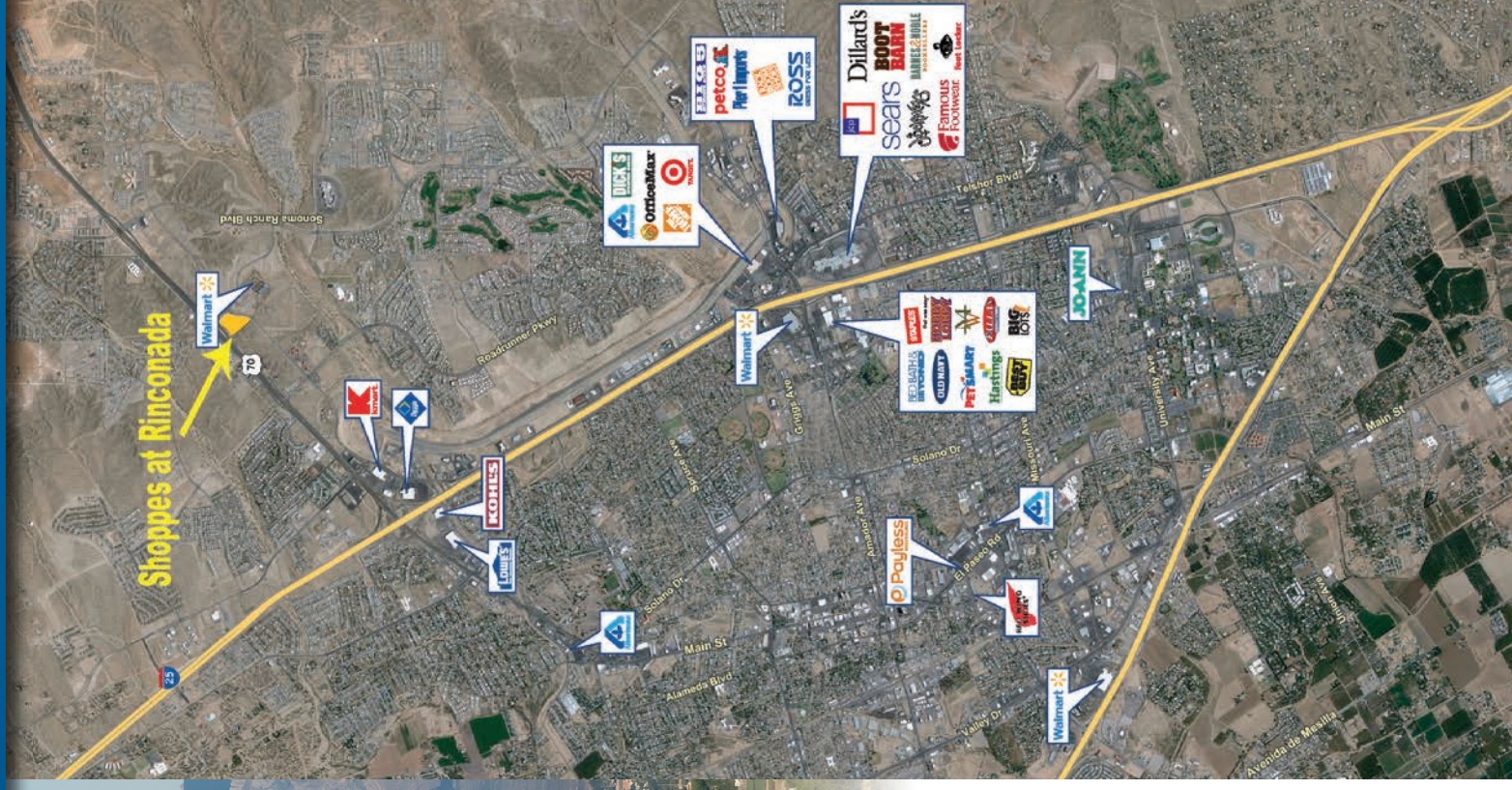


The Shoppes at Rinconada

Las Cruces, New Mexico

3500 Northrise Drive

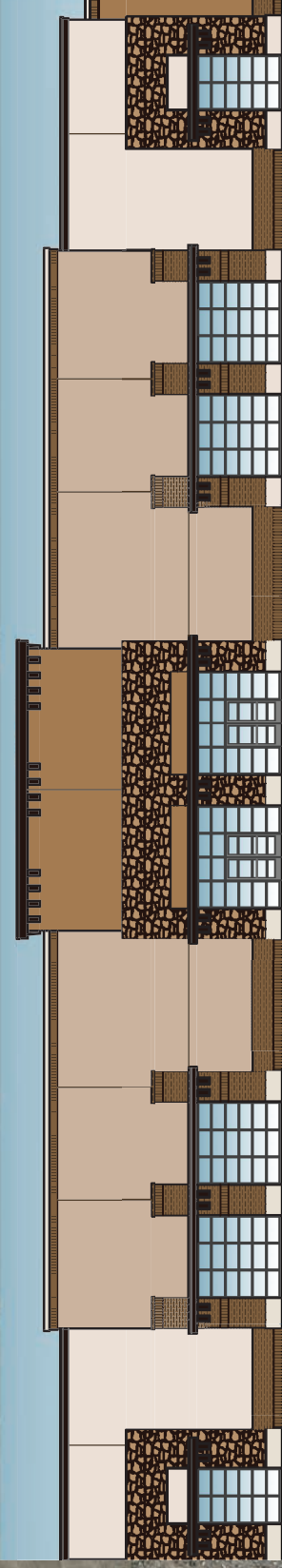
Located at the northwest corner of Rinconada Boulevard & Northrise Drive
Just off of Highway 70 and Rinconada Boulevard



Las Cruces, New Mexico

What sets Las Cruces apart?

Nestled in the fertile Mesilla Valley between the majestic Organ Mountains and the meandering Rio Grande, Las Cruces, New Mexico, is quickly becoming a popular southwestern destination. It is the ideal location at the crossroads of Interstate 10 and 25 bringing visitors into contact with 72 holes of spectacular year-round golf, unique special