



WESTERN STATES
COMMERCIAL REAL ESTATE

100% Leased Strip Center in Growing,
Busy Trade Area

7800 Carr Way NE | Rio Rancho, NM

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

Aerial



100% Leased Strip Center

Aerial



100% Leased Strip Center

Executive Summary

OPPORTUNITY OVERVIEW:

The subject property is a multi-tenant retail building totaling approximately 17,082 square feet, situated on 1.675 AC. It is 100% leased to four tenants – Big 5 Sporting Goods, Subway, Summit Family Dental and America's Mattress. The property is located off and visible from NM Highway 528, directly south of NM Highway 550. Tenants in the immediate trade area include Walmart Supercenter, Home Depot, BBVA Compass Bank, McDonald's, Albertson's, Anytime Fitness, Walgreens, Ross, Bed Bath and Beyond, PetSmart, Mattress Firm, IHOP, Big R and a variety of local vendors. Local attractions, including the Santa Ana Star Casino and Santa Ana Golf Course, are a short distance away.

Located in a tremendous growth area, Rio Rancho is positioned in the northwest quadrant of the Albuquerque Metropolitan Area. The city was the fastest-growing county in New Mexico in people and percentage growth from 2017-2018 according to US Census statistics. The average household income within one mile of the subject property exceeds \$93,000.

Price	\$4,680,128
NOI	\$327,609
CAP	7
Rentable SF	17,082 SF
Land Size	1.675 AC



100% Leased Strip Center

Income & Expense

INCOME	\$387,113
Rent	\$335,792
Expense Reimbursement	\$51,321
EXPENSES	\$59,504
Taxes	\$14,400
Insurance	\$5,512
Common Area Maintenance	\$39,592
NOI	\$327,609

PRICE	\$4,680,128
Total Rentable Area	17,082 SF
\$/SF	\$273.98
CAP Rate	7

Rent Roll

TENANT	SF	START OF TERM	END OF TERM	ANNUAL RENT	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
BIG 5 SPORTING GOODS	10,032	2/1/08	4/30/24	\$173,808.00	10% / 5 YRS	Modified Gross	3 x 5 YR
SUBWAY	1,300	8/1/13	5/31/28	\$32,175.00	10% / 5 YRS	NNN	2 X 5 YR
SUMMIT FAMILY DENTAL	2,550	1/1/13	8/31/28	\$70,609.50	3% ANNUAL	NNN	2 X 5 YR
AMERICA'S MATTRESS	3,200	11/1/18	12/31/23	\$59,200.00	\$1.50/SF	NNN	2 x 3 YR

100% Leased Strip Center

Tenant Overview



Big 5 Sporting Goods is one of America's top retailers of name-brand sporting goods and accessories. As of May 2018, Big 5 has 435 locations spread throughout 11 western states. In June 2002, Big 5 held an initial public offering (IPO), resulting in over \$100 million being raised to finance future growth. Big 5 continues to grow and prosper by maintaining their core strategy of providing convenient shopping and low prices.



The Subway brand is the world's largest and fastest growing submarine sandwich chain with more than 45,000 locations globally. Holding strong amid recession woes, Subway emerged with 2,300 additional locations between 2007 and 2009 adding another 4,000 domestic locations over the next five years. The brand controls 60% of the quick-service sandwich market in the US and is valued at approximately 7.1 billion as of May 2017.



100% Leased Strip Center

Tenant Overview



This local dental practice in Rio Rancho has had a meaningful impact upon this ever-growing community. Dozens of reviews indicate that everything from the professionalism of the staff to the high level of individualized care are what keep them coming back. Located within the path of growth in this booming trade area, the patient base is very robust serving those from Rio Rancho, Bernalillo, Corrales, Santa Ana Pueblo, San Ysidro, Jemez and many more.



America's Mattress boasts nearly 200 dealers with over 300 locations making it the 8th largest bedding retailer in the country. Due to implementing a franchise-style system, providing their dealers with the necessary tools and training to operate successfully and working closely with each local Serta sales force to continuously elicit growth for each, the percent of stores open and successful has increased from a low point in 2006 to all-time highs each year from 2010 through today, all while continuing rapid store growth.



