

**640 Quantum Road, NE**

**Rio Rancho, NM 87124**

**\$1,272,000**



Presented by Tim House | 505.998.1031







SECTION I  
Property Details



## PROPERTY SUMMARY

640 Quantum Road, NE  
640 Quantum Road, NE | Rio Rancho, NM 87124



Available SF:	6,099
Building SF:	6,099
Land:	0.91 Acres
Price:	\$1,272,000
Rentable SF:	6,099
Type:	Office

Fine craftsmanship in this custom multi-purpose office or laboratory building. High-end building materials offer a very custom feel and fine finish. Wood and stone ceilings, wood beams, stone and tile flooring, custom cabinetry, and quality windows/doors. Office space is 3465 SQ FT and flex space is 2634 SQ FT. The property is landscaped with a paved parking lot, gated, and offers additional storage space, warehouse, and expansion opportunities. There is an extensive list of permissible uses for this property. And, is available for lease also.

Located a very short distance West of main thoroughfares Northern Blvd. NE and Highway 528 in Rio Rancho, NM.

## PROPERTY PHOTOS

640 Quantum Road, NE  
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# FLOORPLAN

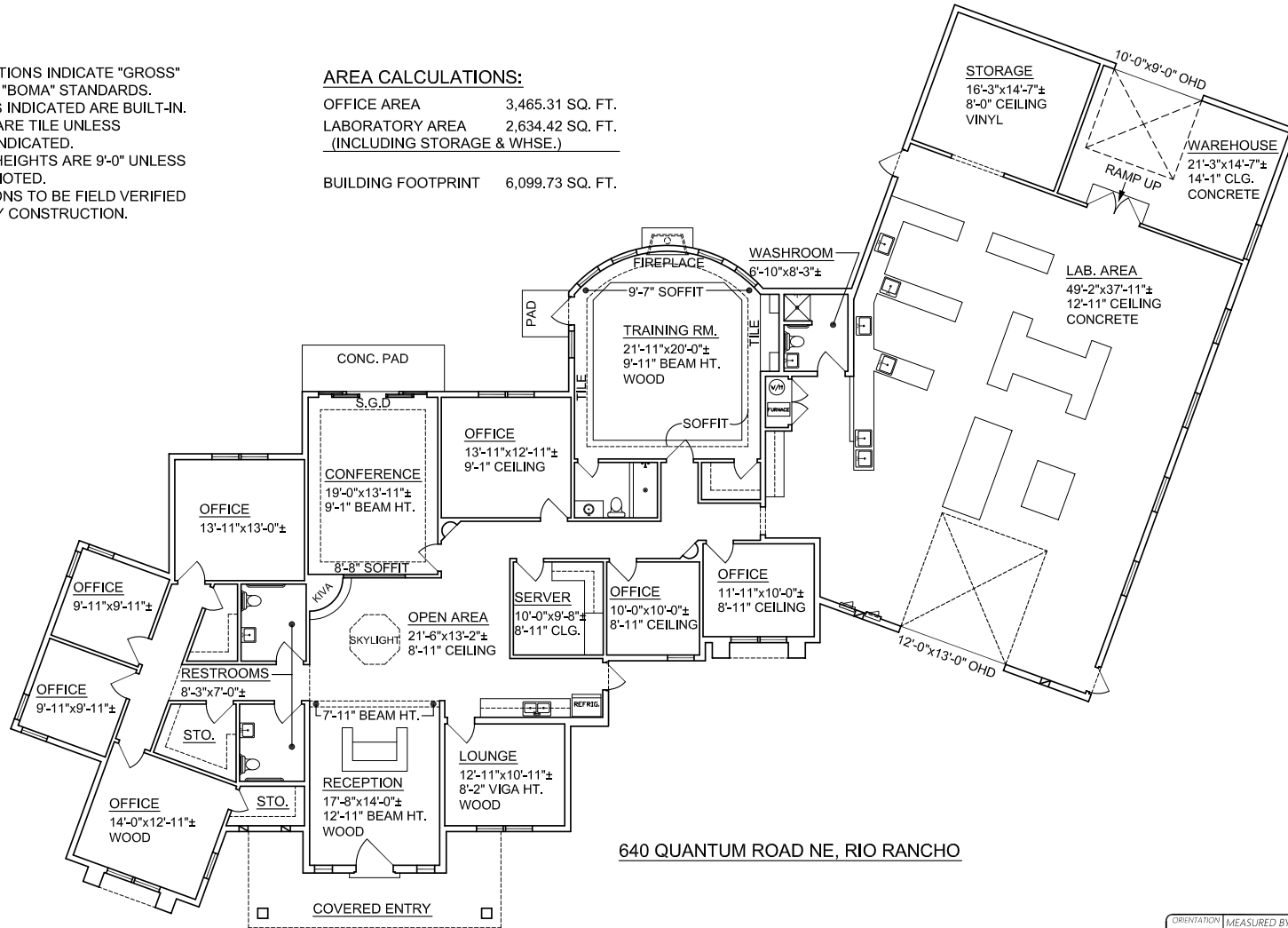
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## NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

