



# TURN KEY RIO RANCHO OFFICE CONDO

SEC OF PAT D'ARCO HWY & MEADOWLARK LN SE  
1350 JACKIE ROAD SOUTHEAST, STE 106, RIO RANCHO, NM 87124

A large, bold, green "SOLD" text overlay with a white outline is centered over a photograph of a modern office building. The building has a tiled roof and a covered entrance. A blue handicapped parking sign is visible near the entrance. The foreground shows a paved parking lot with blue markings.

**SOLD**

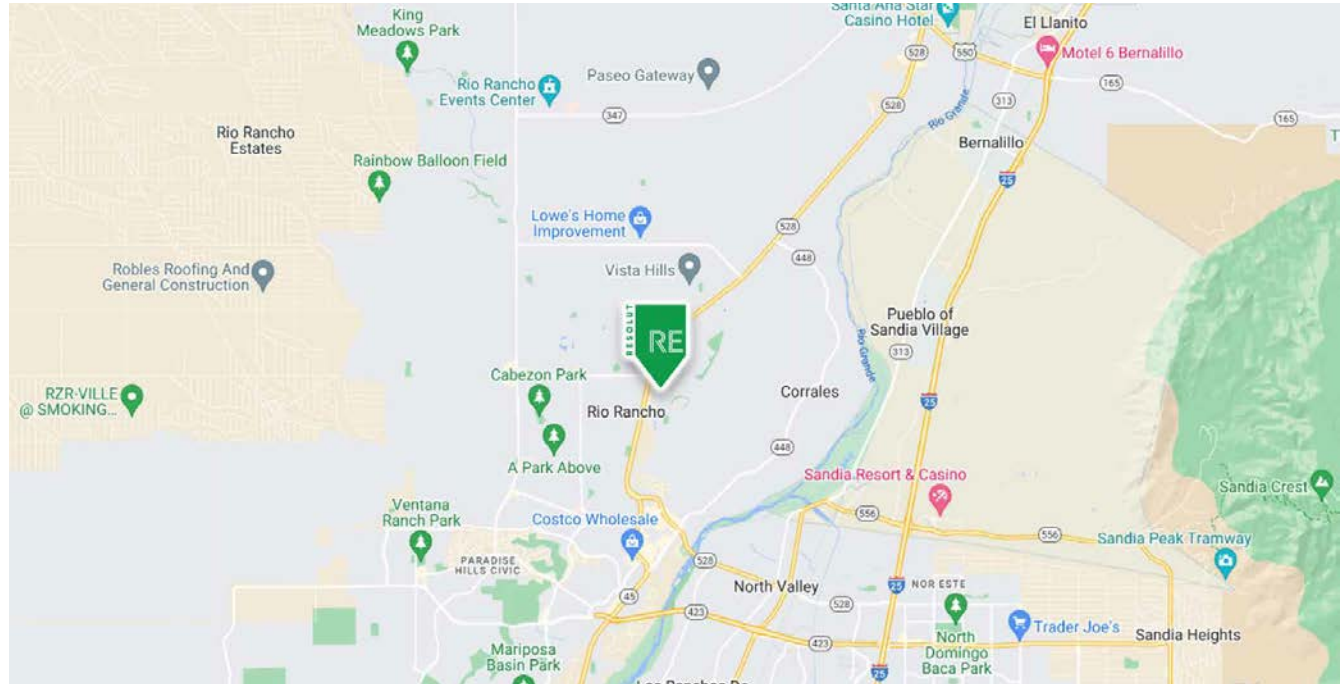
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**TURN KEY RIO RANCHO OFFICE CONDO | 1350 Jackie Road Southeast, Ste 106, Rio Rancho, NM 87124**

**PROPERTY HIGHLIGHTS**

- Turn key office
- High quality, modern finishes throughout
- Furniture can convey with purchase
- Efficient floor plan
- Five private offices, Conference room and an open, collaborative work space
- Well-maintained property
- Easy access off of Hwy 528



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2022**



**72,414**  
**POPULATION**  
3-MILE RADIUS



**\$105,950.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**43,077**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Pat D'Arco Hwy: 45,838 VPD  
(Costar 2022)

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### PROPERTY OVERVIEW

This property is turn-key ready for almost any office use. All furniture shown in pictures can convey with the purchase making this an attractive option for a new office owner or someone wanting to transition from renting to owning. The office includes high quality, durable finishes with a modern look. The efficient layout includes five offices and a conference room situated along the perimeter of the suite and surrounding an open, collaborative work space. This is ideal for a company needing a mixture of private offices for management and an open work area for sales or admin staff. The space also features a kitchen/break area and two ADA restrooms. To ease the burden of ownership, the property is part of a condo association which takes care of, among other things, landscape, property, and roof maintenance. A monument sign to direct customers and clients to the suite is also included in property ownership.

