



**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



COMPATIBLELAND OFFICE BUILDING

FOR LEASE

3188 Southern Blvd
Rio Rancho, NM 87124

Coldwell Banker Commercial
Las Colinas

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COMPATIBLELAND OFFICE BUILDING

THE PROPERTY

CompatiBleLand Office Building
3188 Southern Blvd
Rio Rancho, NM 87124

PROPERTY DETAILS

- Unfurnished Executive Suites
- Suite B-2: Private Office, Modified Gross
- Suite K: 2 Private Offices, All Utilities & CAM

PROPERTY SPECIFICATIONS

Property Type:	Office Building
Class:	B
Building Size:	+/- 10,000 SF
Zoning:	Commercial
Number of Stories:	1
Year Built:	2001
Available Suites:	
Suite B-2	+/- 450 SF
Suite K	+/- 1,530 SF

LEASE INFORMATION

Lease Rates:

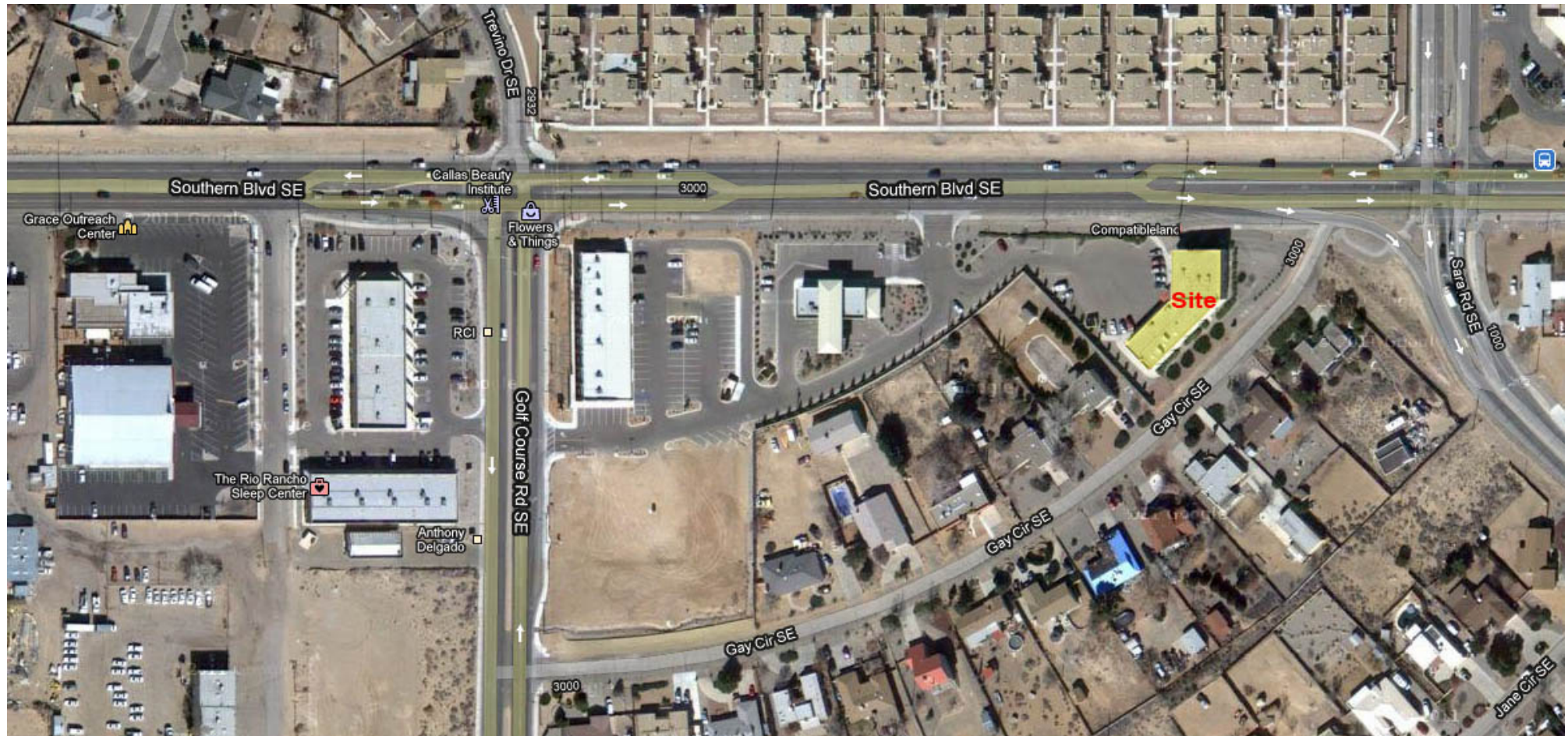
Suite B-2	\$18.00 PSF Modified Gross
Suite K	\$20.50 PSF + All Utilities + CAM