## AREA CALCULATIONS:

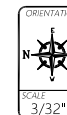
OFFICE AREA	3,465.31 SQ. FT.
LABORATORY AREA (INCLUDING STORAGE & WHSE.)	2,634.42 SQ. FT.
BUILDING FOOTPRINT	6,099.73 SQ. FT.



PROJECT:  
640  
QUANTUM  
ROAD NE  
RIO RANCHO  
DESCRIPTION:  
AS-BUILT  
DRAWING

CLIENT:  
TEAM  
SOUTHWEST  
INC.

SHEET #  
01  
OF 01



MEASURED BY	JR
DESIGNED BY	N.A.
DRAFTED BY	JR
CHECKED BY	P.M.
REVISED:	
SCALE	3/32"=1'-0"
DATE	10/21/21



505-899-1199



DATE: 10/21/08		LAND PLANNING -- ENGINEERING -- LAND SURVEYING
SCALE: 1"=60'		P.O. BOX 1328, CORRALES, NEW MEXICO 87048
CREW: JAK/BSR		PHONE 505/897-0000
DRAWN: JJS		
JOB NO. N1203-01		

WELLS FARGO  
200 LOMAS BLVD., N.W.  
ALBUQUERQUE, NM 87102  
PH. (505) 766-6365

IMPROVEMENT LOCATION REPORT  
LOT 10-B, BLOCK B  
VISTA HILLS, UNIT 4  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

