



Rio Rancho Marketplace

SWC HWY 528 & Ridgecrest Dr.

Retail Space

- Lease Rate: \$12 per Square Foot
- Lease Type: NNN
- Zoning: C-1
- Available Space: Suite J/K 2,400 SF (Divisible)
Suite M/N 2,400 SF (Divisible)

Co-tenants

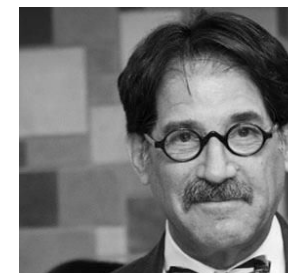
Albertson's Target
PetSense T-Mobile
Papa John's Subway
GNC Massage Envy
Games Workshop H&R Block
Chill Zone Yogurt Supercuts
Advance Auto Parts

And More

OBERSTEIN
PROPERTIES, INC.

For Additional Information and to schedule showings,
contact:

David Oberstein



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PHONE (505) 986-0700 CELL (505) 470-2345 EMAIL david@obersteinproperties.com

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Summary

We appreciate your interest in evaluating the leasing opportunity we have available. We would propose to lease to you the space located at Rio Rancho Marketplace, Rio Rancho, New Mexico under the following general terms and conditions.

1. Lease Term – 3 to 5 Years
2. Approximate Leasable Area – 1,200 to 2,400 Square Feet
3. Base Lease Rate: 1st Year - \$12.00 per SF
 2nd - 5th Year: Plus \$0.50 per SF/Year

NNN: Tenant pays a pro-rata share, based on square footage, of common area maintenance, property taxes and property insurance. Tenant pays gas and electric, interior maintenance and janitorial.

4. Leasehold improvements negotiable.
5. Parking Ratio: 4.2:1,000

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Rio Rancho Marketplace Site Plan



TARGET

Massage Envy
SPAC | petsense



A B C D F G

B-1
SUBWAY
B-3

RUDD ORTHODONTICS

ALLSUP'S

Advance
Auto Parts

NEW MEXICO STATE ROAD NO. 528

(RIO RANCHO ROAD)

RIDGECREST
SADDLEWOOD
TRAIL

- O K'LYNN'S
SOUTHERN & CALIFORNIA FUSION
- L RR Mail Print & Ship
Coming Soon!
- I GOOD TIMES
BARBERSHOP
- H FARMERS
INSURANCE

- A SUPERCUTS
- B GAMES WORKSHOP
- C Beauty Top Nail
- D HEAVEN DRAGON
CHINESE RESTAURANT
- F GNC
- G PAPA JOHN'S

DRIVE

MONUMENT

DRIVE