



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	9,551	76,997	142,696
2018 Average HH Income	\$79,817	\$83,011	\$84,832
2018 # of Households	4,026	29,191	53,599

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FOR SALE

\$4,995,000

BUILDING SIZE

19,953 SF

PROPERTY HIGHLIGHTS

- Strong Franchisee with over 100 clubs nationwide
- Only Rio Rancho Location
- Absolute NNN Investment
- 6% CAP Rate
- Annual Income of \$302,220
- 15% Rent Increase in 2023
- Lease Expiration 2028
- 0.92 Acre Pad Site Also Available for Purchase

TRAFFIC COUNT

Southern Blvd: 21,416 VPD

(MRCOG 2016)

NM Hwy 528: 48,385 VPD

(MRCOG 2016)

AREA TRAFFIC GENERATORS



Rob Powell

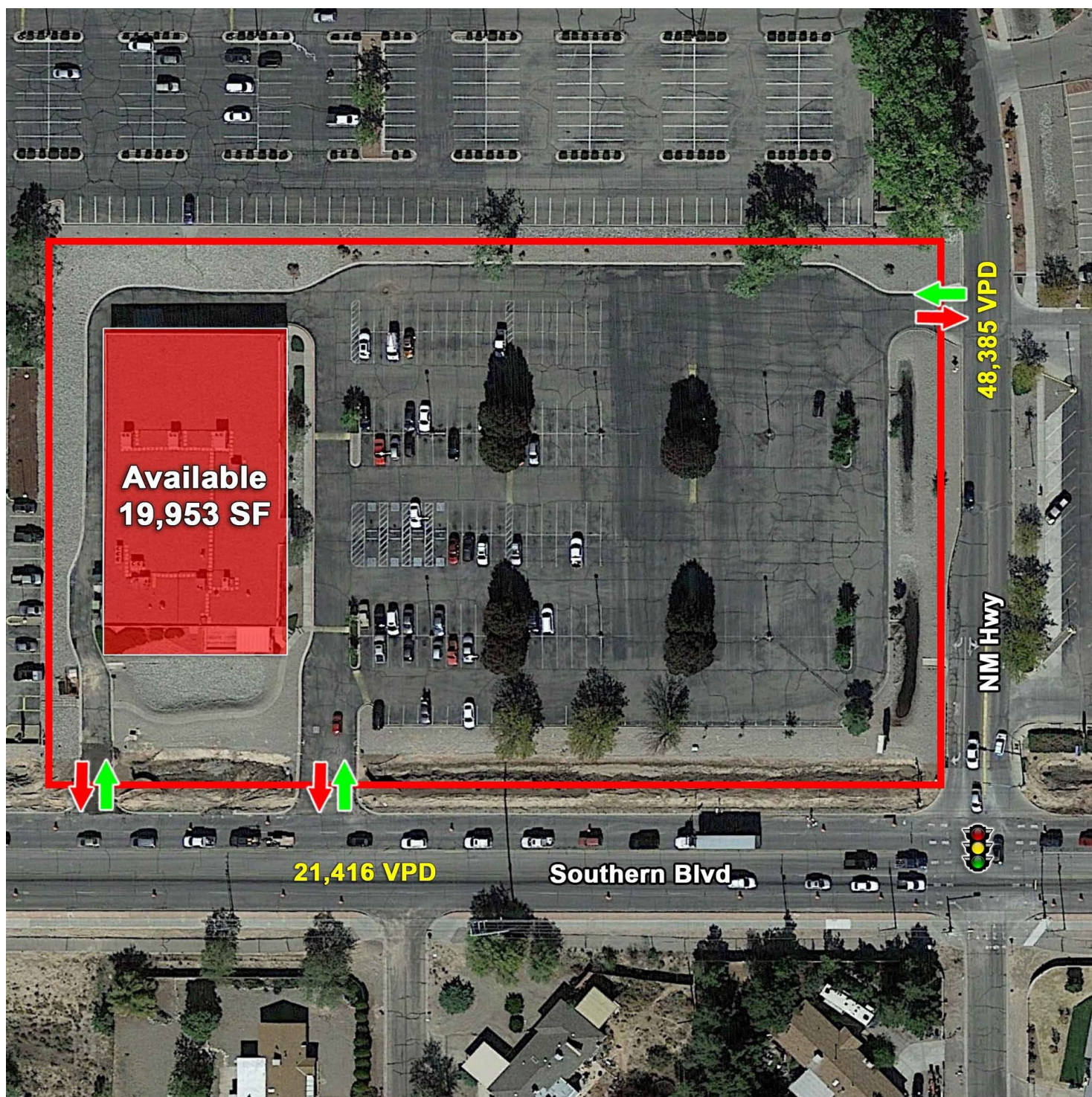
rpowell@resolutre.com

505.337.0777

www.resolutre.com