LEGEND

- 

ELECTRIC TRANSFORMER
- 

ELECTRIC/TELEPHONE PEDESTALS
- 

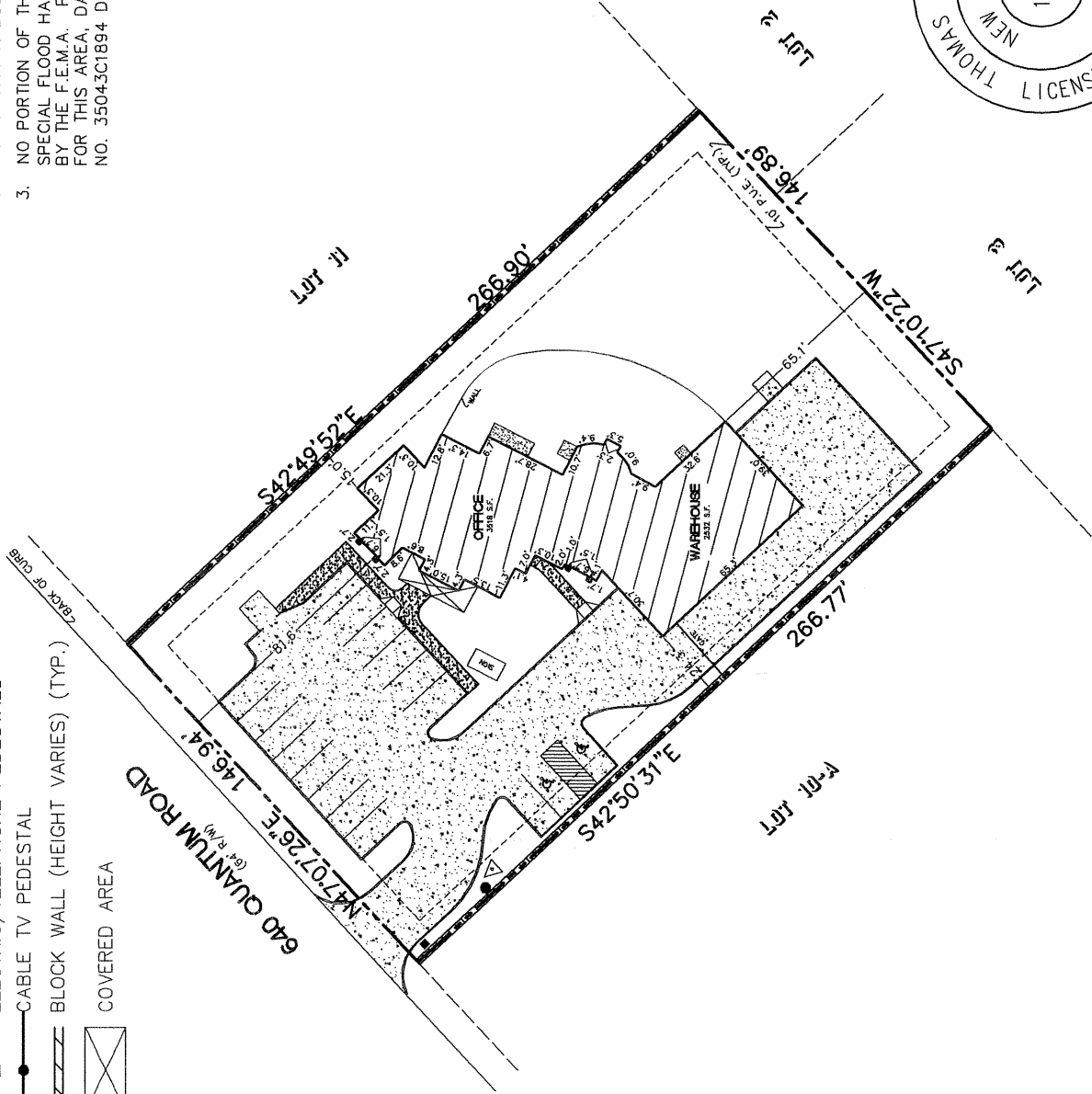
CABLE TV PEDESTAL
- 

BLOCK WALL (HEIGHT VARIES) (TYP.)
- 

COVERED AREA
- NOTES:
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.

2. THIS IS NOT A BOUNDARY SURVEY.

3. NO PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED MARCH 18, 2008; MAP NO. 3504-3C1894 D).



LEGAL DESCRIPTION

LOT 10-B, BLOCK "B", VISTA HILLS UNIT 4, AS SAME IS SHOWN AND DESIGNATED ON PLAT ENTITLED, "SUMMARY PLAT LOT 10-A AND 10-B, BLOCK B VISTA HILLS UNIT 4 BEING A REPLAT OF LOT 10 BLOCK B VISTA HILLS UNIT 4 SITUATE WITHIN TOWN OF ALAMEDA GRANT CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 15, 2006, IN VOL 3, FOLIO 2701-A.

THIS IS TO CERTIFY:

TO TITLE COMPANY: FIRST AMERICAN TITLE COMPANY

Date: 10.21.2008

TO UNDERWRITER: FIRST AMERICAN TITLE INSURANCE COMPANY

TO LENDER: WELLS FARGO that on OCTOBER 21, 2008, I, THOMAS W. PATRICK

N.M.P.S. No. 12651, made an inspection of the premises situated at 640 QUANTUM ROAD

SANDOVAL County, New Mexico briefly described as LOT 10-B, BLOCK B, VISTA HILLS, UNIT 4

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).

SEE LEGAL DESCRIPTION

NOTE: Easements shown hereon are as listed in the Title Commitment provided by the Title Company. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT TO REMOVE THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate):
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:

\*
3. Evidence of cemeteries or family burial grounds located on said premises (show location):

\*
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

\*
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages:
6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

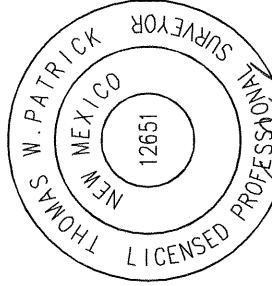
SEE ABOVE SKETCH
7. Specific physical evidence of boundary lines on all sides:

SEE ABOVE SKETCH
8. Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances):

YES
9. Indications of recent building construction, alterations or repairs:

SEE ABOVE SKETCH
10. Approximate distance of structure from at least two lot lines must be shown.