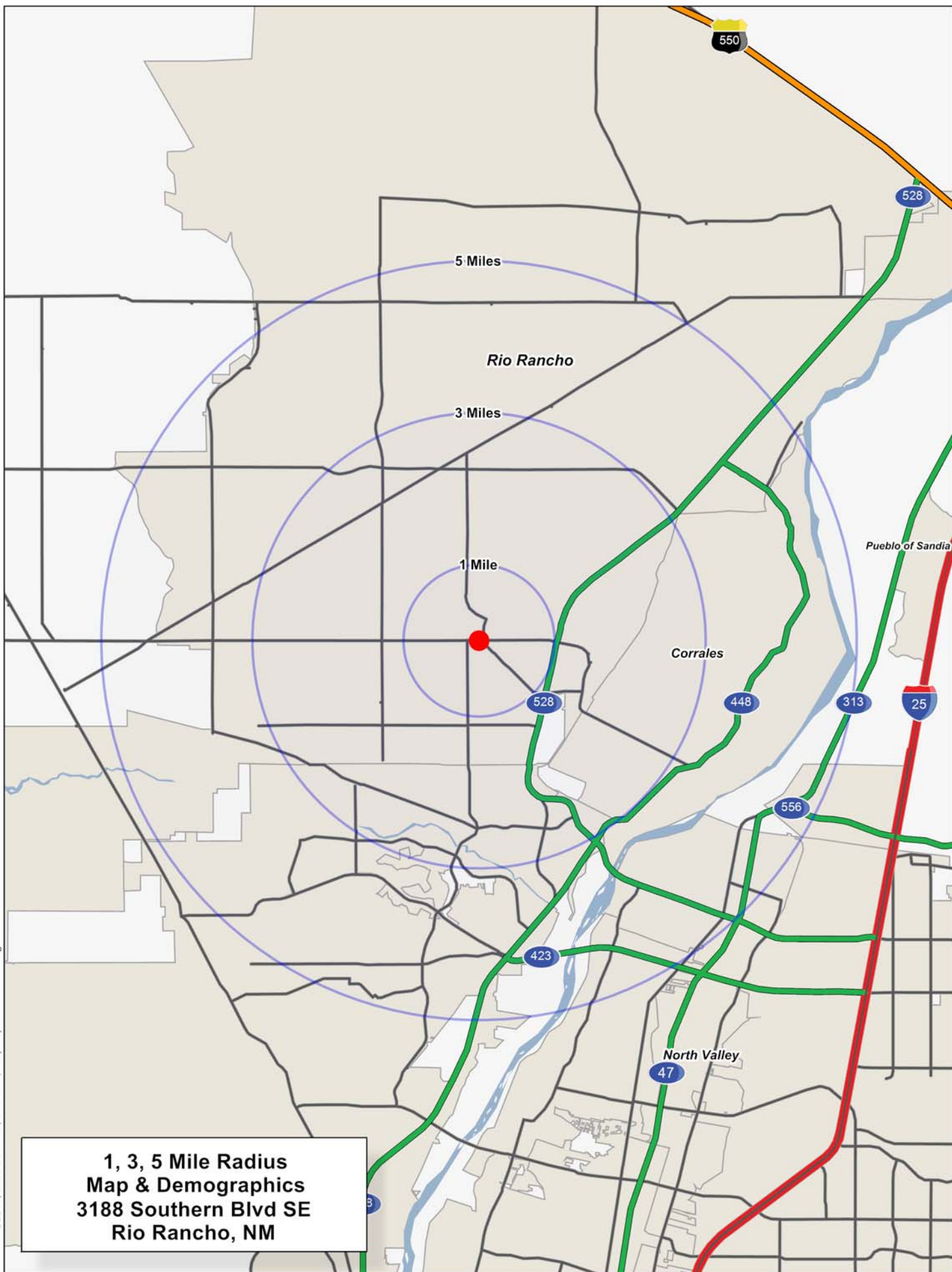
LOCATION INFORMATION

- Prime Location along Southern Blvd between Golf Course and Sara Road

COMPATIBLELAND OFFICE BUILDING

AERIAL





**1, 3, 5 Mile Radius
Map & Demographics
3188 Southern Blvd SE
Rio Rancho, NM**

GRAPHIC PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



LAS COLINAS

Prepared By: Don Chapman, CCIM

Lat/Lon: 35.2416/-106.6745

RGRAP3

3188 Southern Blvd SE

Rio Rancho, NM

1 Mile

3 Miles

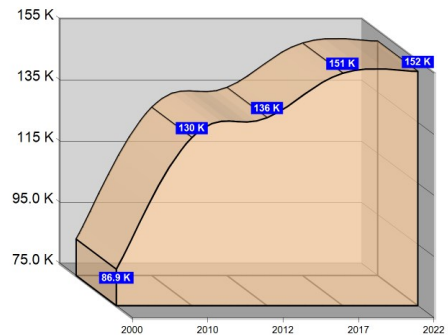
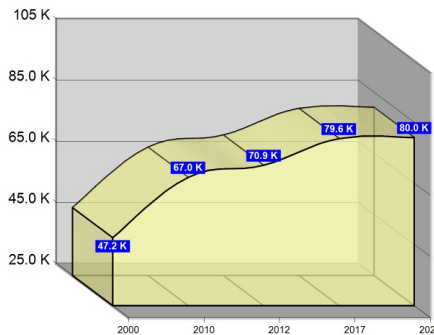
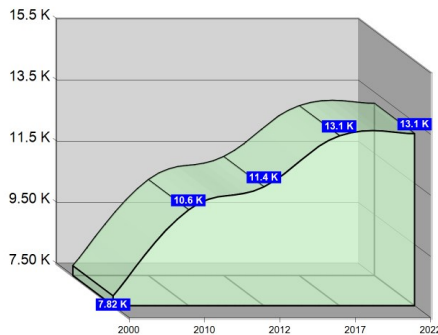
5 Miles

Population

Estimated Population (2012)
Projected Population (2017)
Forecasted Population (2022)
Census Population (2010)
Census Population (2000)

Projected Annual Growth (2012-2017)
Historical Annual Growth (2010-2012)
Historical Annual Growth (2000-2010)
Estimated Population Density (2012)
Trade Area Size

11,385		70,901		136,491	
13,054		79,612		150,999	
13,123		79,972		151,598	
10,631		66,970		129,942	
7,817		47,237		86,937	
1,669	2.9%	8,712	2.5%	14,507	2.1%
753	13.2%	3,931	14.7%	6,549	16.5%
2,814	3.6%	19,733	4.2%	43,005	4.9%
