

For Lease

# First-Generation Office Space

NEAR PRESBYTERIAN RUST MEDICAL CENTER



**NEW CONSTRUCTION COMPLETE!**

1713 Wellspring Ave. SE | Rio Rancho, NM 87124

*SEQ Westside Blvd. & Wellspring Ave. SE*



**AVAILABLE**

Office Space:  
±3,125 SF



**LEASE RATE**

\$35.40/SF  
Modified Gross

- Great location for medical or any general office use
- In a rapidly-growing trade area with expanding medical services
- Surrounded by high-income demographics

**NAISunVista**

**got space™**

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## FIRST-GENERATION OFFICE NEAR RUST MEDICAL CENTER

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### LOCATION

#### AVAILABLE

Office Space: ±3,125 SF

#### HIGHLIGHTS

- Great location for medical or any general office use
- Rapidly-growing trade area with expanding medical services
- Surrounded by high-income demographics
- Near new schools and housing developments
- Convenient access to Unser Blvd. via Wellspring Blvd.
- 46 parking spaces (8:1000 ratio)
- New construction with anticipated delivery of Summer 2024
- Property to be delivered in warm gray-shell condition
- Tenant improvement allowance negotiable for long-term lease and qualified tenant
- Zoning: SU, Rio Rancho



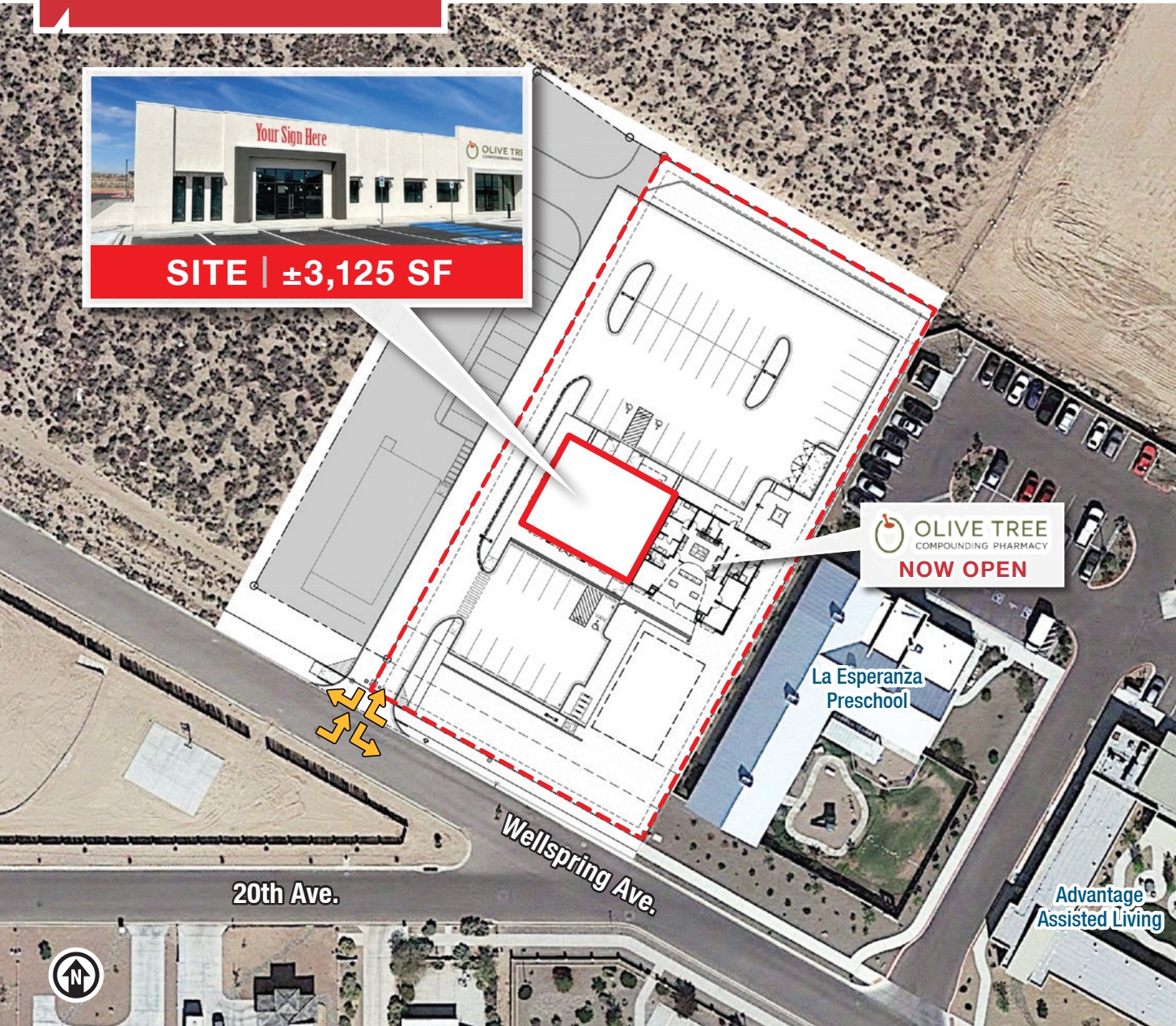
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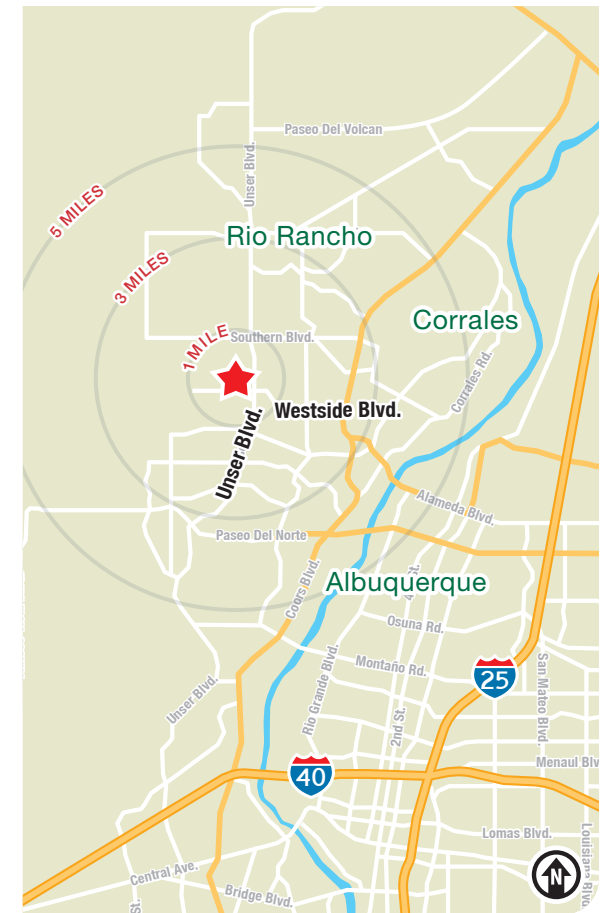
**SITE | ±3,125 SF**



