

1594 SARA ROAD

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RIO RANCHO, NM 87124

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,175,000
Cap Rate:	9.85%
NOI:	\$115,703
Lot Size:	0.71 Acres
Year Built:	1984
Building Size:	13,957 SF
Market:	Albuquerque
Submarket:	Rio Rancho
Price / SF:	\$84.19

PROPERTY OVERVIEW

"L" Shaped Neighborhood Strip Center on Sara Road centrally located West of Hwy 528. Current Tenants with long history at this center. Surrounded by rooftops in Rio Rancho and located off a busy throughway.

PROPERTY HIGHLIGHTS

- Surrounded by homes and retailers in Rio Rancho, NM
- 4/1000 Parking Ratio
- Across the street from Intel
- Next door to one of the city's busiest churches
- Ingress/Egress user access with neighboring tenants providing income [referenced in OM upon request]
- 100% Leased

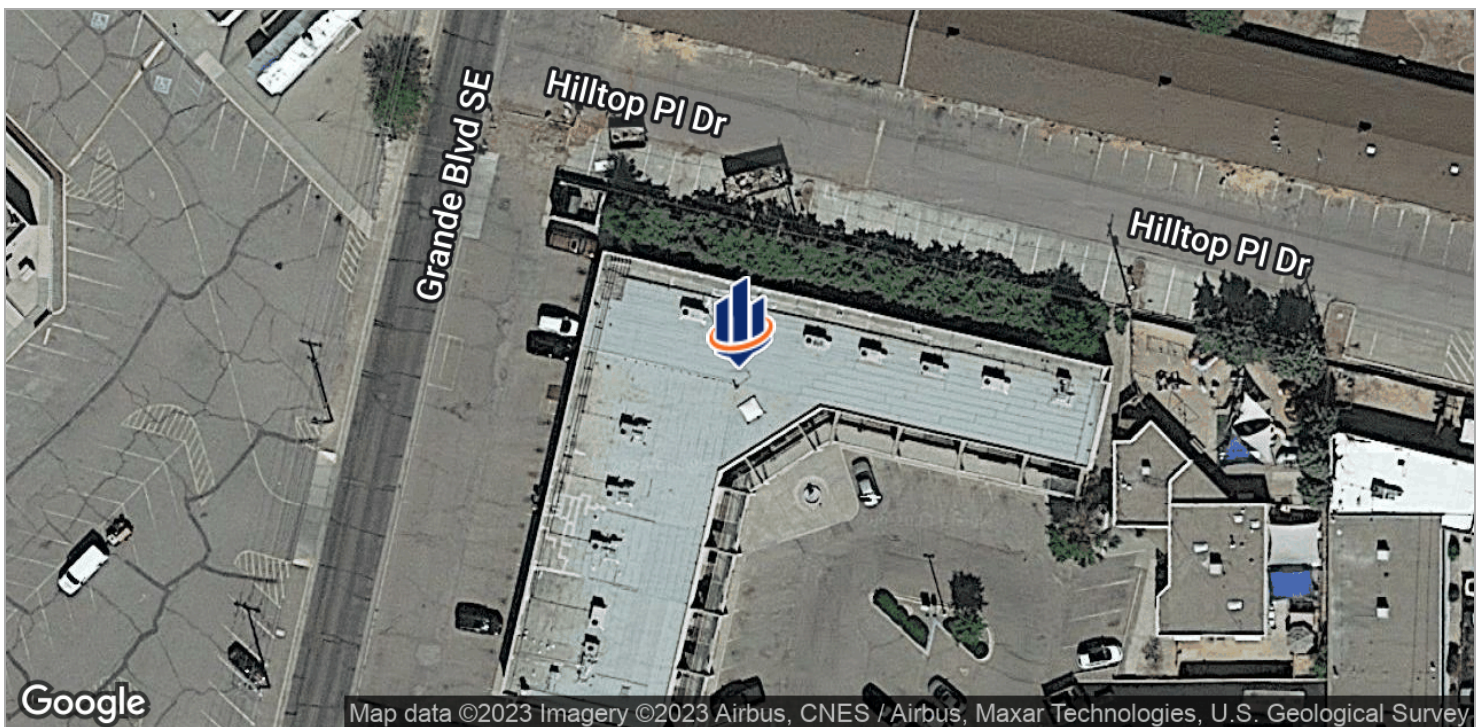
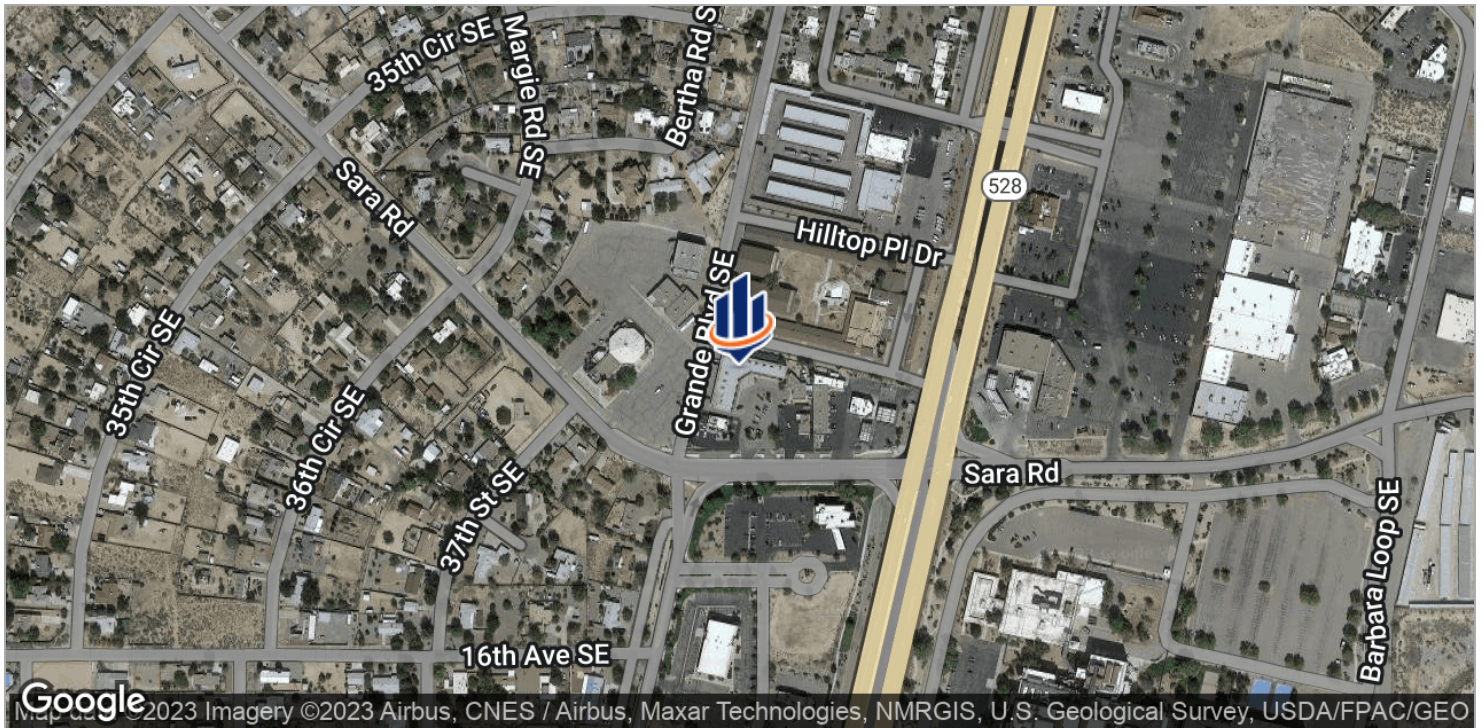
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,505	25,133	52,450