### LOCATION OVERVIEW

1350 Jackie Rd is conveniently situated just off Pat D'Arco Hwy/ Hwy 528 in Rio Rancho, NM near the intersection of Jackie Rd SE and Meadowlark Ln SE. The diversity of businesses along Pat D'Arco Hwy/Hwy 528 range from quick-serve coffee shops such as Dutch Bros, to local favorites Weck's and Blake's Lotaburger, to medical offices for families and seniors. Intel Corporation's large and ever-changing campus is less than two miles away.

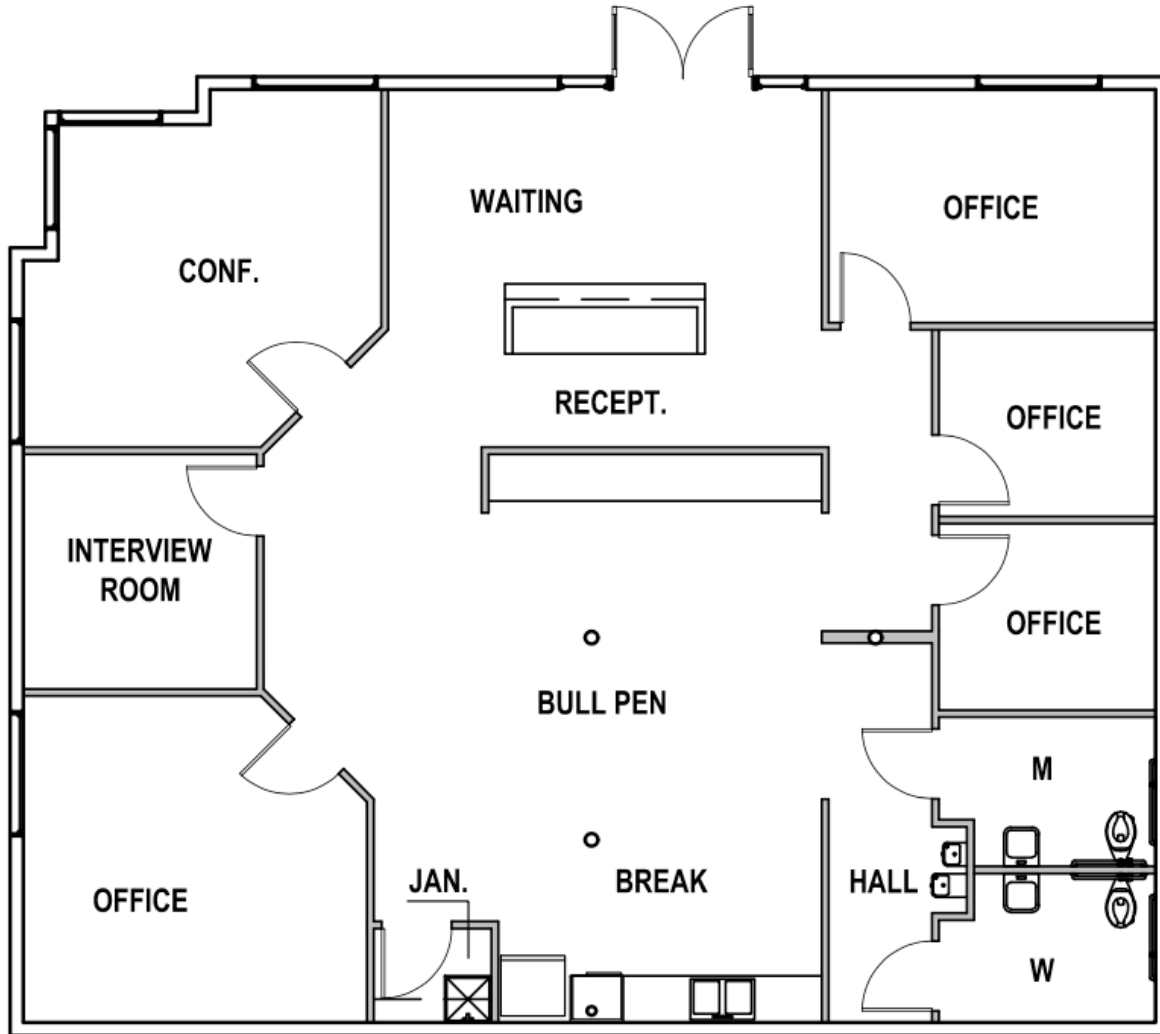
### PROPERTY OVERVIEW

Price: SOLD

Zoning: C-1



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