



OFFERING SUMMARY

LEASE RATE:	\$2,600.00 per month (MG)
BUILDING SIZE:	18,000 SF
AVAILABLE SF:	2,408 SF
LOT SIZE:	1 Acres
YEAR BUILT:	2002
ZONING:	C-1
MARKET:	Rio Rancho

PROPERTY HIGHLIGHTS

- Great location and a well-maintained building in Rio Rancho with easy access to HWY 528
- Unit is zoned C-2 which can accommodate a variety of business operations including Office, Warehouse, or self-storage
- There are two parking spaces with overflow parking on street

SPACES	LEASE RATE	SPACE SIZE
1534 STEPHANIE RD. STE. 114/115	\$2,600 per month	2,408 SF
1534 STEPHANIE RD. #105/106	\$2,600 per month	2,408 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,159	22,873	49,810
TOTAL POPULATION	7,243	57,620	129,341
AVERAGE HH INCOME	\$70,424	\$75,403	\$76,974

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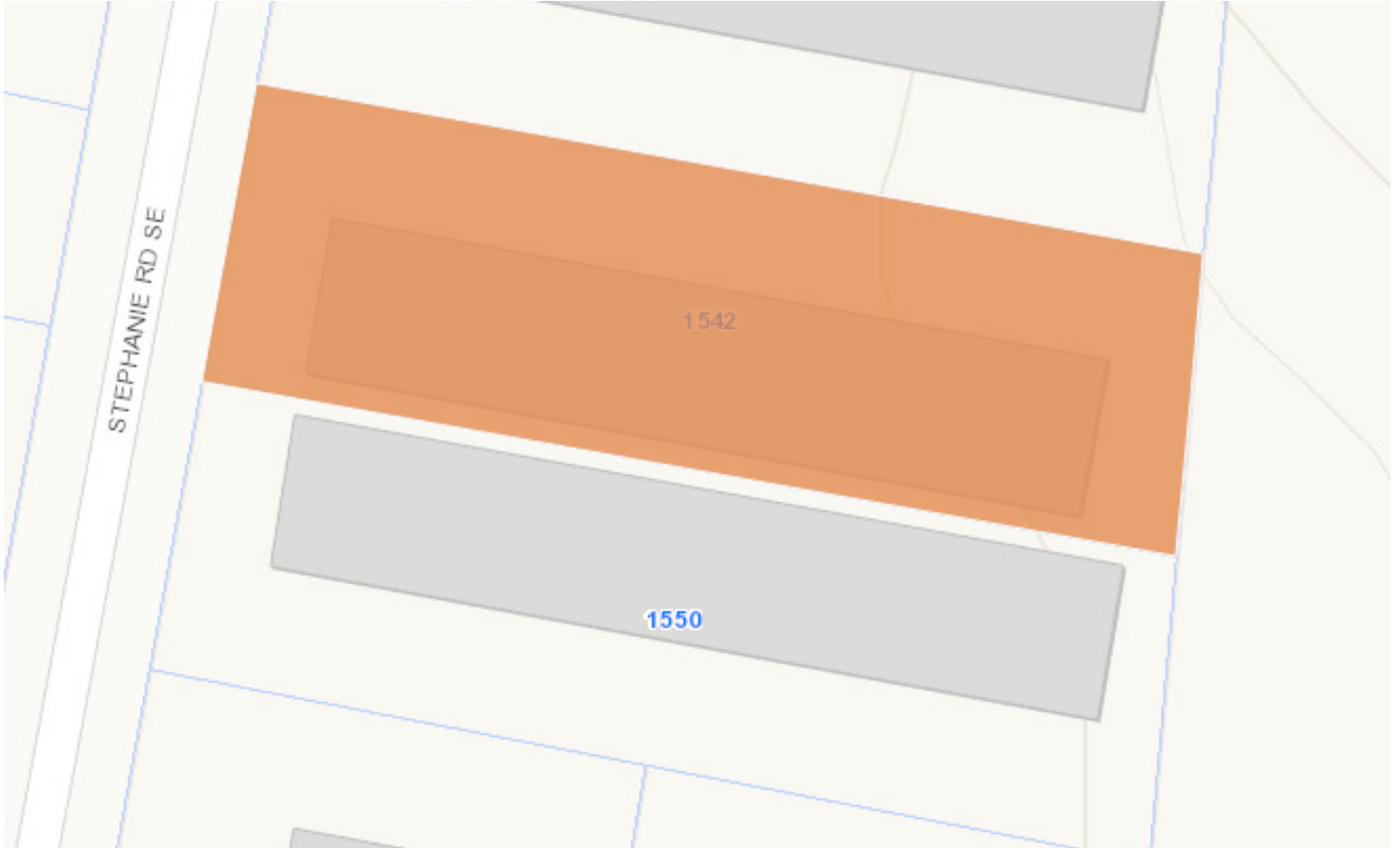
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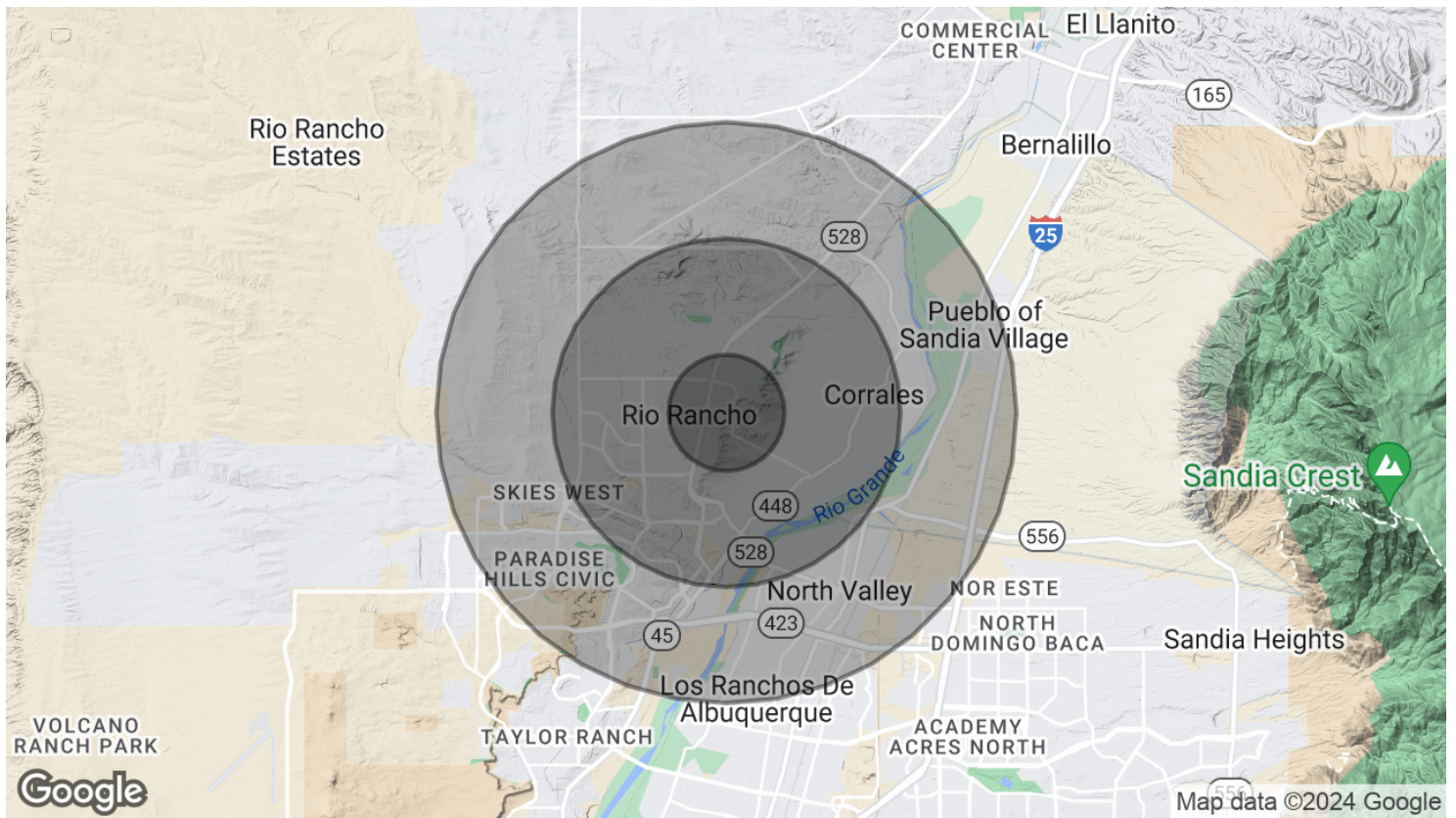
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,243	57,620	129,341
AVERAGE AGE	46.2	39.8	38.6
AVERAGE AGE (MALE)	44.9	39.1	37.8
AVERAGE AGE (FEMALE)	48.6	40.2	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,159	22,873	49,810
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$70,424	\$75,403	\$76,974
AVERAGE HOUSE VALUE	\$208,169	\$243,683	\$243,147

* Demographic data derived from 2020 ACS - US Census

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