events, historic attractions such as Old Mesilla – not to mention world-class Mexican food! Las Cruces also blends a unique variety of attractions, culture, historical sites and superb year-round weather with 350 days of sunshine per year! In addition, Las Cruces, has received several awards including rankings from Money magazine as one of the “best college towns to retire” and from AARP as one of their “dream towns” to retire. Las Cruces has also been ranked by Forbes as one of the best small metro areas for business and careers.



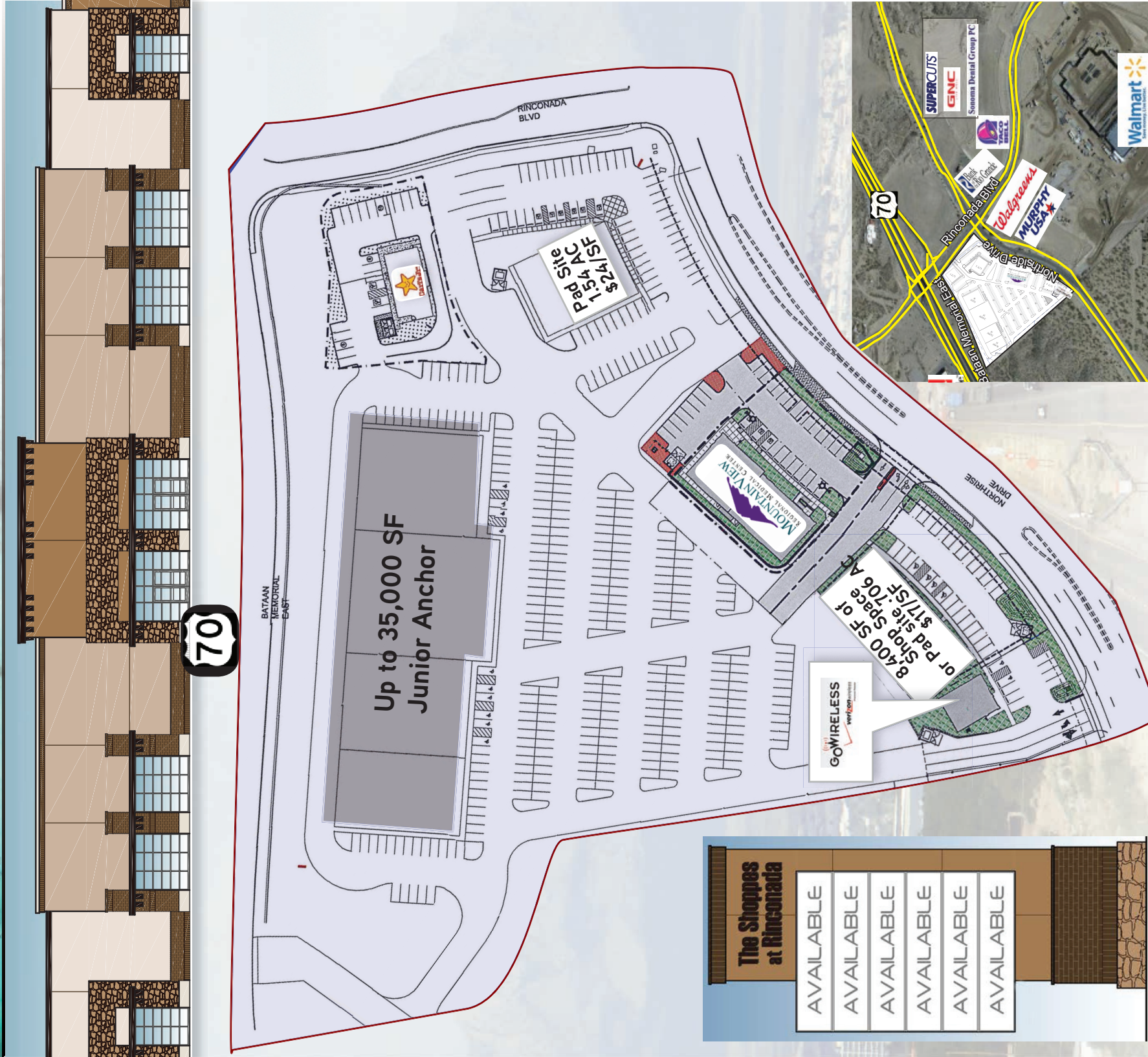
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Anchor | Junior Anchor | Shop Space | Pad Sites