SEE ABOVE SKETCH
- \* NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH







## SECTION II Maps / Aerials



## REGIONAL MAP

640 Quantum Road, NE

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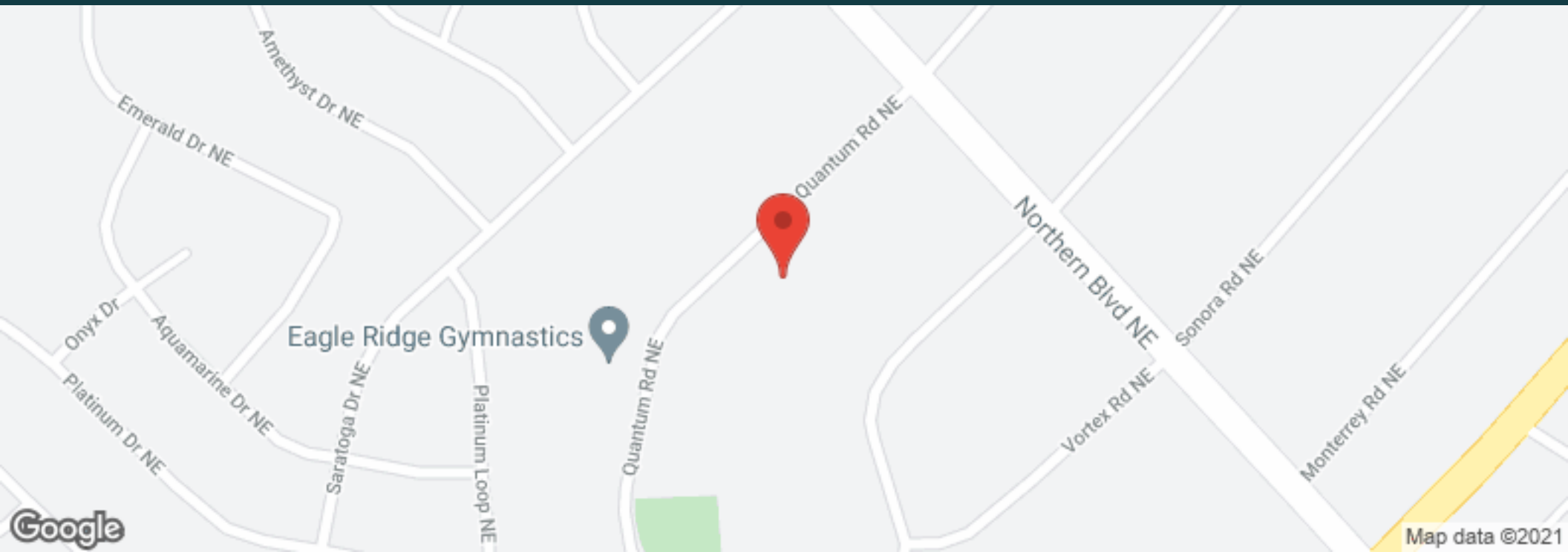




