



4031 Barbara Loop SE
Rio Rancho, NM 87124

FOR LEASE

Free-Standing Day Care Facility



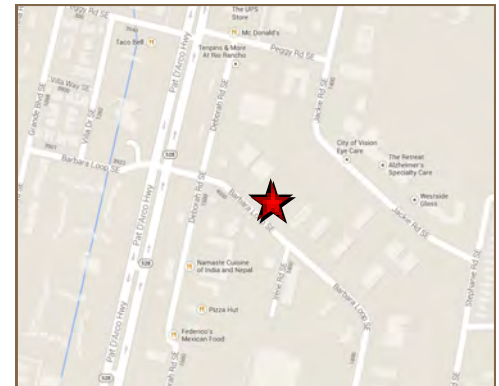
- Available:** 4,527 SF
- Land Size:** 24,394 SF (0.56 Acre)
- Lease Rate:** \$12.50/SF/YR NNN
- Zoning:** C-1; Retail Commercial
- Parking:** 10 Spaces (2.2/1,000) plus on street parking
- Improvements:** **New Roof**
New 5-Ton HVAC Unit
New Fencing

Comments: Former Rio Rancho KinderCare licensed for 93 children
Includes an outdoor play area
Near the Southern Blvd. and NM 528 Intersection

Traffic Count: NM 528 - 42,800 VPD (2016)

2017 ESTIMATED DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	8,534	35,170	70,808
Average Household Income	\$68,405	\$79,905	\$81,545
Daytime Population	7,433	13,708	28,748



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800

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Albuquerque, NM 87110



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AND ASSOCIATES**
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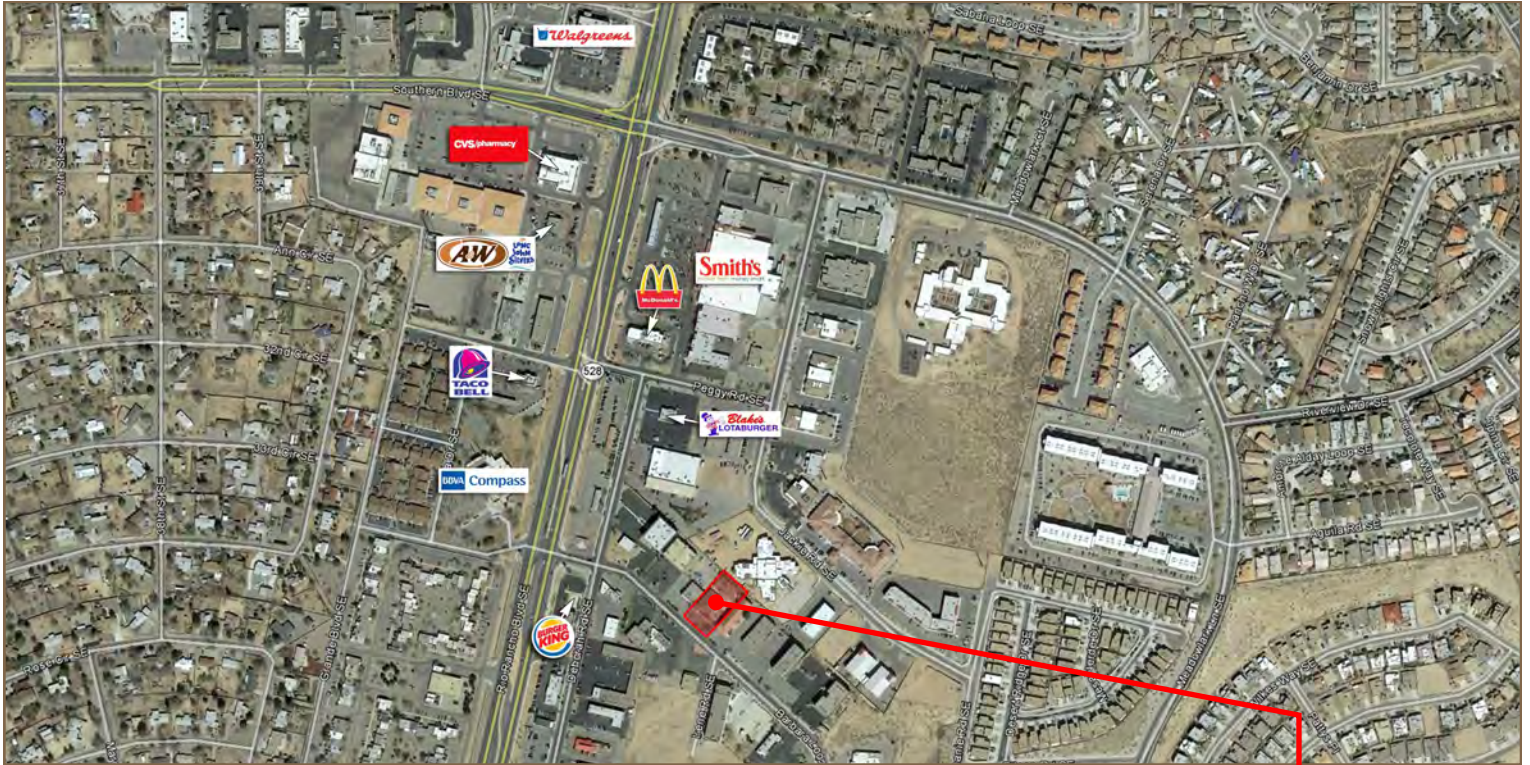
Derek Mitchell
M (505) 353-2055
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Aerial