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,457	86,167	161,890
Average HH Income	\$121,164	\$101,238	\$108,296
Daytime Employment	1,982	21,033	40,268

2023 Forecasted by Esri



**NAI SunVista**

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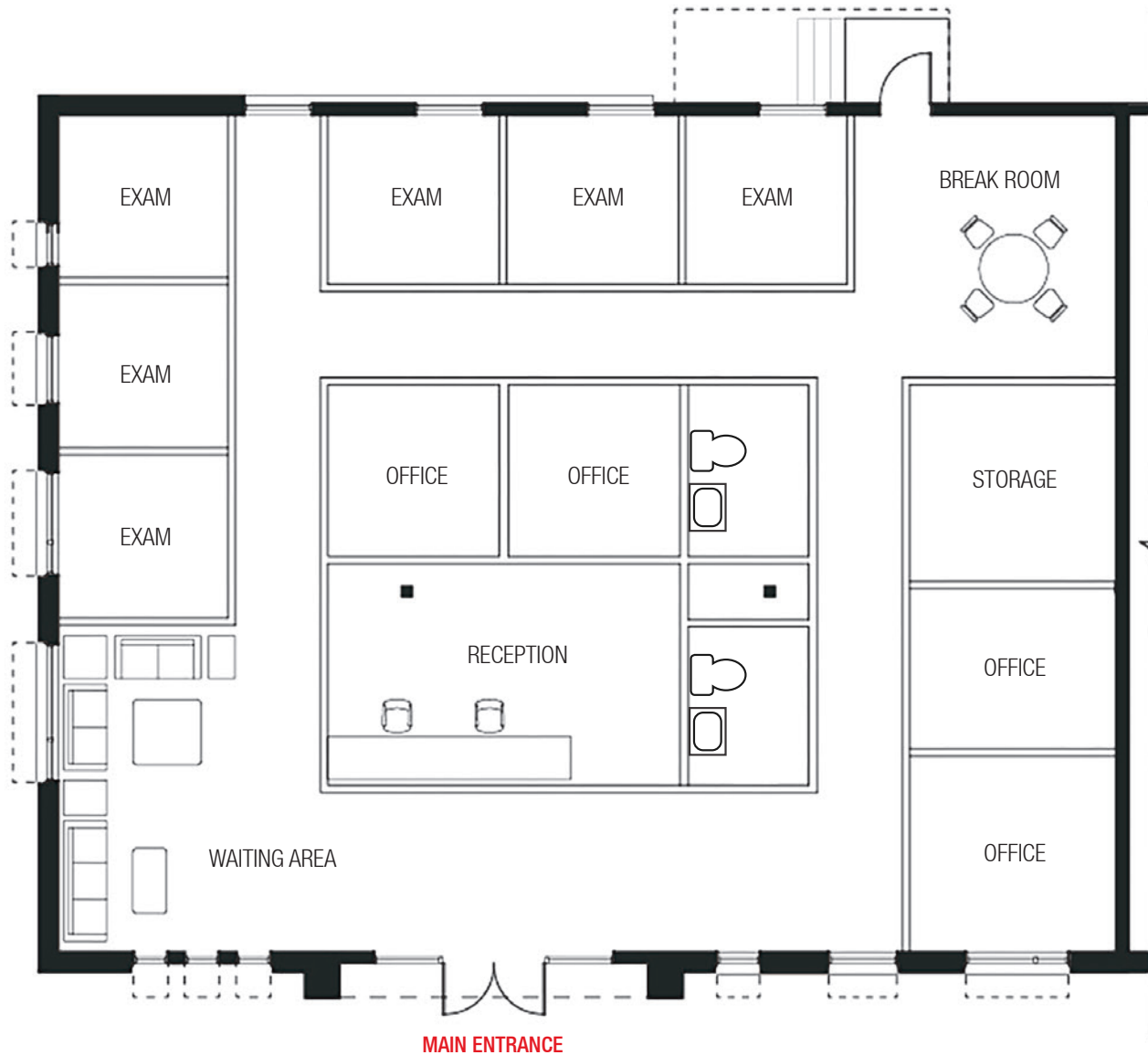
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### CONCEPTUAL FLOOR PLAN

±3,125 SF

Floor plan subject to change.

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# MEET YOUR NEIGHBOR



Imagine the synergy of bringing your business to a vibrant location next to Olive Tree Compounding Pharmacy, the essence of health innovation and patient-centric care. By establishing your business alongside theirs, you'll tap into a dynamic environment of customer solutions

Olive Tree Compounding Pharmacy, the premier state-of-the-art compounding pharmacy serving the Westside and Rio Rancho, helps patients optimize their quality of life by maximizing therapeutic success with creative and individualized compound medications. Our knowledgeable pharmacy team continually applies the newest compounding technology to ensure our patients receive the most advanced pharmaceutical care possible. We customize solutions for your medication needs using top-quality ingredients, tailoring prescriptions to meet the unique needs of every patient. The provision of exceptional pharmaceutical care is our focus, and all are welcome.

Learn more about Olive Tree Compounding Pharmacy here: [olivetreecompounding.com](http://olivetreecompounding.com) 



## RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At only 37-years-old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



**Fastest**  
Growing City in  
New Mexico



### RIO RANCHO BY THE NUMBERS (ESRI 2023 Demographics)



**109,139**  
City Population



**40,567**  
Households



**\$101,535**  
Avg. Household Income



**\$62,761**  
Md. Disposable Income



**2,245**  
Total Businesses



**22,561**  
Total Employees

## Rio Rancho is a High-Growth, Underserved Trade Area



**Intel Corporation** is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



**Presbyterian Rust Medical Center** is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



**A commitment to quality of life** with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



### STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

### CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

### OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho