

2418 Southern Blvd SE

Rio Rancho, NM 87124



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**RENOVATED RETAIL SUITES
IN HIGH-TRAFFIC LOCATION**



**LEASE RATE:
\$24.00/SF/YR + NNN**



**PARKING: 50 SPACES
SITTING ON 0.96 ACRES
ZONING: C1 (RETAIL)**



SIZE: 6,320 SF TOTAL

SUITE A: 1,496 SF AVAILABLE

SUITE B: 1,320 SF

(Leased until May 1st, 2025)

SUITE D: 1,584 SF

(Leased until May 1st, 2025)

SUITE E: 1,920 SF

(Leased until May 1st, 2025)

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS:

2418 Southern Blvd SE,
Rio Rancho, NM 87124

SIZE:

Size: 6,320 SF Total

**SUITE A: 1,496 SF
AVAILABLE
(Second Generation Barber shop)**

**SUITE B: 1,320 SF
LEASED UNTIL MAY 1st, 2025
(Second Generation Pizza Shop)**

**SUITE D: 1,584 SF
LEASED UNTIL MAY 1st, 2025
(Second Generation Karate Studio)**

**SUITE E: 1,920 SF
LEASED UNTIL MAY 1st, 2025
(Second Generation Karate Studio)**

PARKING:

50 Spaces sitting on 0.96 Acres

LEASE RATE:

\$24.00/SF/YR + NNN

POPULATION (5-MILE RADIUS):

150,628

HOUSEHOL(5-MILE RADIUS):

56,269

TRAFFIC COUNT:

27,000 VDP

AVERAGE HOUSEHOLD INCOME (5-MILE RADIOUS):

\$94,938



RENOVATIONS TO BE COMPLETED AUGUST 1ST, 2025*

PROPERTY DESCRIPTION:

This 6,320 SF multi-tenant retail building is undergoing a full renovation, including upgraded exterior finishes and parking lot improvements. These enhancements will significantly elevate the value of the property and support tenant success by creating a more attractive and functional environment for customers. With flexible suite sizes and high visibility on Southern Blvd, the property is ideal for a wide range of retail or service-based businesses. The landlord is open to working with tenants on customized tenant improvement (TI) packages.

PROPERTY HIGHLIGHTS

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- **Completely Renovated:** Modern exterior upgrades and refreshed parking lot underway
- **TPackages Available:** Landlord is willing to collaborate with tenants on improvements

- **Monument Signage:** High-visibility signage along Southern Blvd with 330,000 VPD
- **Prime Location:** Excellent frontage in a busy corridor near retail, dining, and dense residential areas

IDEAL FOR:

- Boutique Retail
- Fitness & Wellness
- Medical or Professional Office
- Food & Beverage Concepts
- Service-Based Businesses

SUITE A - FLOOR PLAN OVERLAY

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AERIAL PHOTOS

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PROPOSED RENDERINGS

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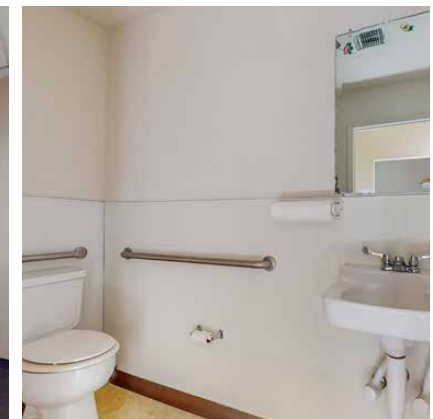


PROPERTY PHOTOS

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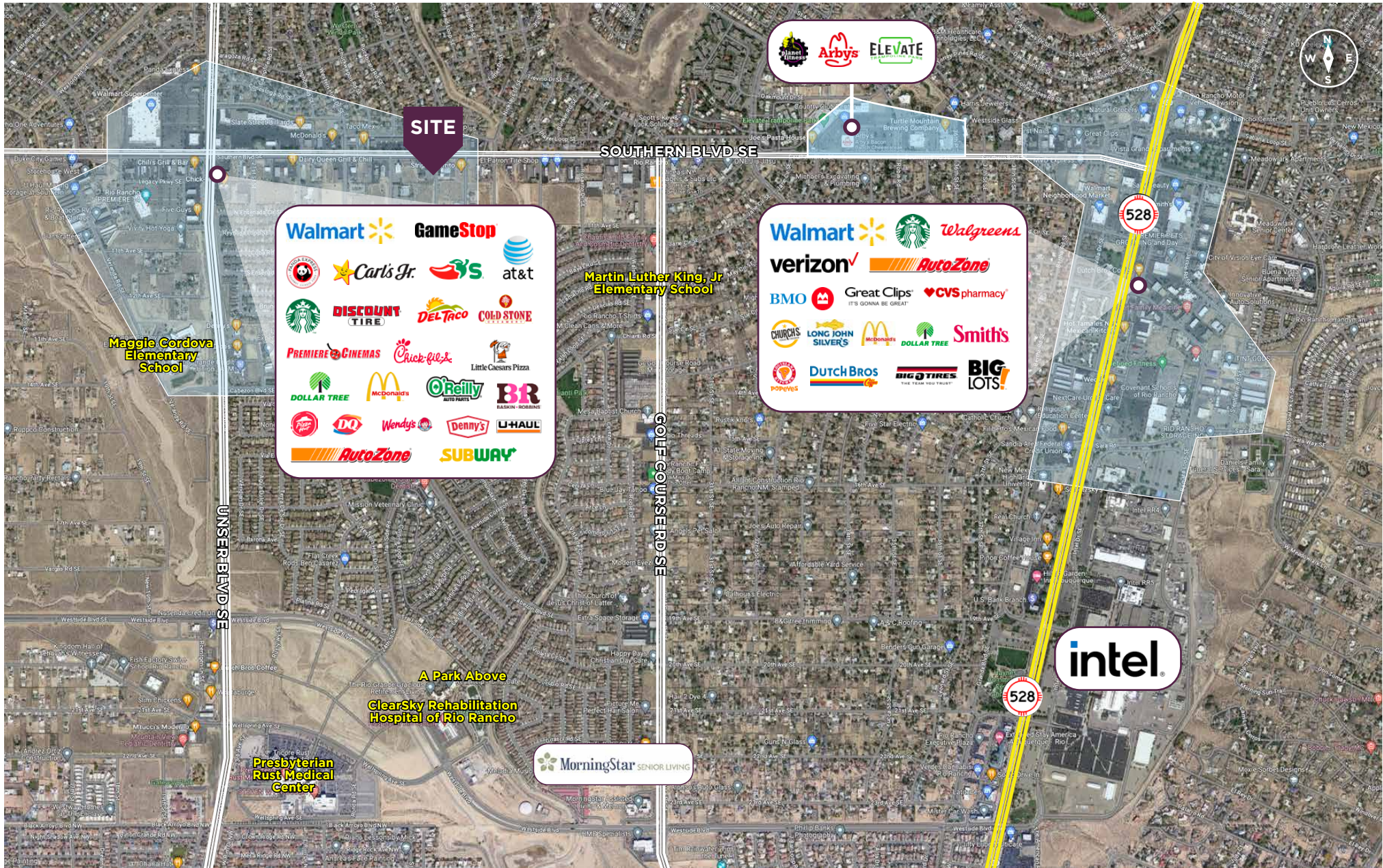
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LOCATION MAP

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