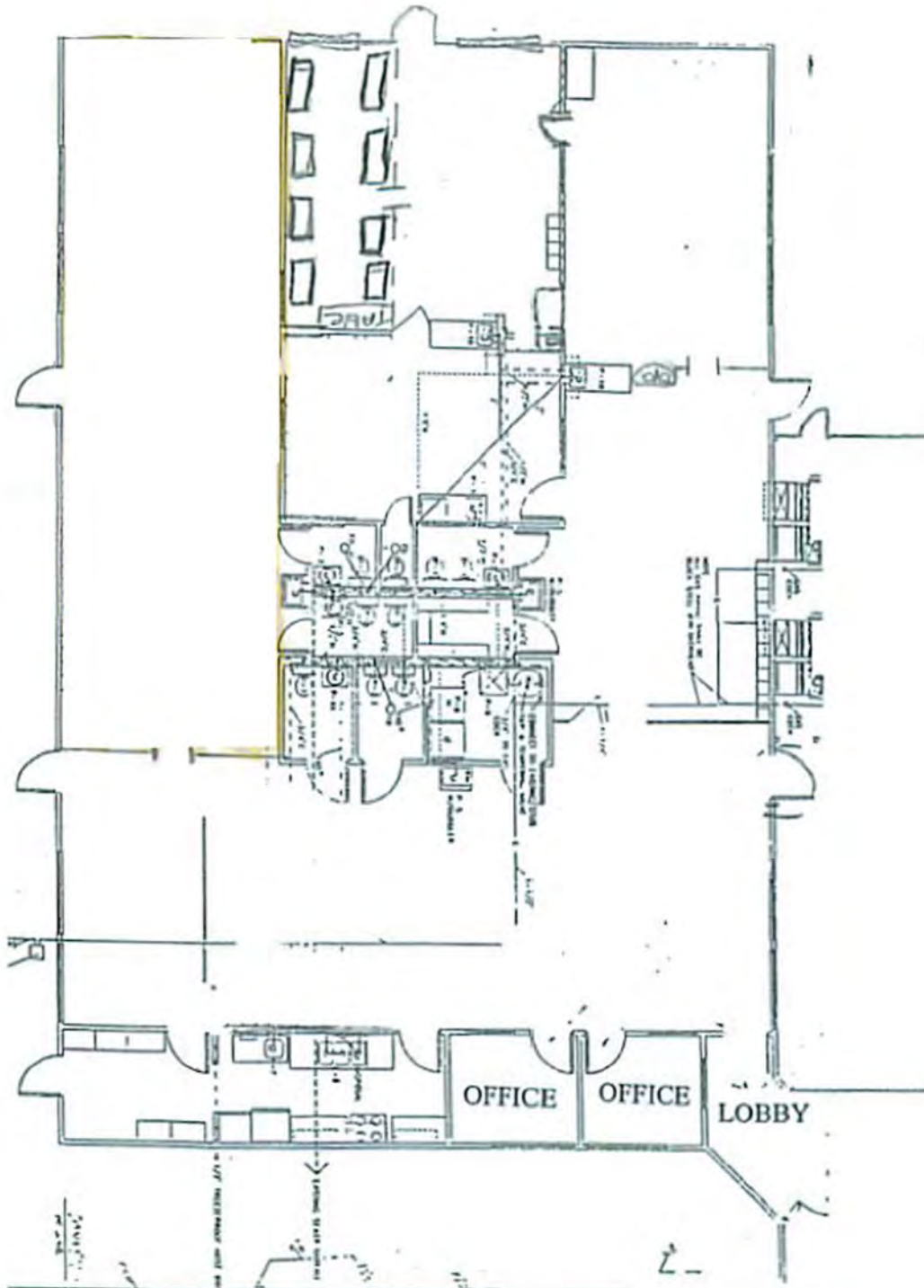
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Floor Plan



