



Colliers

For Lease

1141-1149 Commercial Dr SE
Rio Rancho, NM 87124

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Property Profile

Details

Lease Rate	\$40.00 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

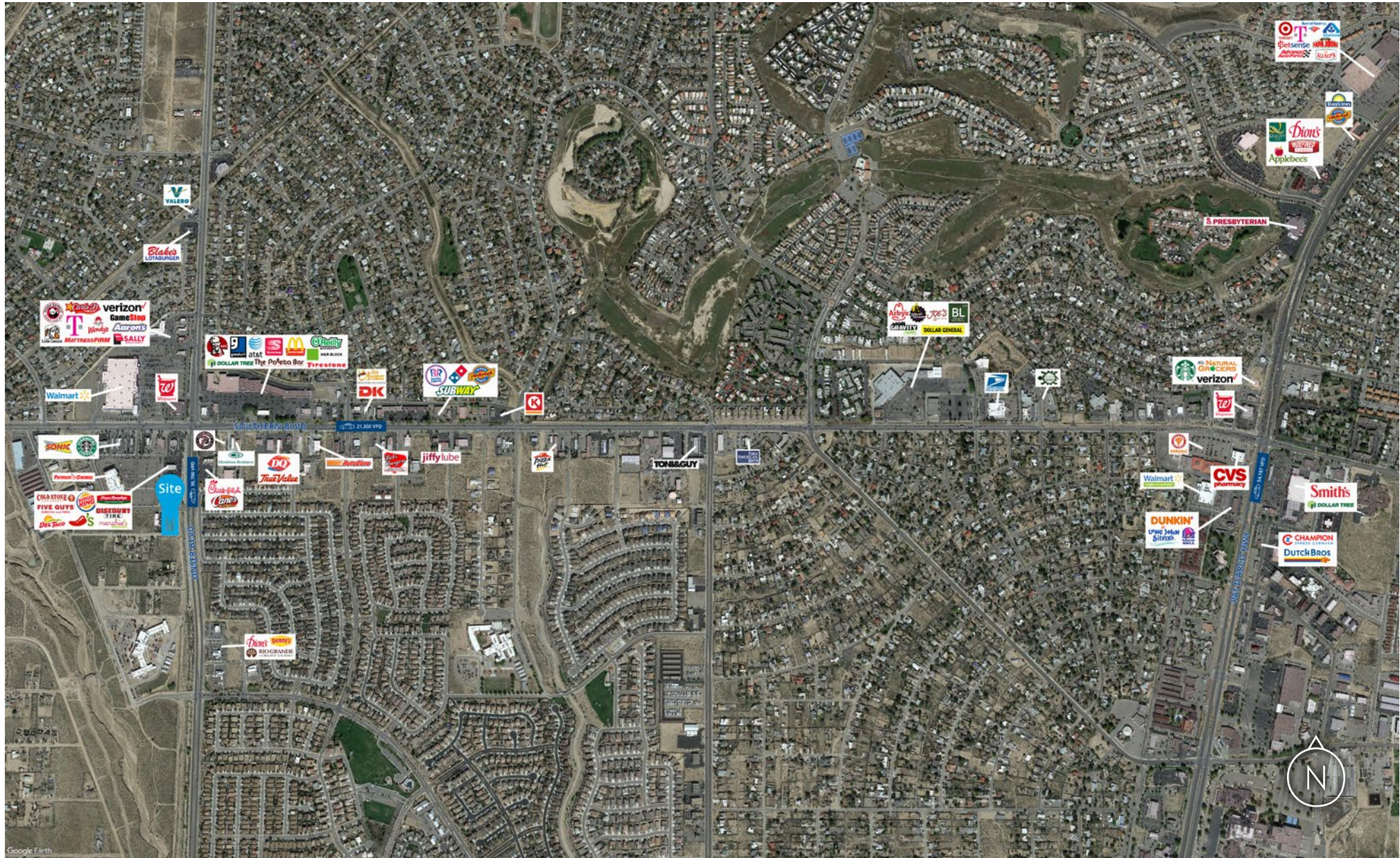
Area Tenants



