

Enchanted Hills Retail Space Available

Jager Way & Picabo St. | Rio Rancho, NM 87144

FOR LEASE



PROPERTY DETAILS

ADDRESS 4405 Jager Way NE
Rio Rancho, NM 87144

LEASE RATE \$20.00/SF NNN

AVAILABLE ±2,900/SF

- BENEFITS**
- Excellent trade area across from successful Super Wal-Mart, future Bed Bath & Beyond & TJ Maxx
 - Close to the 528 & 550 intersection
 - Monument signage with 528 frontage
 - Excellent parking

For more information please contact:

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505.878.0001

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.

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Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	171	864	1,313
Total Employees:	1,203	4,772	6,244
Total Residential Population:	3,643	24,315	32,666
Employee/Residential Population Ratio:	0.33	0.20	0.19

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	7	4.1%	13	1.1%	20	2.3%	41	0.9%	30	2.3%	64	1.0%
Construction	16	9.4%	34	2.8%	104	12.0%	395	8.3%	164	12.5%	549	8.8%
Manufacturing	4	2.4%	92	7.6%	35	4.0%	295	6.2%	53	4.1%	355	5.7%
Transportation	5	2.9%	23	1.9%	28	3.2%	83	1.7%	36	2.7%	104	1.7%
Communication	1	0.6%	2	0.2%	4	0.5%	7	0.2%	6	0.5%	12	0.2%
Utility	1	0.6%	28	2.3%	4	0.4%	93	2.0%	5	0.4%	97	1.5%
Wholesale Trade	3	1.7%	5	0.4%	28	3.3%	99	2.1%	44	3.3%	168	2.7%
Retail Trade Summary	30	17.4%	175	14.5%	128	14.8%	894	18.7%	163	12.4%	1,139	18.2%
Home Improvement	1	0.3%	3	0.3%	6	0.7%	29	0.6%	9	0.7%	164	2.6%
General Merchandise Stores	0	0.0%	0	0.0%	2	0.2%	7	0.2%	2	0.2%	8	0.1%
Food Stores	3	1.7%	7	0.6%	16	1.8%	74	1.6%	19	1.4%	88	1.4%
Auto Dealers, Gas Stations, Auto Aftermarket	3	2.0%	52	4.3%	12	1.4%	127	2.7%	14	1.1%	152	2.4%
Apparel & Accessory Stores	2	1.0%	4	0.3%	5	0.6%	12	0.2%	6	0.4%	13	0.2%
Furniture & Home Furnishings	2	1.1%	2	0.2%	8	0.9%	12	0.3%	13	1.0%	23	0.4%
Eating & Drinking Places	13	7.9%	83	6.9%	44	5.1%	521	10.9%	51	3.9%	551	8.8%
Miscellaneous Retail	6	3.3%	23	1.9%	35	4.1%	112	2.3%	50	3.8%	141	2.3%
Finance, Insurance, Real Estate Summary	12	7.0%	77	6.4%	46	5.3%	179	3.7%	78	5.9%	259	4.2%
Banks, Savings & Lending Institutions	1	0.7%	11	0.9%	5	0.6%	30	0.6%	7	0.5%	41	0.7%
Securities Brokers	1	0.6%	2	0.2%	3	0.4%	7	0.1%	4	0.3%	10	0.2%
Insurance Carriers & Agents	2	1.3%	21	1.8%	7	0.8%	36	0.8%	9	0.7%	40	0.6%
Real Estate, Holding, Other Investment Offices	8	4.4%	43	3.6%	30	3.5%	106	2.2%	58	4.4%	168	2.7%
Services Summary	87	51.0%	697	58.0%	446	51.7%	2,208	46.3%	709	54.0%	2,792	44.7%
Hotels & Lodging	0	0.2%	101	8.4%	3	0.4%	176	3.7%	4	0.3%	177	2.8%
Automotive Services	1	0.4%	1	0.1%	12	1.4%	20	0.4%	17	1.3%	31	0.5%
Motion Pictures & Amusements	5	3.1%	317	26.4%	27	3.1%	440	9.2%	39	2.9%	470	7.5%
Health Services	4	2.5%	11	0.9%	26	3.0%	143	3.0%	43	3.3%	181	2.9%
Legal Services	3	1.5%	6	0.5%	8	0.9%	17	0.4%	13	1.0%	28	0.4%
Education Institutions & Libraries	3	1.5%	34	2.8%	21	2.5%	555	11.6%	25	1.9%	563	9.0%
Other Services	72	41.9%	227	18.9%	349	40.4%	857	18.0%	568	43.3%	1,342	21.5%
Government	5	2.8%	56	4.7%	22	2.5%	479	10.0%	25	1.9%	704	11.3%
Totals	171	100%	1,203	100%	864	100%	4,772	100%	1,313	100%	6,244	100%