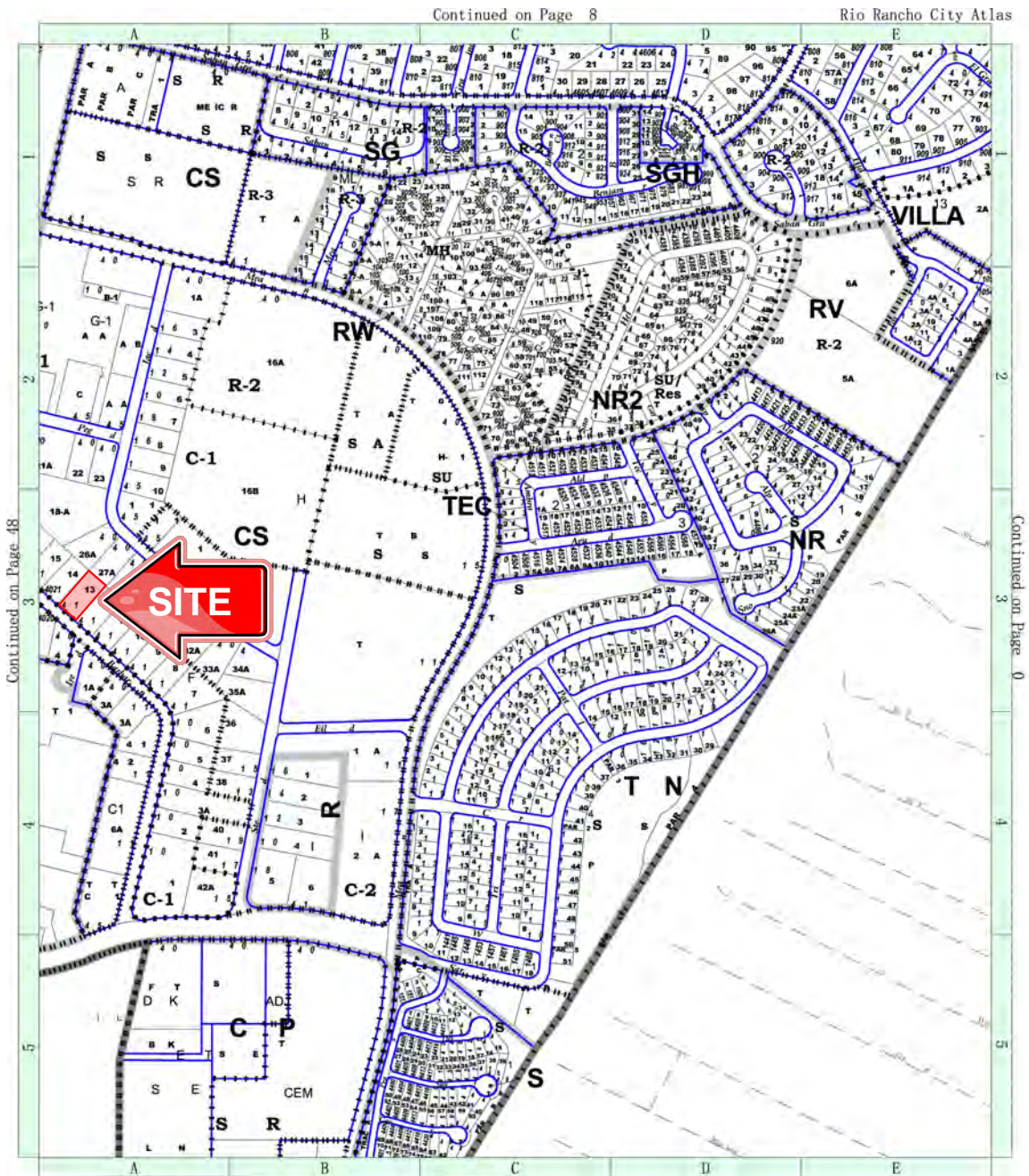
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Zone Atlas



Continued on Page 41

Scale: " = 600'

600 0 600 1200 Feet

CITY DEVELOPMENT DEPT.
PLANNING DIVISION
Prepared by: Clifford . LeQuiou

Confirmation of Zoning must be
obtained from the Zoning Division
of the City Development Dept.



June 1, 2004, Pg. 49

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