



Rio Rancho Marketplace

SWC HWY 528 & Ridgecrest Dr.

Retail Space Available

- ☐ Suite A: 1,140 +/- Square Feet
- ☐ Lease Type: NNN
- ☐ Adjacent to Albertsons
- ☐ Highway 528: 50,000 + Cars per Day

Co-tenants

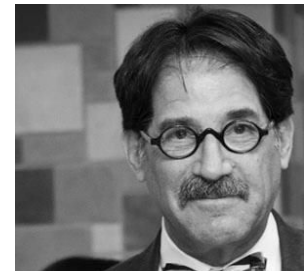
Albertson's	Target
PetSense	Subway
Papa John's	Massage Envy
GNC	H&R Block
Games Workshop	Supercuts
Chill Zone Yogurt	Advance Auto Parts

..... And More

OBERSTEIN
PROPERTIES, INC.

For Additional Information and to schedule showings,
contact:

David Oberstein
Owner / Broker



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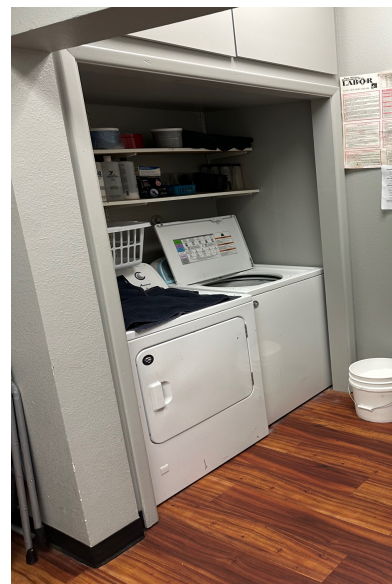
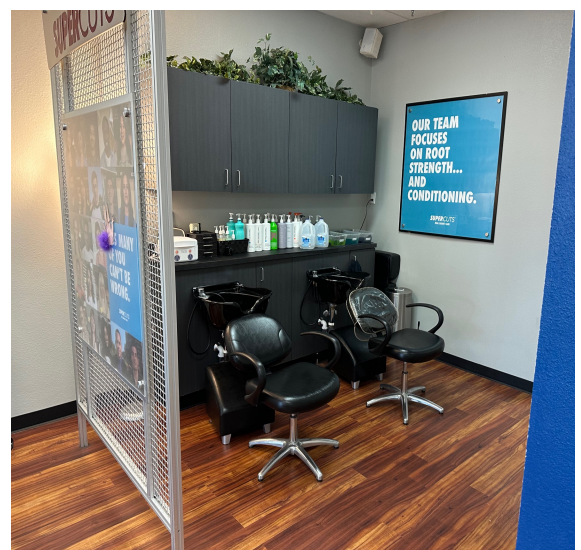
Rio Rancho Marketplace Site Plan



- O **K'LYNN'S**
SOUTHERN & CALIF. FUSION
- N **WingStop**
- M **Hartsock Photography**
- L **Rio Rancho Mail Print and Ship**
- J **Friends of Libraries and Literacy**
- I **GOOD TIMES BARBERSHOP**
- H **FARMERS INSURANCE**

- A **Available**
- B **GAMES WORKSHOP**
- C **T N T Nails**
- D **HEAVEN DRAGON**
CHINESE RESTAURANT
- F **GNC**
- G **PAPA JOHN'S**

Space 1-A



Rio Rancho Marketplace

Suite 1-A 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 – 5 Years
2. Approximate Leasable Area – 1,140 Square Feet +/-
3. Base Lease Rate: 1st Year - \$22.00 per SF
 2nd - 5th Year: Increases by the annual percentage
 increase in the Consumer Price Index

 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. Improvement allowance, to be negotiated, based on Tenant use.
5. Parking Ratio: 4.2:1,000

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