2012 Forecasted by Esri

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Summary	1 mile radius		3 mile radius		5 mile radius	
	2012	2012	2012	2012	2012	2012
Population	3,643	24,315	24,315	32,666		
Households	1,372	8,570	8,570	11,728		
Families	986	6,389	6,389	8,852		
Average Household Size	2.47	2.78	2.78	2.74		
Owner Occupied Housing Units	1,060	6,734	6,734	9,571		
Renter Occupied Housing Units	311	1,836	1,836	2,157		
Median Age	40.0	38.2	38.2	40.1		

Trends: 2012 - 2017 Annual Rat

State	State	State	State
Population	1.01%	1.01%	1.01%
Households	1.17%	1.17%	1.17%
Families	0.99%	0.99%	0.99%
Owner HHs	1.21%	1.21%	1.21%
Median Household Income	3.16%	3.16%	3.16%

2012

Households by Income	2012		2012		2012	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	73	5.3%	1,015	11.8%	1,230	10.5%
\$15,000 - \$24,999	44	3.2%	668	7.8%	850	7.2%
\$25,000 - \$34,999	76	5.5%	487	5.7%	628	5.4%
\$35,000 - \$49,999	244	17.8%	1,444	16.8%	1,823	15.5%
\$50,000 - \$74,999	385	28.1%	1,973	23.0%	2,649	22.6%
\$75,000 - \$99,999	181	13.2%	1,089	12.7%	1,642	14.0%
\$100,000 - \$149,999	313	22.8%	1,696	19.8%	2,432	20.7%
\$150,000 - \$199,999	32	2.3%	100	1.2%	241	2.1%
\$200,000+	23	1.7%	96	1.1%	233	2.0%

Median Household Income	\$63,311	\$56,149	\$59,918
Average Household Income	\$77,139	\$67,020	\$72,396
Per Capita Income	\$30,952	\$24,608	\$26,621

2012

Population by Age	2012		2012		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	223	6.1%	1,607	6.6%	2,031	6.2%
5 - 9	234	6.4%	1,773	7.3%	2,286	7.0%
10 - 14	232	6.4%	1,916	7.9%	2,498	7.6%
15 - 19	190	5.2%	1,702	7.0%	2,252	6.9%
20 - 24	221	6.1%	1,368	5.6%	1,683	5.2%
25 - 34	481	13.2%	2,762	11.4%	3,438	10.5%
35 - 44	511	14.0%	3,395	14.0%	4,435	13.6%
45 - 54	541	14.9%	3,720	15.3%	5,196	15.9%
55 - 64	505	13.9%	3,224	13.3%	4,787	14.7%
65 - 74	365	10.0%	1,853	7.6%	2,699	8.3%
75 - 84	105	2.9%	735	3.0%	1,013	3.1%
85+	35	1.0%	260	1.1%	348	1.1%

2012

Race and Ethnicity	2012		2012		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,609	71.6%	16,916	69.6%	23,456	71.8%
Black Alone	92	2.5%	522	2.1%	706	2.2%
American Indian Alone	186	5.1%	1,100	4.5%	1,600	4.9%
Asian Alone	64	1.8%	311	1.3%	430	1.3%
Pacific Islander Alone	9	0.2%	47	0.2%	57	0.2%
Some Other Race Alone	521	14.3%	4,571	18.8%	5,199	15.9%
Two or More Races	161	4.4%	848	3.5%	1,217	3.7%

Hispanic Origin (Any Race)	1,575	43.2%	12,791	52.6%	15,404	47.2%
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