## LOCATION MAP

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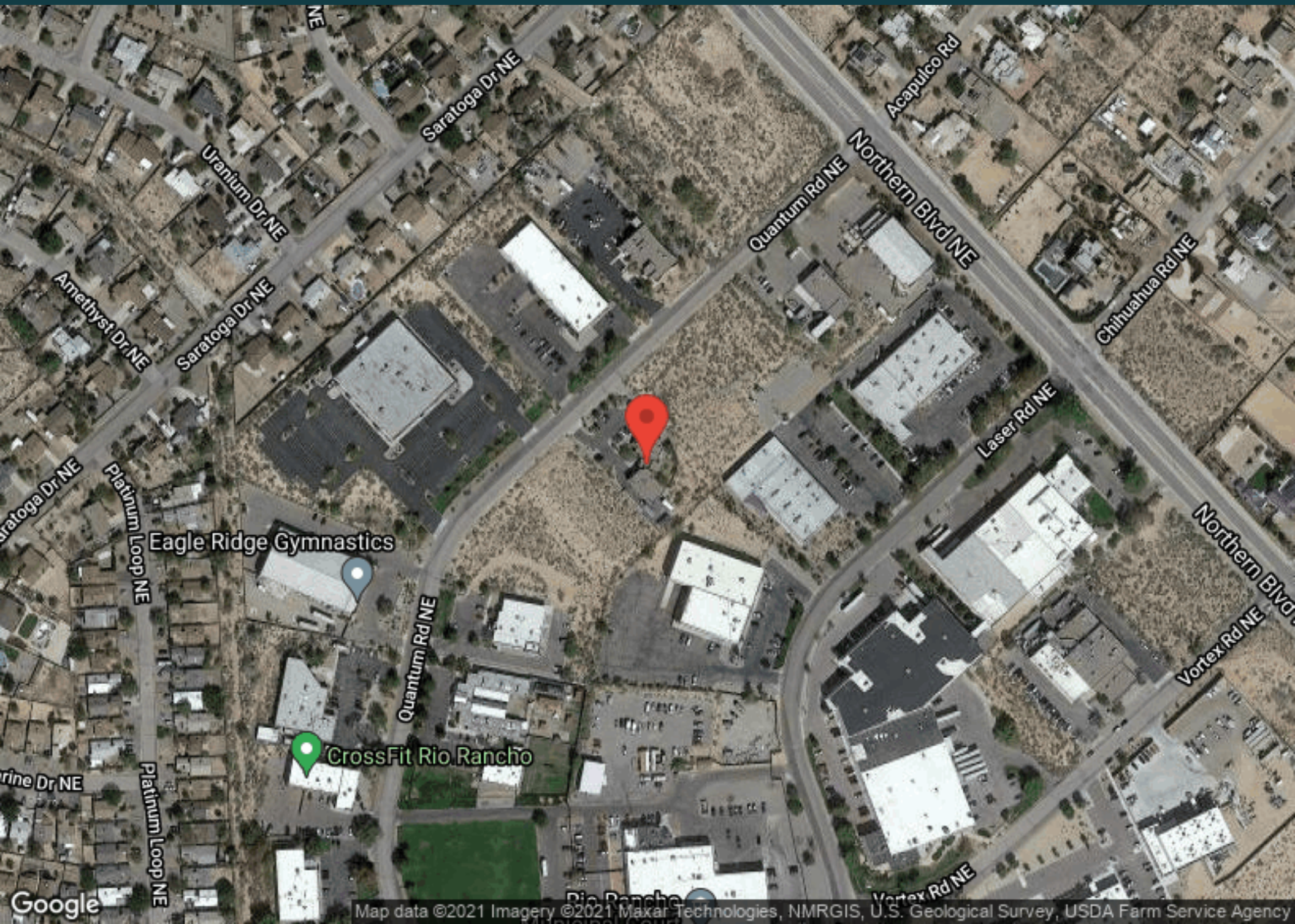