3,627	psm	2,509	psm	1,739	psm
3.1	sq mi	28.3	sq mi	78.5	sq mi

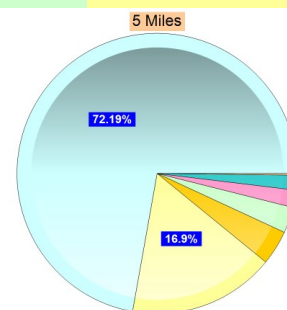
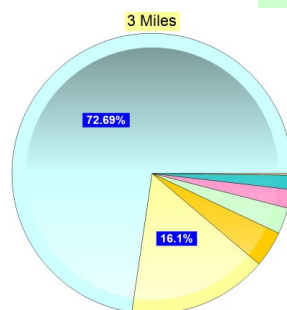
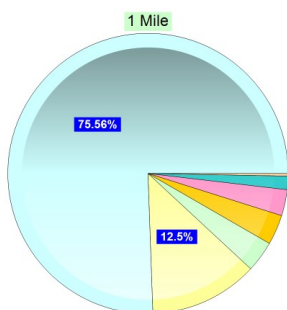


Race and Ethnicity (2012)

Not Hispanic or Latino Population
White
Black or African American
American Indian or Alaska Native
Asian
Hawaiian or Pacific Islander
Other Race
Two or More Races

Hispanic or Latino Population
White
Black or African American
American Indian or Alaska Native
Asian
Hispanic Hawaiian or Pacific Islander
Other Race
Two or More Races

7,903	69.4%	44,697	63.0%	82,420	60.4%
5,979	75.7%	32,702	73.2%	59,646	72.4%
363	4.6%	1,845	4.1%	3,386	4.1%
298	3.8%	2,075	4.6%	4,027	4.9%
308	3.9%	1,262	2.8%	2,232	2.7%
24	0.3%	88	0.2%	163	0.2%
97	1.2%	600	1.3%	1,131	1.4%
833	10.5%	6,126	13.7%	11,834	14.4%
3,482	30.6%	26,203	37.0%	54,072	39.6%
2,623	75.3%	18,834	71.9%	38,885	71.9%
46	1.3%	303	1.2%	690	1.3%
95	2.7%	883	3.4%	1,428	2.6%
35	1.0%	258	1.0%	492	0.9%
10	0.3%	54	0.2%	112	0.2%
80	2.3%	563	2.1%	1,207	2.2%
594	17.0%	5,308	20.3%	11,256	20.8%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