Additional Photos



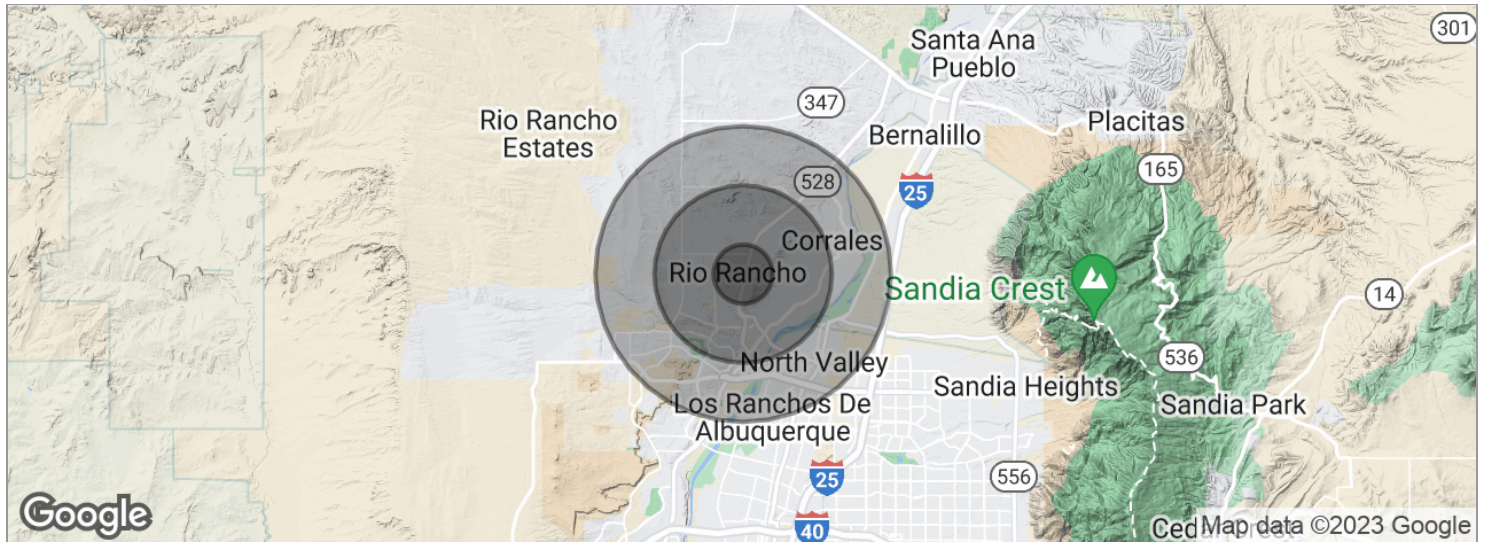
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,244	64,335	136,701
Median age	45.0	38.7	38.2
Median age [Male]	44.3	38.0	37.6
Median age [Female]	46.1	39.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,505	25,133	52,450
# of persons per HH	2.4	2.6	2.6
Average HH income	\$67,580	\$74,497	\$76,753
Average house value	\$195,612	\$238,823	\$240,715

* Demographic data derived from 2020 ACS - US Census