Planet Fitness-Absolute NNN-Rio Rancho

3391 SOUTHERN BLVD SE
RIO RANCHO, NM 87124



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rpowell@resolutre.com
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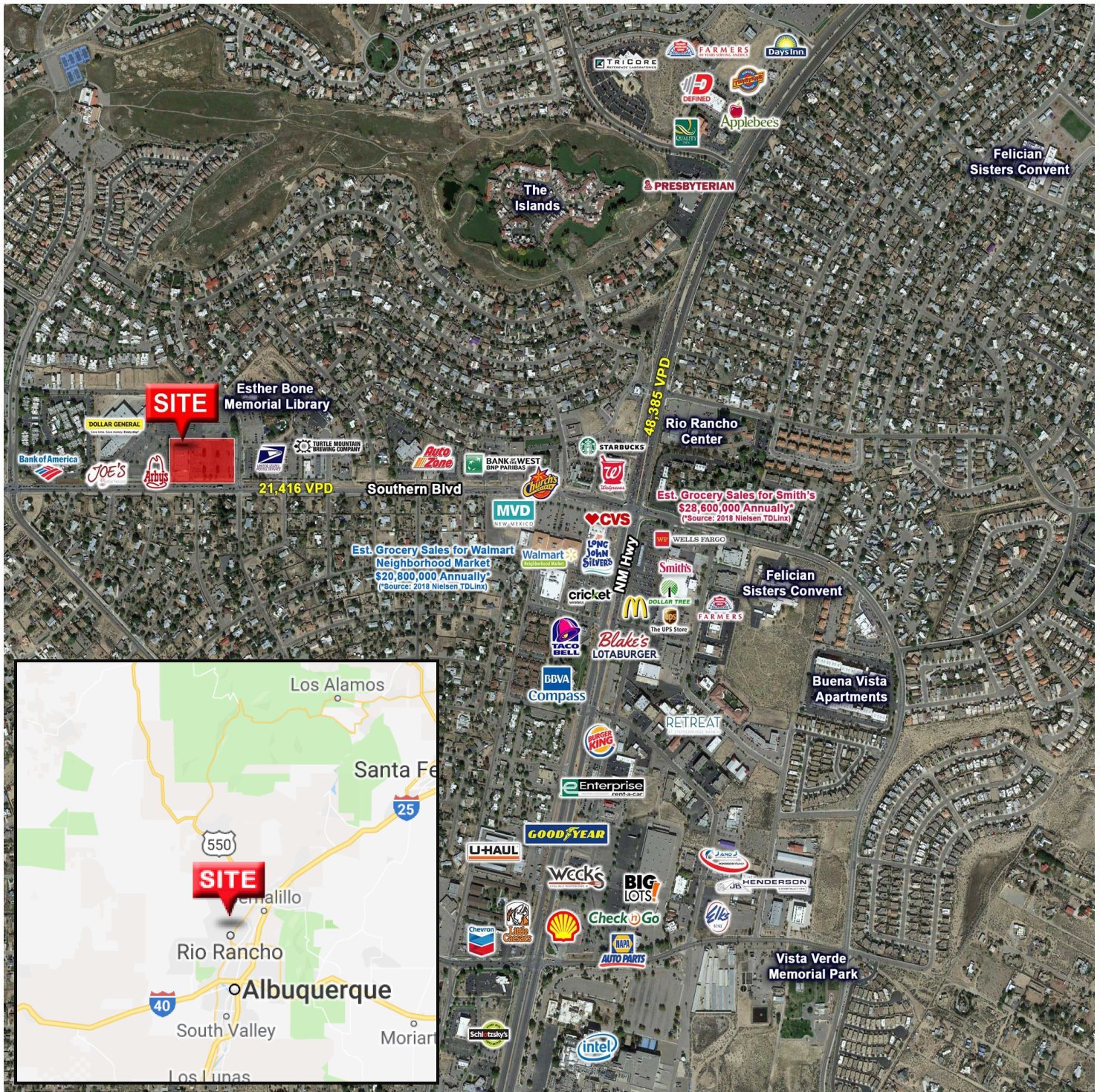
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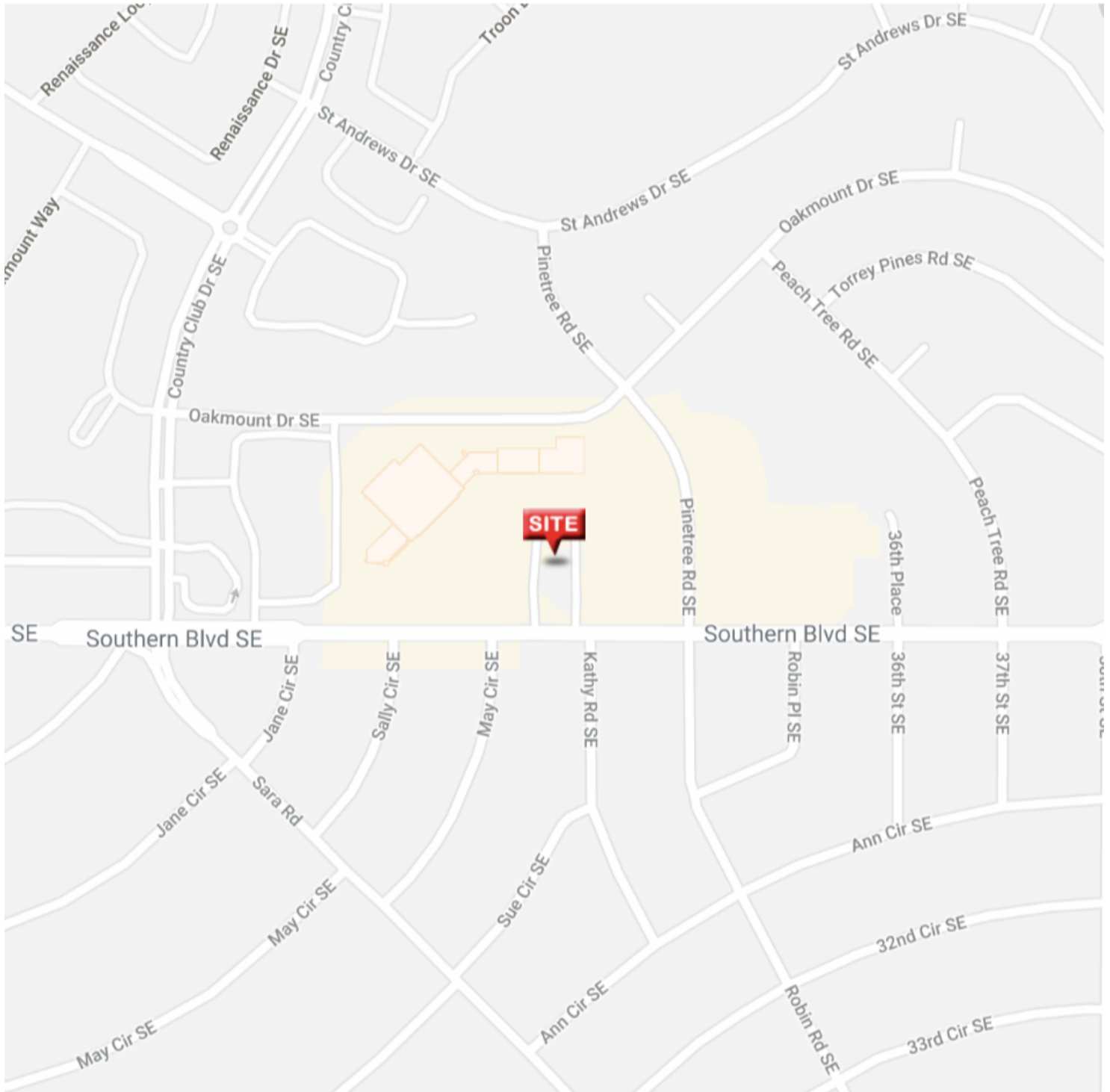
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