



**WESTERN STATES**  
COMMERCIAL REAL ESTATE

Enchanted Hills Plaza  
4405 Jager Way NE | Rio Rancho, NM 87144

505-585-5700 | 5600 Eubank Suite 200 | Albuquerque, NM | [ws-cre.com](http://ws-cre.com)





## PROPERTY SUMMARY

Lease Rate \$17/SF/YR NNN

Available SF +/-2,400 SF

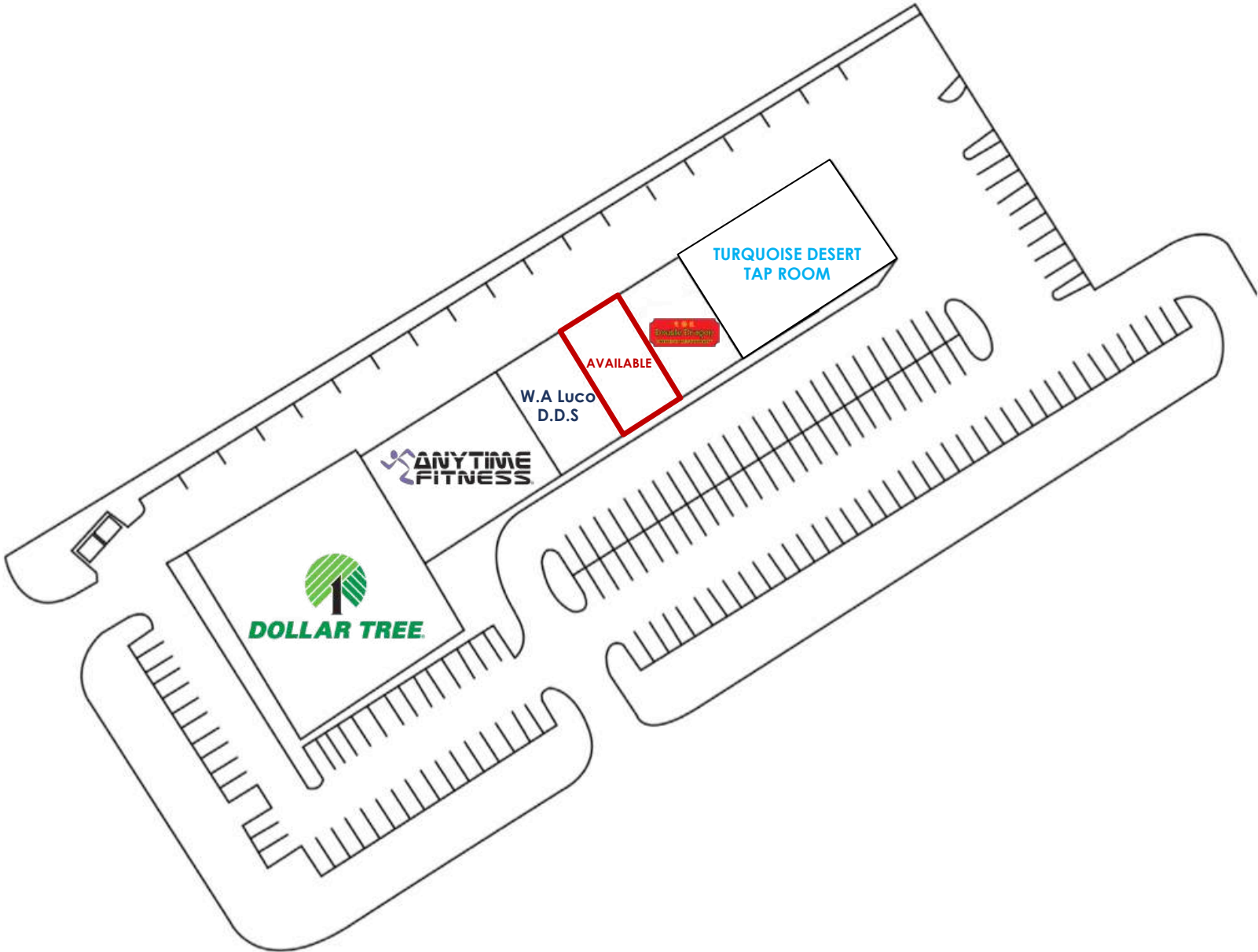
Cross Streets Jager Way NE & Picabo St.

*\*SUITE IS AVAILABLE AS OF FEBRUARY 15<sup>TH</sup> 2021*

## PROPERTY HIGHLIGHTS

- Dollar Tree anchored shopping center with excellent tenant mix including Anytime Fitness and Turquoise Desert Tap Room
- Close proximity to US Hwy 550/I-25 corridor
- Excellent parking and huge monument signage
- Area retailers include many local and national concepts including Walmart, Home Depot, McDonald's, Walgreen's, Albertson's, Ross, PetSmart and many more
- Santa Ana Star Casino, Santa Ana Golf Course and Hyatt Regency Tamaya Resort are all a short distance away
- Located in a tremendous growth area, the average household income within one mile of the property exceeds \$93,000