SUBWAY

A

OPEN

\$1.89

NEW! NATURALLY PIT-SMOKED BRISKET

Subway



PARKING ONLY

THE RED BRIGHT & BLUE SALE

202

America's Mattress



America's
MATTRESS

Locally Owned
and
Operated

505-884-1912

www.AmericasMattress.com

WARNING

Comfort
and
Beautyrest
Headquarters

Store Hours
Monday - Saturday
10:00 AM - 8:00 PM
Sunday
12:00 PM - 6:00 PM



SUMMIT

Family Dental



BIG 5 SPORTING GOODS



100% Leased Strip Center

Demographics

CITY, STATE
Rio Rancho, NM

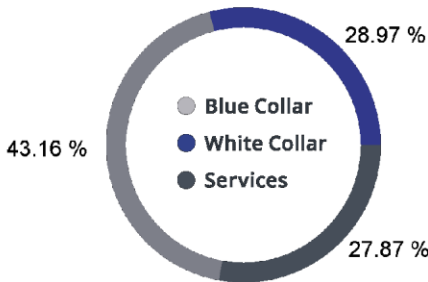
POPULATION
27,815

AVG. HHSIZE
2.65

MEDIAN HH INCOME
\$66,554

HOME OWNERSHIP
Renters: **1,666**
Owners: **8,428**

EMPLOYMENT

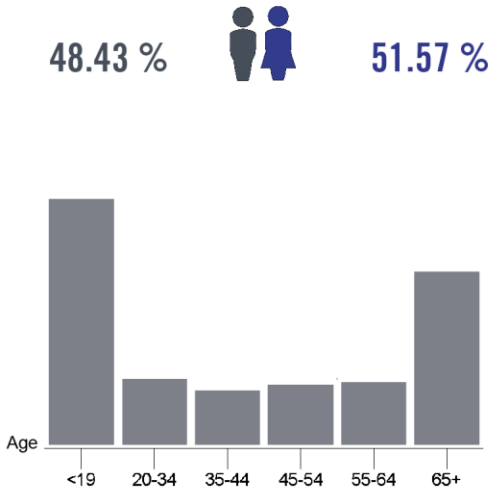


43.78 % Employed
2.30 % Unemployed

EDUCATION

High School Grad: **22.78 %**
Some College: **25.00 %**
Associates: **10.83 %**
Bachelors: **31.49 %**

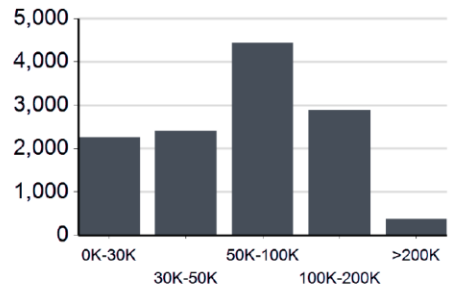
GENDER & AGE



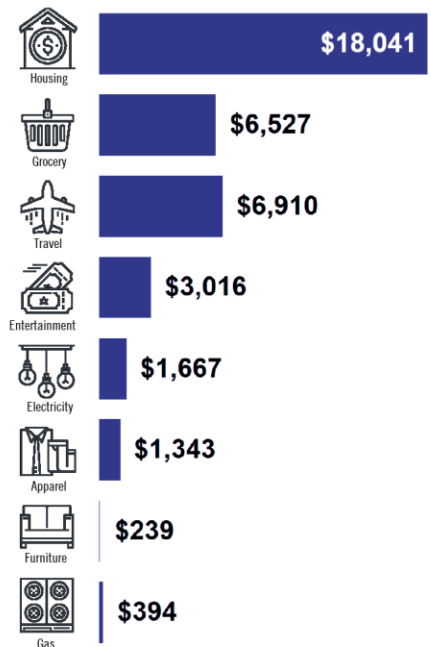
RACE & ETHNICITY

White: **54.45 %**
Asian: **0.22 %**
Native American: **2.22 %**
Pacific Islanders: **0.05 %**
African-American: **0.63 %**
Hispanic: **30.82 %**
Two or More Races: **11.61 %**

INCOME BY HOUSEHOLD



HH SPENDING



Rio Rancho – which is a part of Sandoval County – is the 3rd largest city in New Mexico, the fastest growing community in the state, and one of the fastest growing in the Southwest. Rio Rancho has been recognized as one of “America’s 50 Best Cities to Live”, citing exceptional public schools and well-below national average crime rates (24/7 Wall Street). Rio Rancho sits at an elevation of approximately 5,290 feet and enjoys a picturesque view of the Sandia Mountains. The Intel Corporation is by far the largest employer in Rio Rancho, and holds Intel Fab11X, one of the largest semiconductor fabrication plants in the world. The services, retail and government sectors are also major components of the local economy.

Sandoval County has remained the fastest-growing New Mexico county since 2010, with a 10.3 percent growth rate.

WHY RIO RANCHO?



POPULATION OF
100,572



IN THE **FASTEST**
GROWING NEW
MEXICO COUNTY
SINCE 2010



\$93,036 AVERAGE
HOUSEHOLD
INCOME
(within 1 mile of subject property)



3rd LARGEST CITY IN
NEW MEXICO

WESTERN STATES

COMMERCIAL REAL ESTATE

Pricing subject to change without notice. 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.