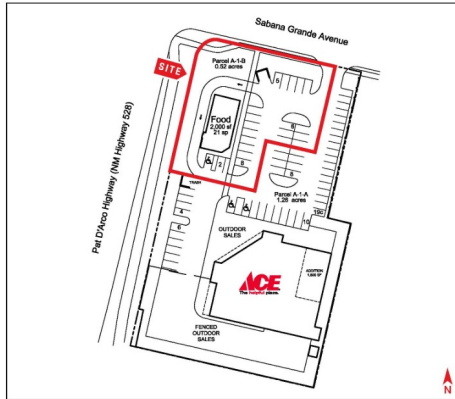




FOR LEASE | LAND

# SABANA GRANDE RETAIL PAD

4100 Sabana Grande Ave. SE | Rio Rancho, NM 87124



## PROPERTY SUMMARY

AVAILABLE SF:	2,500 SF
LEASE RATE:	\$12.00 SF/Yr (Ground)
LOT SIZE:	0.52 Acres
MARKET:	Albuquerque
SUB MARKET:	Rio Rancho

## PROPERTY OVERVIEW

Retail Pad site on busy corner lot shared by Ace Hardware. Hard Corner Pad Site – Drive-thru Permissive! Hard corner lighted intersection with a Build ready pad.

## PROPERTY HIGHLIGHTS

- Hard Corner Pad Site – Drive-thru Permissive!
- LEASE RATE: \$30,000/Yr. Ground Lease
- AVAILABLE: ±2,500 SF Buildable
- LAND: ±0.52 Acres
- BENEFITS: *f*
- Hard corner lighted intersection
- Build ready pad
- Drive-thru permissive
- Ground lease, build to suit
- ACE Hardware occupies the adjoining building



Walt Arnold Commercial Brokerage, Inc.

### GLENN WRIGHT

Advisor  
505.256.7573 X 121  
glenn.wright@svn.com

### KRIS WRIGHT

Retail Specialist/Advisor  
505.503.2639  
kris.wright@svn.com



FOR LEASE | LAND

# SABANA GRANDE RETAIL PAD

4100 Sabana Grande Ave. SE | Rio Rancho, NM 87124



	1 Mile	3 Miles	5 Miles
Total Population	9,551	55,467	121,280
Population Density	3,040	1,962	1,544
Median Age	43.8	39.9	38.4
Median Age (Male)	41.4	39.2	37.7
Median Age (Female)	45.9	40.5	39.1
Total Households	4,132	21,771	46,456
# of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$66,929	\$74,913	\$76,377
Average House Value	\$244,431	\$242,729	\$233,487