**Santa Ana Star CASINO**  
New 200+ Room Hotel

**US Eagle**

**Blake's LOTABURGER**  
**BIG R**

**Walmart**

**Bank of America Call Center**

**AAA Gas Company**

**THE HOME DEPOT**

**Shell**

**Subway**

**America's MATTRESS**

**PRESBYTERIAN**

**CENTURY BANK**  
We Bring Local to Life.

**McDonald's**

**Walmart**

**SITE**

**Safelite AutoGlass Call Center**

**Loveland Health System**

**Extra Space Storage**

**WELLS FARGO**

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**BBVA Compass**

**T-Mobile**

**Great Clips**

**PET SMART**

**Aaron's**

**GIANT**

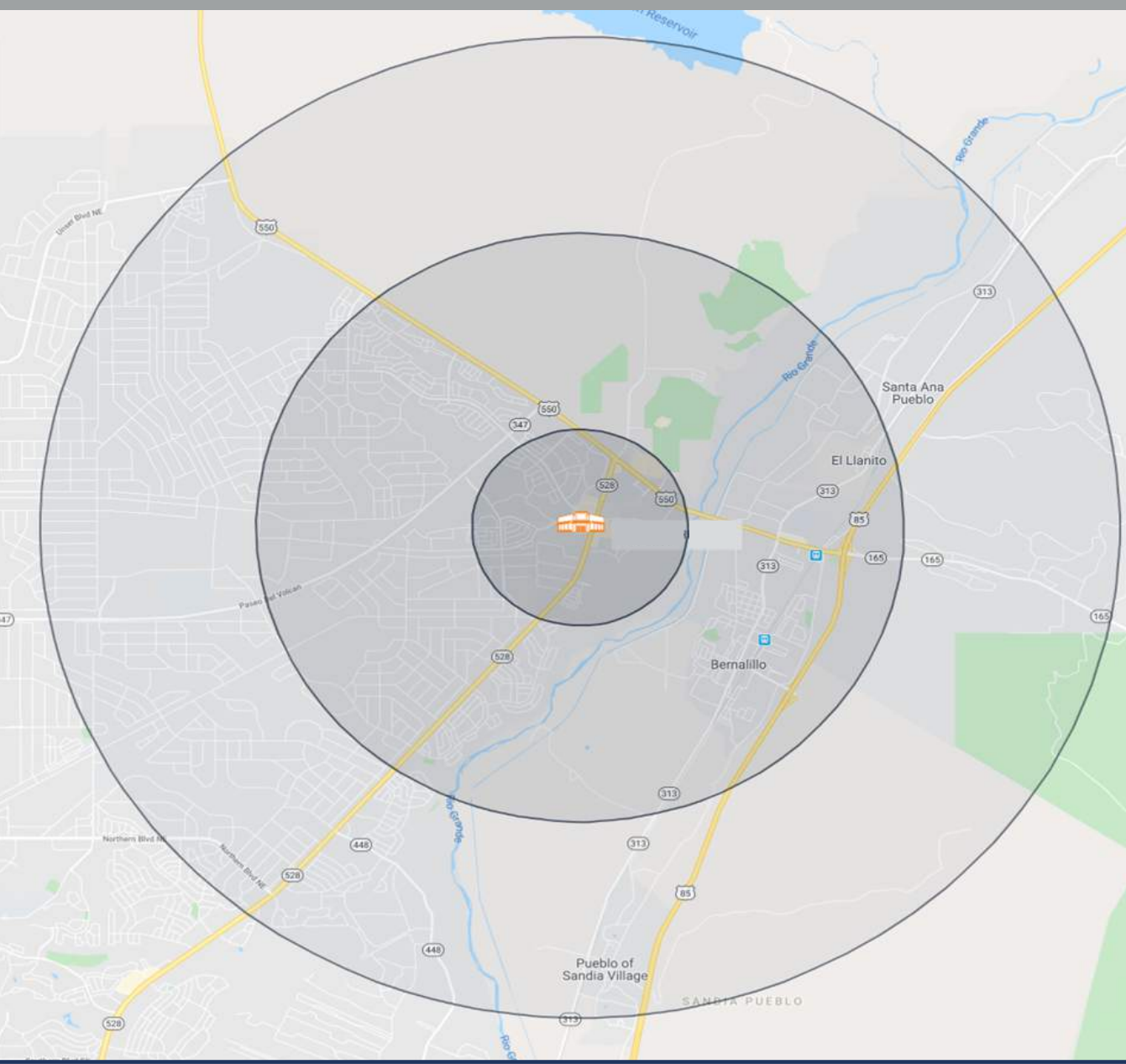
**BURGER KING**

**Dunkin'**

**INDIA EXPRESS**

**Enchanted Hills Subdivision**  
2,865 Homes

**Santiago Subdivision**  
570 Homes



	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Projection	5,149	30,932	43,411
2018 Estimate	4,320	26,514	37,343
2010 Census	3,458	23,661	33,252
2000 Census	1,564	13,474	19,799
<b>INCOME</b>			
Average	\$94,673	\$83,275	\$89,946
Median	\$77,987	\$69,214	\$73,237
Per Capita	\$36,266	\$29,304	\$32,164
<b>HOUSEHOLDS</b>			
2023 Projection	1,975	10,926	15,603
2018 Estimate	1,609	9,250	13,280
2010 Census	1,259	8,300	11,913
2000 Census	540	4,626	6,903
<b>HOUSING</b>			
2018	\$237,566	\$214,626	\$235,711
<b>EMPLOYMENT</b>			
2018 Daytime Population	4,880	20,310	29,706
2018 Unemployment	5.97%	5.65%	5.49%
2018 Median Time Traveled	33	30	31
<b>RACE &amp; ETHNICITY</b>			
White	70.87%	67.35%	69.78%
Native American	0.25%	0.22%	0.20%
African American	1.93%	2.08%	2.05%
Asian/Pacific Islander	1.77%	1.20%	1.21%



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