GRAPHIC PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



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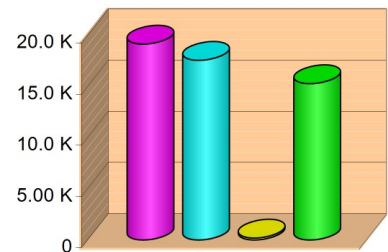
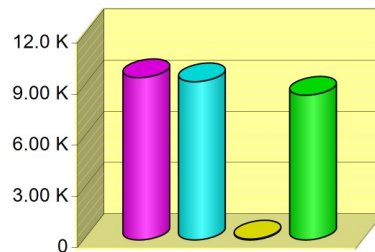
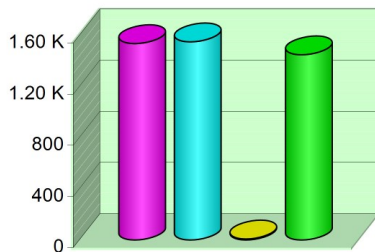
1 Mile

3 Miles

5 Miles

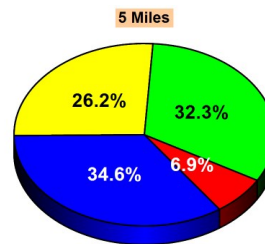
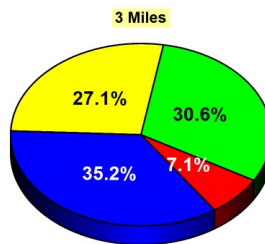
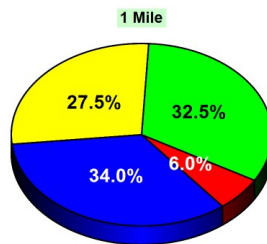
Household Type (2012)

Total Households	4,543	27,348	52,202
Family Households	3,086 34.1%	18,801 33.9%	36,724 33.7%
Family Households with Children	1,536 49.8%	9,520 50.6%	19,155 52.2%
Family Households No Children	1,550 50.2%	9,281 49.4%	17,570 47.8%
Non-Family Households	1,457 34.1%	8,547 33.9%	15,477 33.7%
Non-Family Households with Children	8 0.6%	53 0.6%	191 1.2%
Non-Family Households No Children	1,449 99.4%	8,494 99.4%	15,286 98.8%



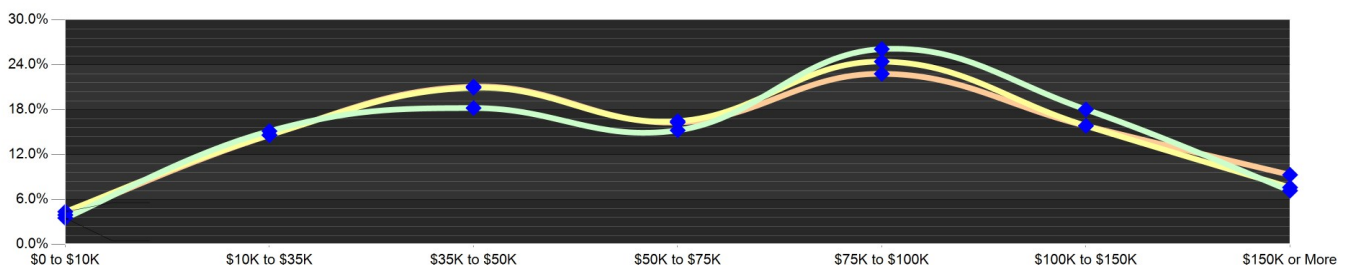
Education Attainment (2012)

Elementary or Some High School	467 6.0%	3,322 7.1%	6,159 6.9%
High School Graduate	2,138 27.5%	12,647 27.1%	23,455 26.2%
Some College or Associate Degree	2,639 34.0%	16,441 35.2%	30,973 34.6%
Bachelor or Graduate Degree	2,521 32.5%	14,275 30.6%	28,878 32.3%



Household Income (2012)

Estimated Average Household Income	\$69,950	\$71,246	\$74,306
Estimated Median Household Income	\$58,383	\$60,556	\$63,516
HH Income Under \$10,000	161 3.5%	1,198 4.4%	2,058 3.9%
HH Income \$10,000 to \$34,999	1,187 26.1%	6,685 24.4%	11,909 22.8%
HH Income \$35,000 to \$44,999	688 15.1%	4,003 14.6%	7,625 14.6%
HH Income \$50,000 to \$79,999	829 18.2%	5,729 20.9%	11,014 21.1%
HH Income \$80,000 to \$94,999	820 18.0%	4,339 15.9%	8,279 15.9%
HH Income \$100,000 to \$149,999	820 18.0%	4,339 15.9%	8,279 15.9%
HH Income \$150,000 or More	327 7.2%	2,085 7.6%	4,859 9.3%



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