## AERIAL MAP

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## BUSINESS MAP

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GH RANGE

Rio Rancho  
Middle School

DIAMOND  
RIDGE

Northern Blvd NE

Phares Electric

RO  
HEIGHTS

Specialty Painting



Alliance Construction Services

Teambuilders Counseling Services

Rio Rancho Municipal  
Court

Rio Rancho City Office

Five Star Plumbing

INDUSTRIAL PARK

One Plus One Bookkeeping  
Services



KeyMe Locksmiths

Sunrise Veterinary Clinic LLC

LOMA  
COLORADO

LAS RESIDENCIAS

Arroyo De  
Deportes Park

ARROWHEAD

HIGH RESORT

Trailhead



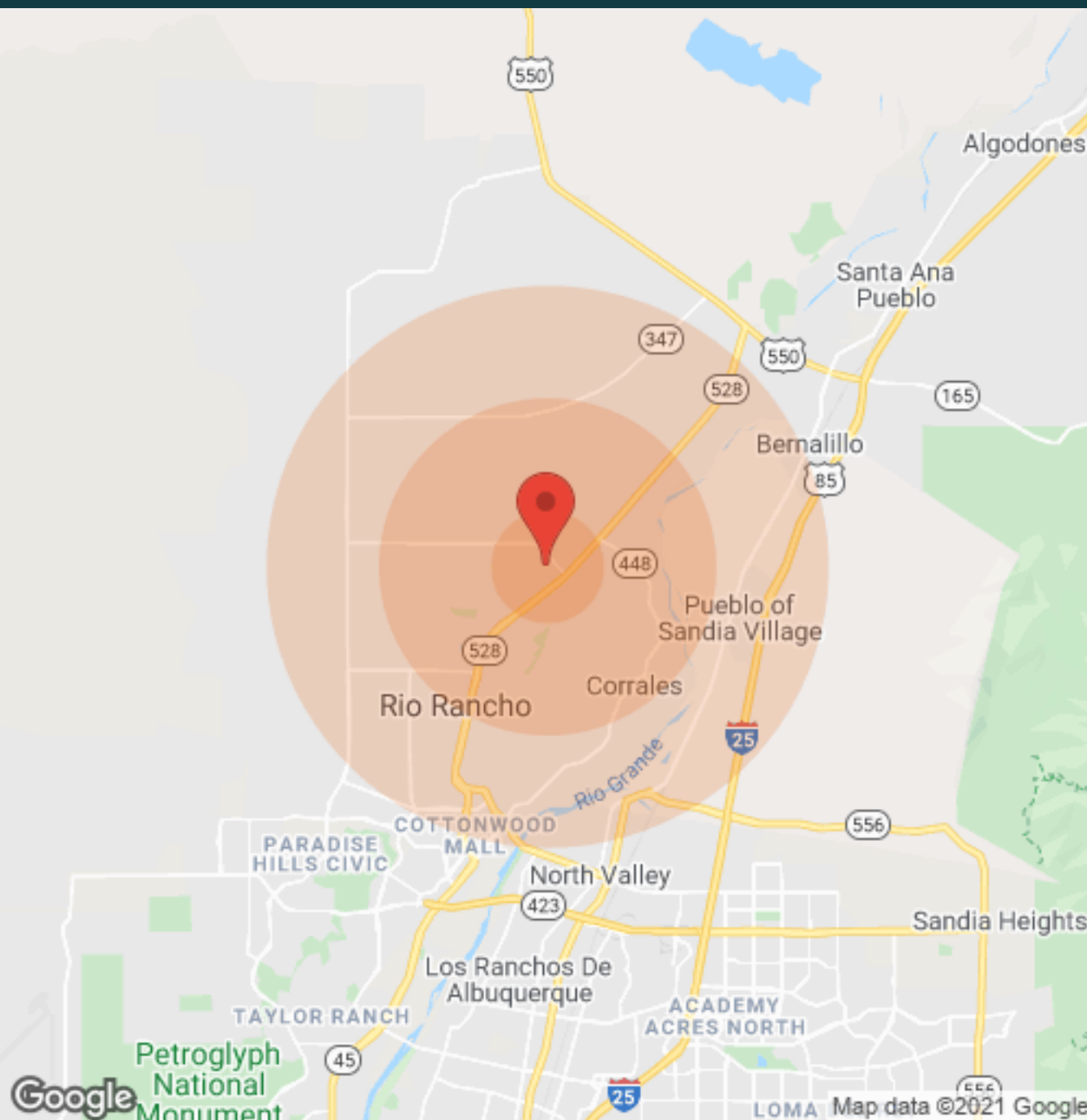


SECTION III  
Demographics



# DEMOGRAPHICS

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Male	2,495	18,494	50,340
Female	2,628	20,085	52,489
Total Population	5,123	38,579	102,829

Ages 0-14	1,005	6,427	19,941
Ages 15-24	760	4,974	14,404
Ages 55-64	748	5,409	12,757
Ages 65+	797	8,164	17,551

Median	\$60,090	\$60,897	\$61,544
< \$15,000	41	1,244	2,922
\$15,000-\$24,999	87	1,432	3,285
\$25,000-\$34,999	149	982	2,942
\$35,000-\$49,999	332	2,342	5,947
\$50,000-\$74,999	476	3,405	8,155
\$75,000-\$99,999	214	2,331	6,179
\$10,000-\$149,999	422	2,557	6,400
\$150,000-\$199,999	13	754	1,889
> \$200,000	95	694	1,419

Total Units	1,873	16,625	40,064
Occupied	1,770	15,538	37,642
Owner Occupied	1,589	12,057	29,283
Renter Occupied	181	3,481	8,359
Vacant	103	1,087	2,422

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



### Professional Background:

Tim House serves as President for Team Southwest CRE, overseeing a small group of dedicated advisors. In addition he specializes in (NNN) net leased investment properties, along with an emphasis on REO and value added opportunities in the Albuquerque and Santa Fe, New Mexico market and nationally. With an extensive commercial real estate background, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor for more than 20 years, completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, Indian Motorcycle, University Towers Partners, to Chapter 7 Bankruptcy Trustees, developers and high net worth investors with varied requirements. House assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He was president of the Commercial Association of Realtors of New Mexico (CARNM) for 2007. He serves on the Professional Standards Committee and is currently a trustee for the Real Estate Community Political Action Committee (RECPAC). House is also a member of ICSC and SVNART Asset Recovery Team.

### Education:

University of New Mexico

### Memberships:

Commercial Association of Realtors New Mexico (CARNM),  
ICSC



## DISCLOSURE

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