The Shoppes at Rinconada

- AVAILABLE
- AVAILABLE
- AVAILABLE
- AVAILABLE
- AVAILABLE
- AVAILABLE

Shoppes at Rinconada Shop Space of 1,200 - 8,400 SF Asking Rate \$24.00/SF NNN Las Cruces

- » Anchor and Junior Anchor Opportunities Available
- » Restaurant and Retail Pad Sites available for sale, ground lease or build to suit starting at \$17.50 SF
- » Prime Freeway Retail Location Situated in a Highly Under-served Retail Trade Area
- » Major Growth Corridor with Stabilized Existing Demographics
- » Combined Traffic Count 60,000± VPD

Like many other Sunbelt communities, the economy in Las Cruces is booming. It is the fastest growing Metro-Area in New Mexico and one of the top 10 in the United States. Cities that surround Las Cruces are Alamogordo, Silver City, Anthony, Hobbs, Sunland Park and Ruidoso. The residents of the cities that surround Las Cruces commute there to enjoy, shopping, restaurants and all that Las Cruces has to offer.

- » The county seat for Doña Ana County.
- » Second-largest city in the state
- » Las Cruces is the economic and geographic center of Mesilla Valley, which is the agricultural region extending from Hatch, NM to the west side of El Paso, TX.
- » Home to New Mexico State University (NMSU)
- » Major employer is the federal government on nearby White Sands Test Facility and White Sands Missile Range.
- » The city is becoming the home to many retirees from across the country.
- » Spaceport America, lies 44 miles north, has seen the completion of several manned, suborbital flights.
- » Headquarters for Virgin Galactic, the world's first company to offer sub-orbital spaceflights.

Major Employers

NMSU
 White Sands Missile Range
 Gadsden Independent Schools
 Las Cruces Public Schools
 City of Las Cruces
 Memorial Medical
 Doña Ana Community College
 Doña Ana County

Number of Employees

6500+
 4,500+
 1,500+
 3,000+
 1,500+
 1,000+
 983
 750+

Population

City of Las Cruces: 101,047
 Doña Ana County: 146,375
 City of Las Cruces Area: 76.31 Square miles

Demographics

5 Mile: 114,691
 \$37,361 Median HH Income
 10 Mile: 142,966
 \$39,114 Median HH Income

Current Unemployment
 6%