE	Building and Monument Signage
ZONING	C-1 Rio Rancho
LOCATION	Deborah Rd. and 528

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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IMMEDIATE TRADE AREA



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TRADE AREA



ANDRIA BARRENECHEA
 (505) 718-9548
 andria@go-absolute.net

RITA CORDOVA
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PROPERTY PHOTOS

Suite A



Suite K



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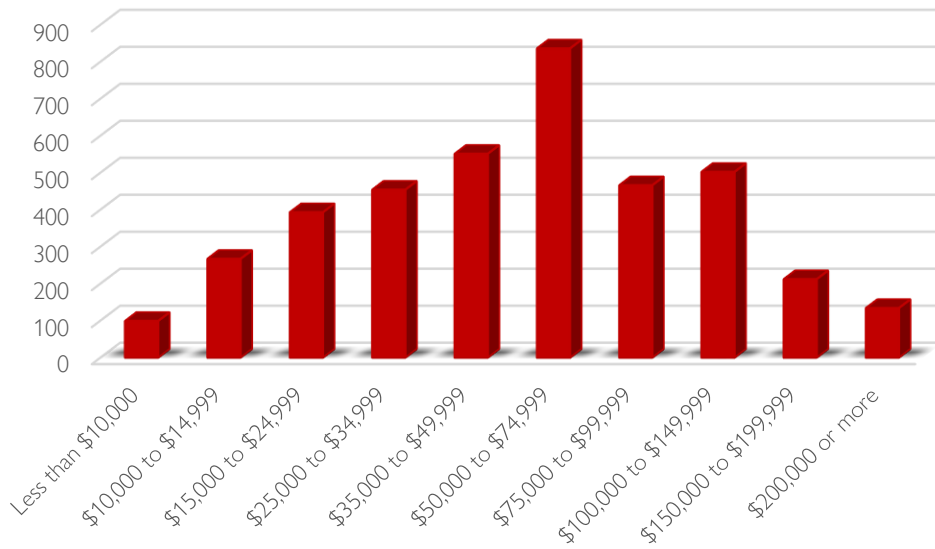
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DEMOGRAPHICS

Household Income 1 Mile



TRAFFIC COUNTS

NM 528 44,000 VPD

Sara Rd. 4,000 VPD

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RADIUS DEMOGRAPHICS



Population

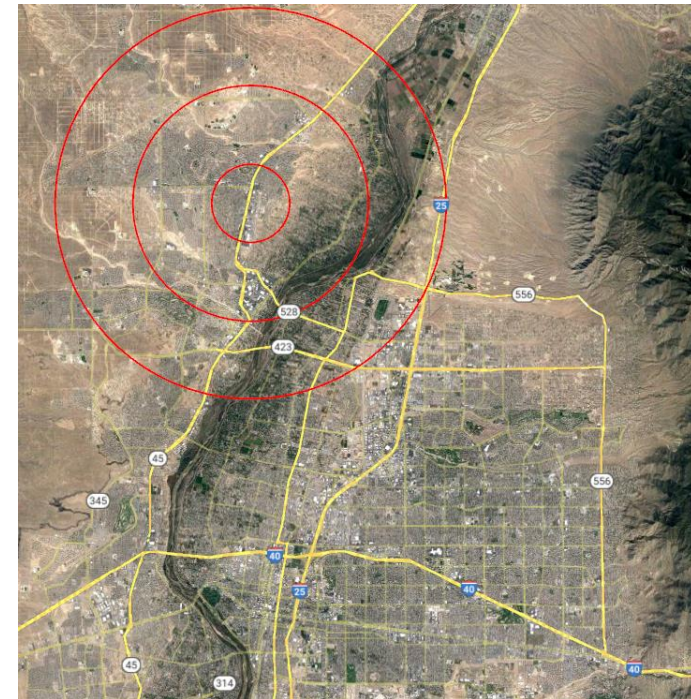


Avg. HH Income



Median Age

1 Mi	9,388	\$72,793	47.3
3 Mi	74,675	\$83,486	41.3
5 Mi	145,345	\$84,403	40.4



*provided by the Missouri Census Data Center. (2021). Circular Area Profiles — ACS [dataset application]. Available from <https://mcdc.missouri.edu/applications/capsACS.html>.

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ALBUQUERQUE, NM

Albuquerque is located in the Rio Grande Valley and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH), which together employ 20,210 people. Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world-famous Albuquerque International Balloon Fiesta, which draws over one million visitors per year. Less than one hour away is the historical city of Santa Fe. Albuquerque boasts year-round outdoor activities, high quality of life, and low cost of living.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2010

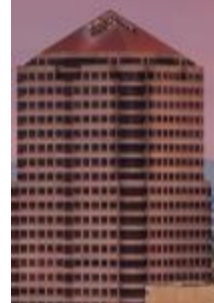
3.01%



Median Income

\$72,265

2020 Estimates



"Abq downtown" https://commons.wikimedia.org/wiki/File:Abq_downtown.jpg by Debernardi <https://en.wikipedia.org/wiki/User:Debernardi> licensed CC BY-SA 3 <https://creativecommons.org/licenses/by-sa/3.0/>
Cropped, saturated, and overlaid with transparent dark gray.

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BROKERS



RITA CORDOVA Senior Advisor

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, insurance and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



ANDRIA BARRENECHEA Associate Broker

(505) 718-9548 / andria@go-absolute.net

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for six years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client that comes her way.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.