



Rio Rancho Marketplace

SWC HWY 528 & Ridgecrest Dr.

Retail Space Available

- Suite A-2: 2,425 +/- Square Feet
- Suite M: 1,252 +/- Square Foot
- Lease Type: NNN
- Adjacent to Advance Auto Parts
- Highway 528: 50,000 + Cars per Day

Co-tenants

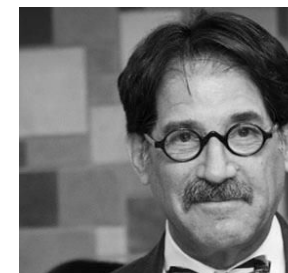
Albertson's	Target
PetSense	Subway
Papa John's	Massage Envy
GNC	H&R Block
Games Workshop	Supercuts
Chill Zone Yogurt	Advance Auto Parts

..... 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



TARGET

Massage Envy
SPAC



A B C D F G

AVAILABLE

A-2

Advance
Auto Parts

ALLSUP'S

NEW MEXICO STATE ROAD NO. 528

(RIO RANCHO ROAD)

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

A SUPERCUTS

B GAMES WORKSHOP

C T N T Nails

D HEAVEN DRAGON
CHINESE RESTAURANT

F GNC

G PIZZA
PAPA JOHNS

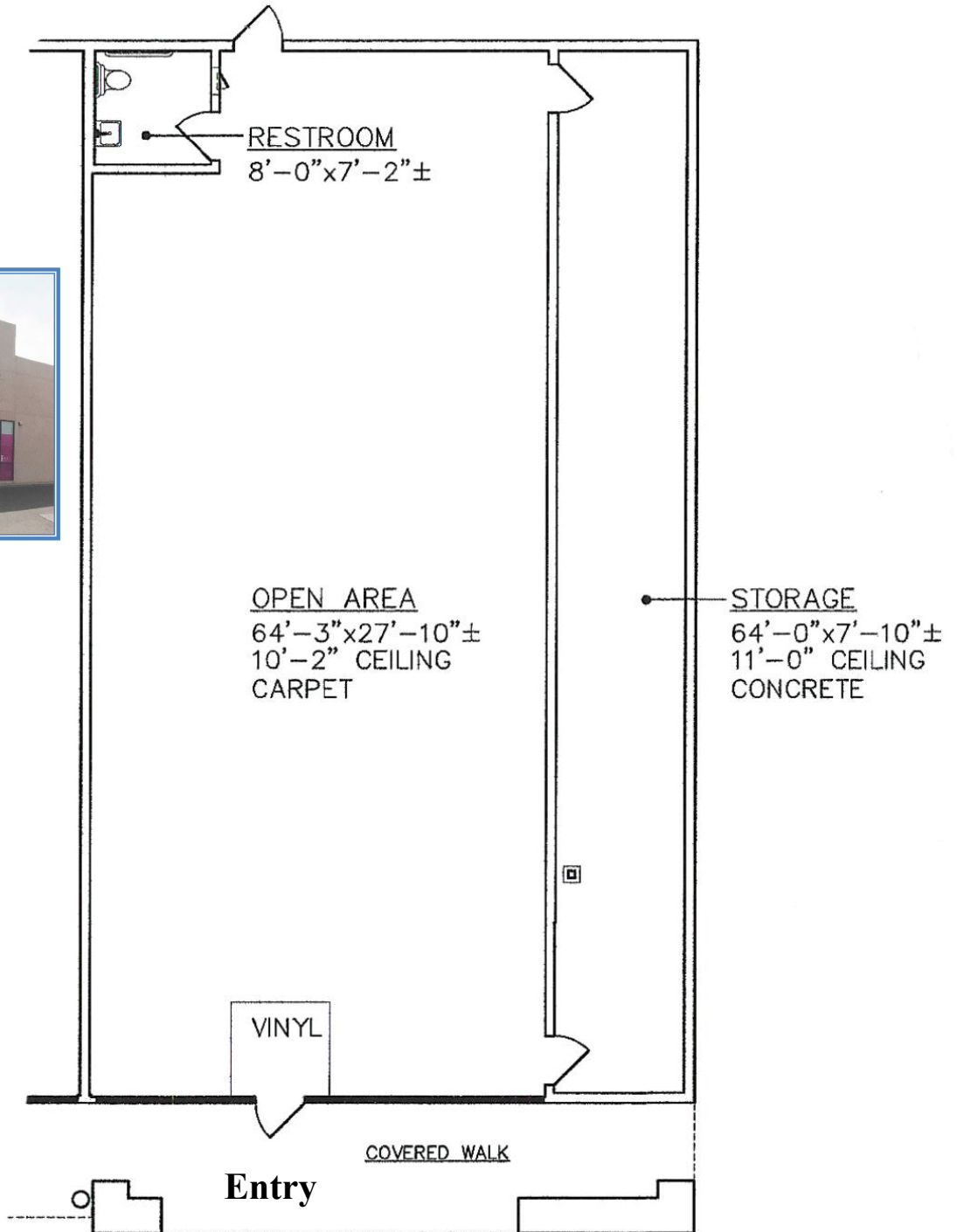
RIDGECREST
SADDLEWOOD
TRAIL

DRIVE

chill FROZEN
YOGURT
SUBWAY
H&R
BLOCK
RUDD ORTHODONTICS

Suite A-2

Rear Service Door



Advance Auto

**2,425 Square Feet +/-
Retail**

Not to Scale

Rio Rancho Marketplace

Suite A-2 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 – 2,425 Square Feet +/-
3. Base Lease Rate: 1st Year - \$20.00 per SF
 2nd - 5th Year: Increases by the annual percentage increase in the Consumer Price Index