\* Demographic data derived from 2010 US Census



**GLENN WRIGHT**  
 Advisor  
 505.256.7573 X 121  
 glenn.wright@svn.com

**KRIS WRIGHT**  
 Retail Specialist/Advisor  
 505.503.2639  
 kris.wright@svn.com

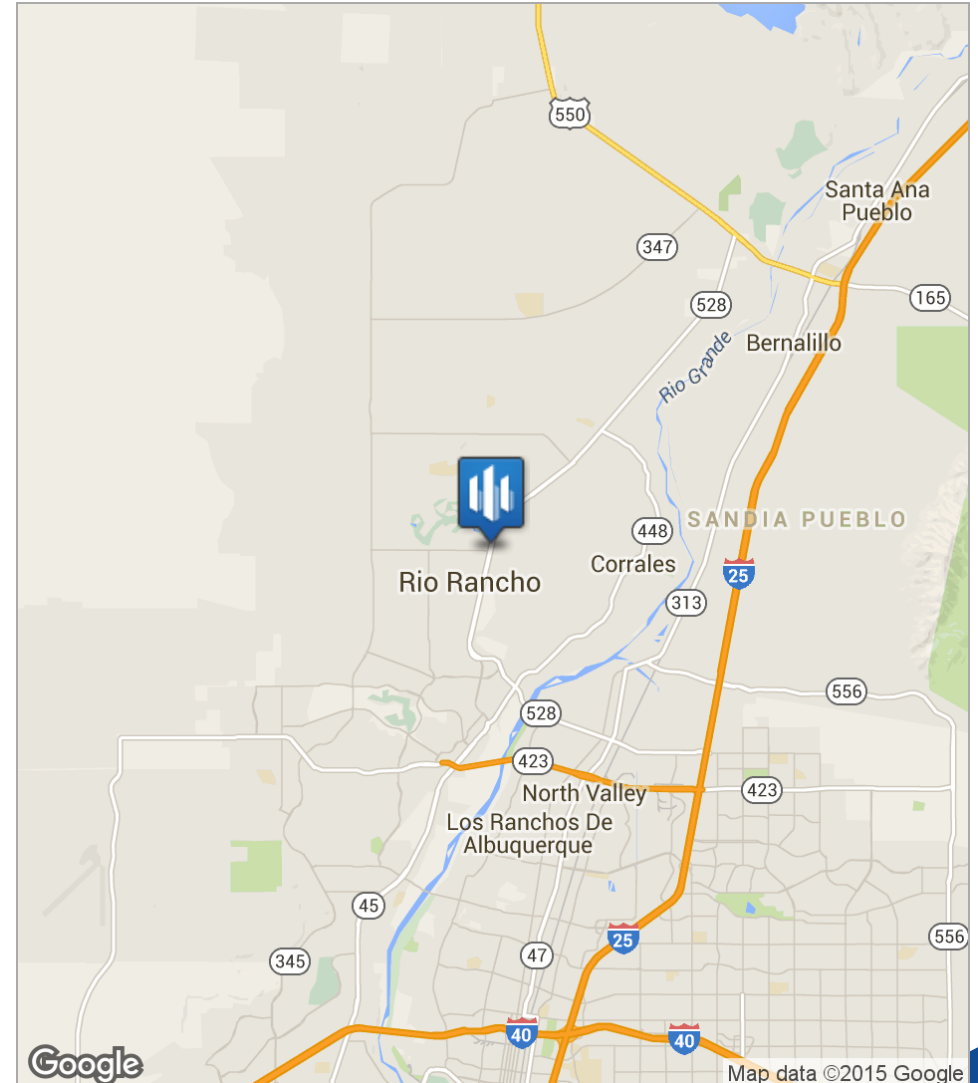
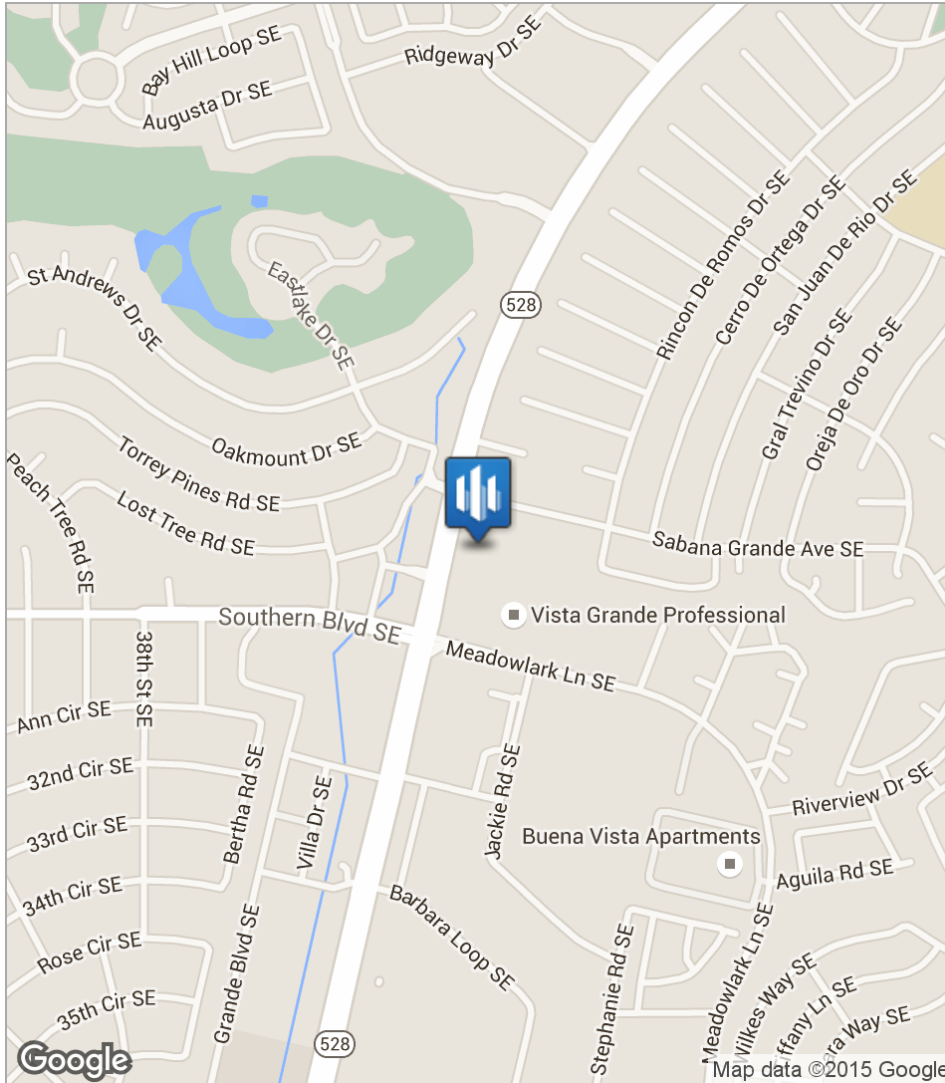
All Sperry Van Ness® Offices Independently Owned & Operated. The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | LAND

# SABANA GRANDE RETAIL PAD

4100 Sabana Grande Ave. SE | Rio Rancho, NM 87124



**Sperry Van Ness**  
Walt Arnold Commercial Brokerage, Inc.

**GLENN WRIGHT**  
Advisor  
505.256.7573 X 121  
glenn.wright@svn.com

**KRIS WRIGHT**  
Retail Specialist/Advisor  
505.503.2639  
kris.wright@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | LAND

# SABANA GRANDE RETAIL PAD

4100 Sabana Grande Ave. SE | Rio Rancho, NM 87124



Walt Arnold Commercial Brokerage, Inc.

## GLENN WRIGHT

Advisor  
505.256.7573 X 121  
glenn.wright@svn.com

## KRIS WRIGHT

Retail Specialist/Advisor  
505.503.2639  
kris.wright@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | LAND

# SABANA GRANDE RETAIL PAD

4100 Sabana Grande Ave. SE | Rio Rancho, NM 87124



**Sperry Van Ness.**  
Walt Arnold Commercial Brokerage, Inc.

**GLENN WRIGHT**  
Advisor  
505.256.7573 X 121  
glenn.wright@svn.com

**KRIS WRIGHT**  
Retail Specialist/Advisor  
505.503.2639  
kris.wright@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.