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Trade Area Aerial

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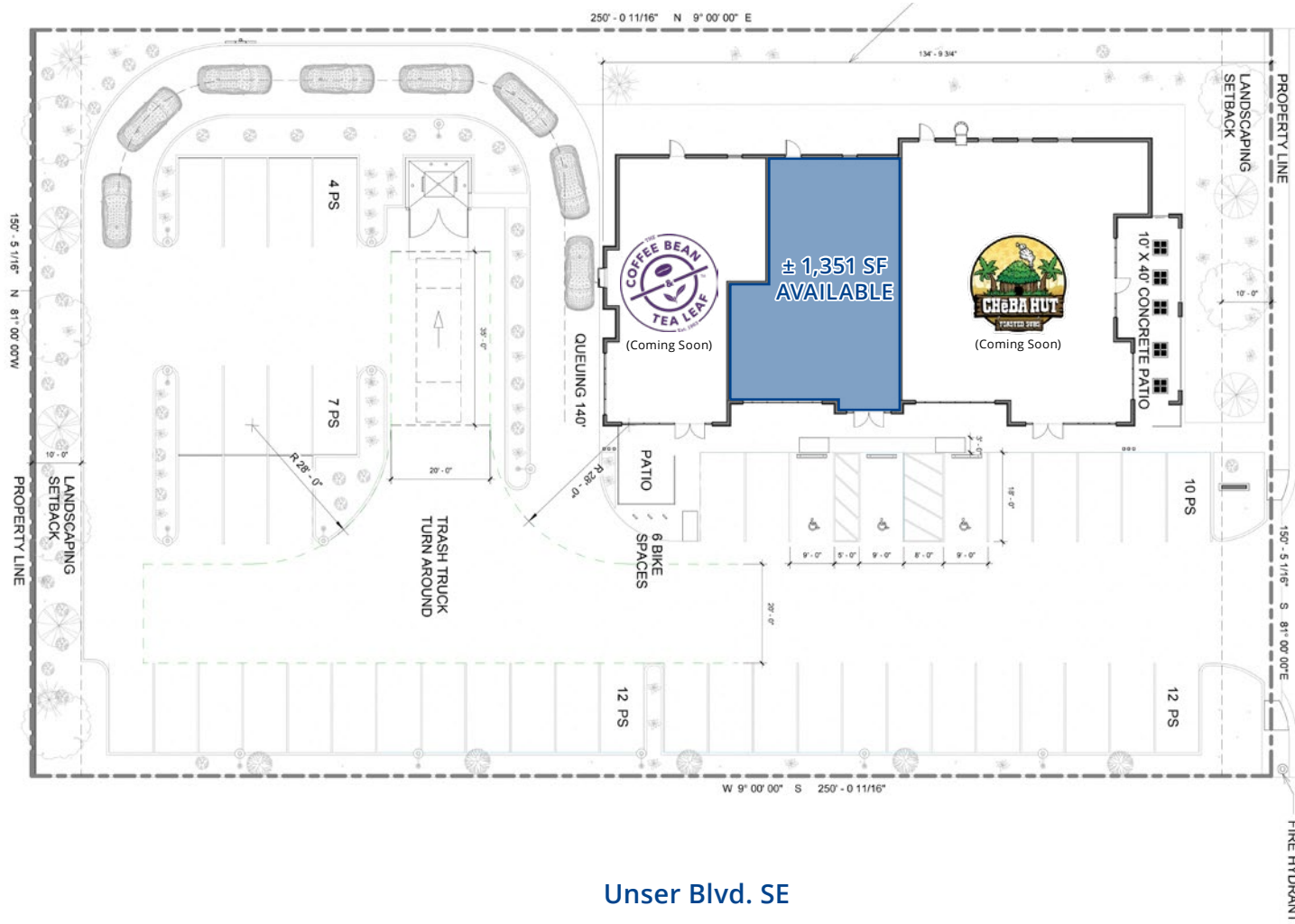


Intersection Aerial



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

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