



# For Lease

1141-1149 Commercial Dr SE  
Rio Rancho, NM 87124

**Ben Perich**  
 Sr. Vice President | Principal  
 +1 505 880 7054  
 ben.perich@colliers.com  
 Lic. No. 45966

Colliers | Albuquerque-Santa Fe  
 5051 Journal Center Blvd. NE, Suite 200  
 Albuquerque, NM 87109  
 Main: +1 505 883 7676  
 colliers.com

1141-1149 Commercial Dr SE | For Lease

# Property Profile

## Details

Lease Rate	\$38.00 PSF NNN
NNN	\$4.00 PSF (Estimated)
Space Available	± 1,351 SF
Lot Size	0.84 Acres
Zoning	C-1

## Features

- Grey shell delivery in 4th Quarter 2026
- Ideal for retail, restaurant, office, or medical uses
- Traffic counts in excess of 38,000 VPD
- Down the street from Cabezon Master-planned Community with over 2,600 built-out homes in place and Los Diamantes, a master-planned community programmed for 450 new homes, a 70 acre business park and an elementary school
- Close proximity to Rio Rancho's and Sandoval County's largest medical facility, Presbyterian Rust Medical Center

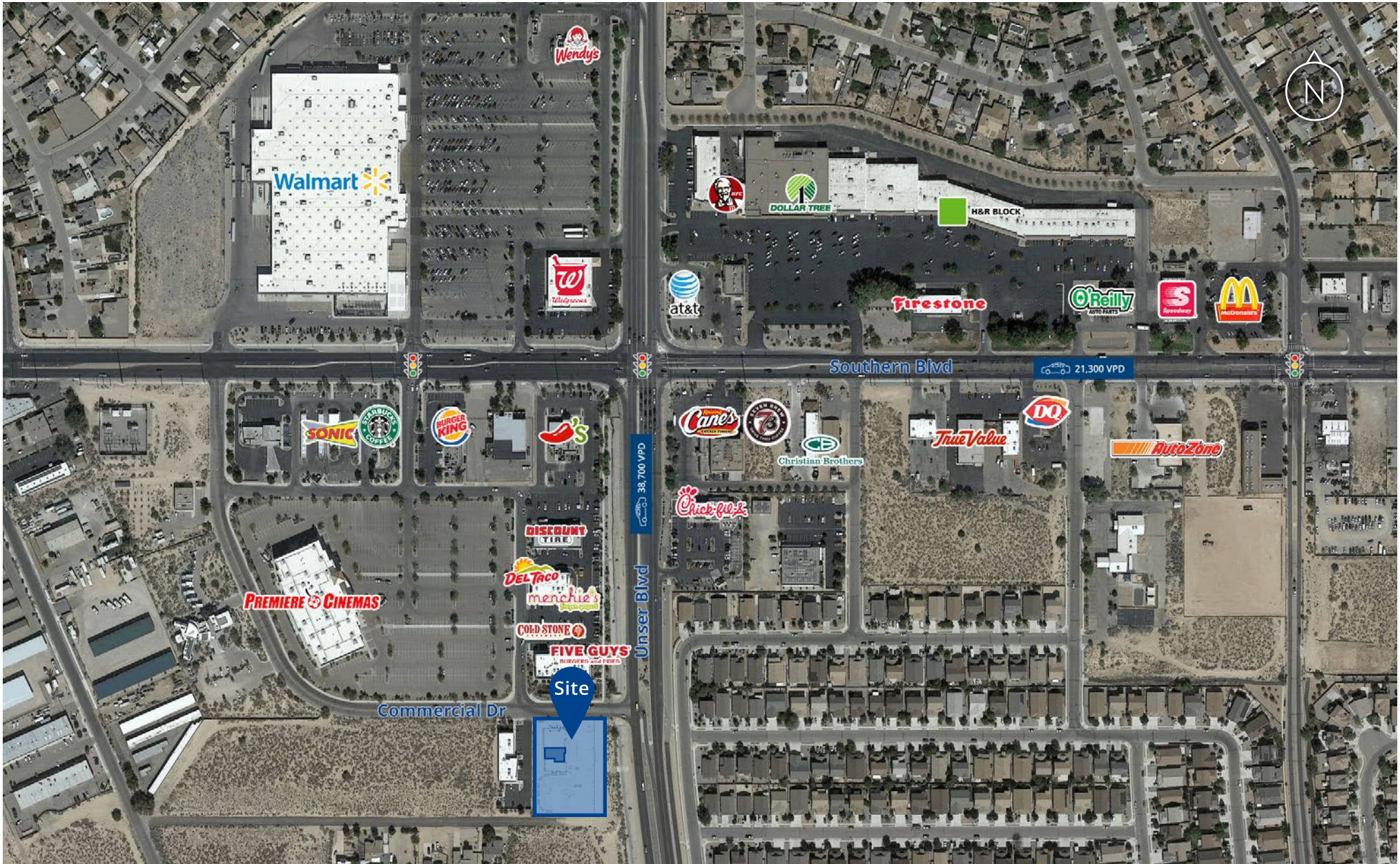
## Area Tenants





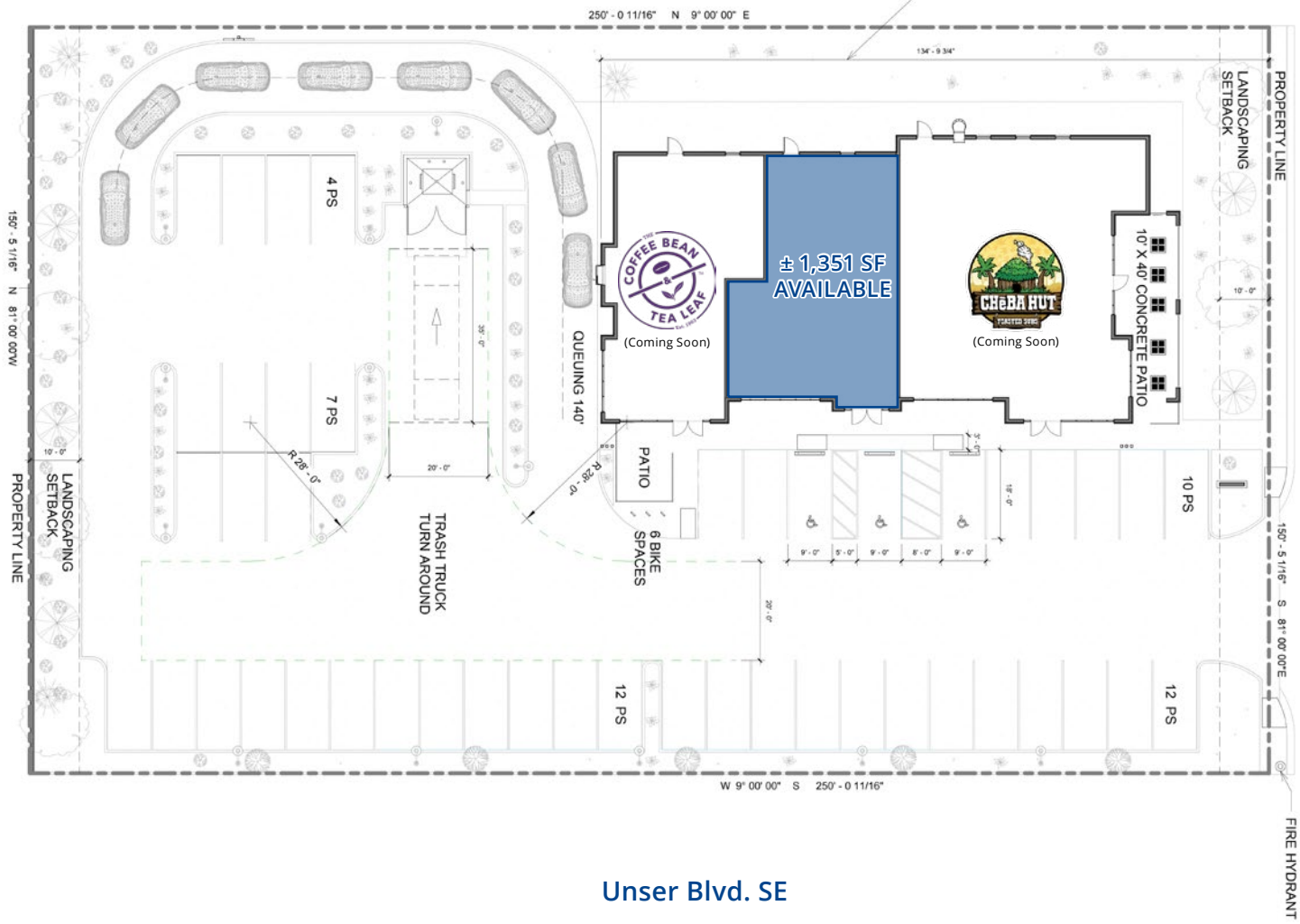
1141-1149 Commercial Dr SE | For Lease

# Intersection Aerial



# Site Plan

11th Ave. SE



Unser Blvd. SE

Commercial Dr. SE



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	11,670	80,302	152,123
Households	4,081	30,663	58,504
Average HH Income	\$103,817	\$100,560	\$105,896
Median HH Income	\$79,286	\$76,376	\$80,387

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025. All rights reserved.