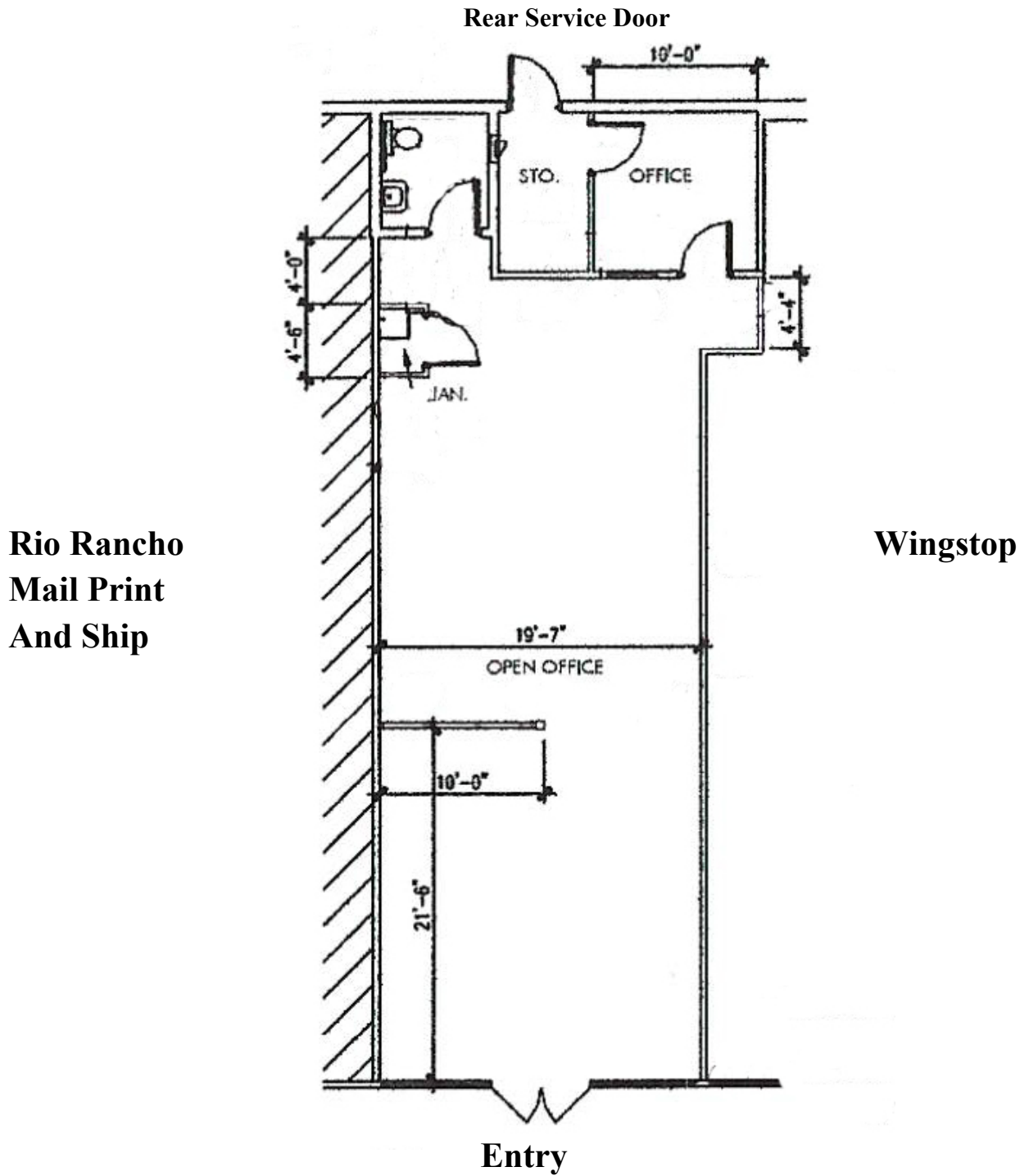
 NNN: Tenant pays a pro-rata share, based on square footage, of common area maintenance, property taxes, and property insurance. Tenant pays gas and electric, interior maintenance and janitorial.
4. Landlord will provide improvement allowance, to be negotiated, based on Tenant use.
5. Parking Ratio: 4.2:1,000

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Suite M



**1,252 Square Feet +/-
Retail**

Not to Scale

Rio Rancho Marketplace

Suite M 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 – 1,252 Square Feet +/-
3. Base Lease Rate: 1st Year - \$15.00 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. Landlord will provide improvement allowance, to be negotiated, based on Tenant use.
5. Parking Ratio: 4.2:1,000

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