

FOR SALE

Enchanted Hills Plaza

100% Leased Asset

4405 Jager Way NE
Rio Rancho | NM

Exclusively Listed By

Michael Reneau
President
Michael@ws-cre.com
505-273-7169

Flora Koller
Associate Broker
flora@ws-cre.com
505-273-7167

WESTERN STATES
COMMERCIAL REAL ESTATE

www.ws-cre.com

8912 Rio Grande Blvd NW
Albuquerque, NM 87114

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Aerial



WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Aerial



WESTERN STATES
COMMERCIAL REAL ESTATE

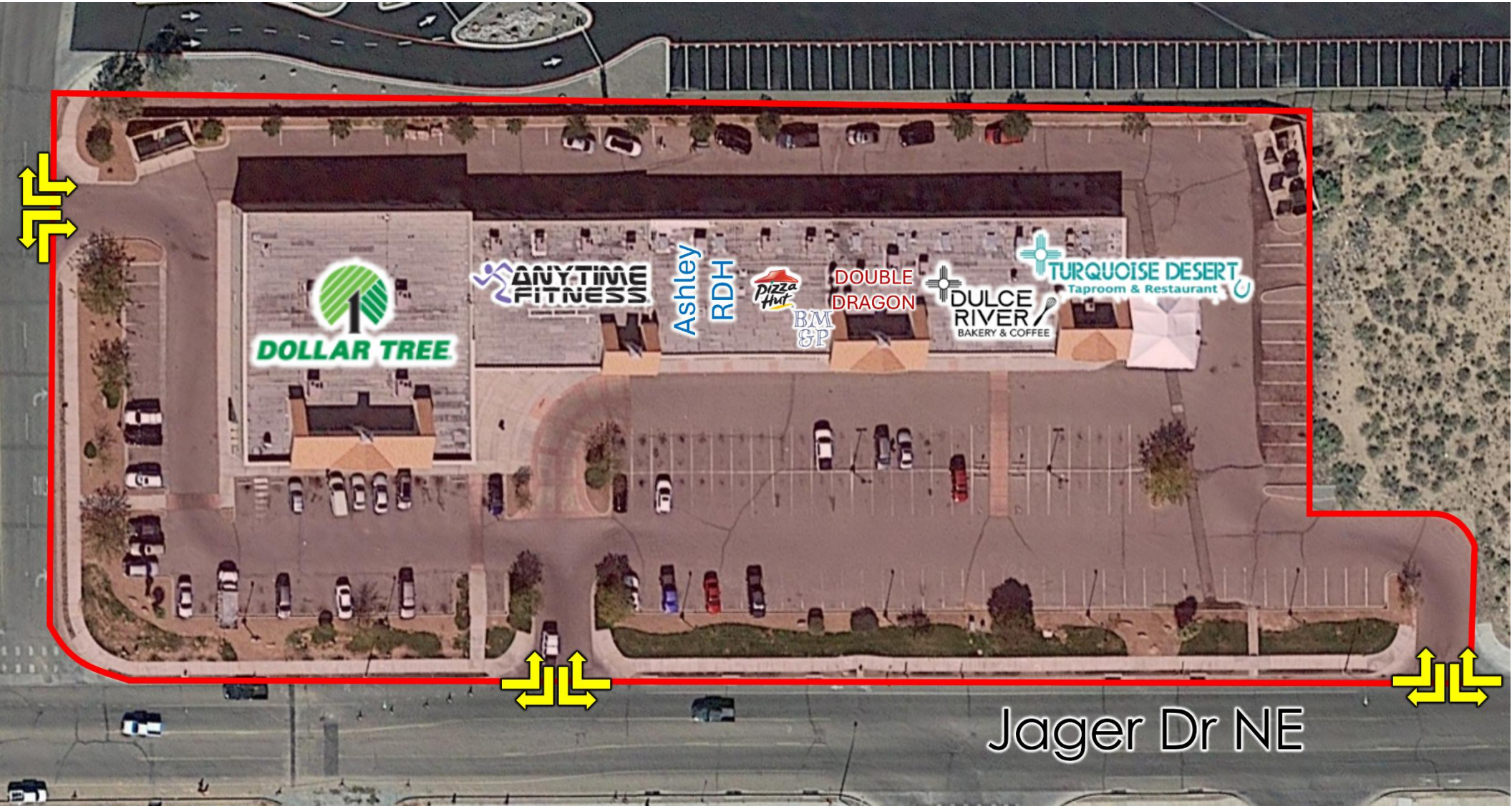
MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Site Plan Aerial



WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Executive Summary

OVERVIEW:

Enchanted Hills Plaza is a ±29,000 SF Dollar Tree–anchored shopping center located in one of the Rio Rancho's fastest-growing submarkets. The ±2.83 acre property is 100% leased to a strong mix of national and local tenants.

This asset offers investors a stable income stream backed by long-term leases, high tenant retention, and strong consumer draw from nearby national retailers and expanding residential development along the US 550 corridor. The City of Rio Rancho reported that it accounted for 44% of new home starts in the Albuquerque MSA.

INVESTMENT HIGHLIGHTS:

- Occupancy: 100% | Lease Type: NNN
- Anchor Tenant: Dollar Tree (16,000+ locations nationwide)
- Complementary Mix: National and local tenants drive steady cross-traffic
- Pending Tesla Charging Station
- Prime Location: Immediate access to US Hwy 550 and I-25 in northern Rio Rancho
- Strong Demographics: 61K residents within 5 miles; median HH income $91,500
- Growing Trade Area: Surrounded by new housing and major retailers (Walmart, Home Depot, Ross, Albertsons)

Price	**$6,573,720**
CAP	7.15
NOI	$470,021
Building Size	±29,000 SF
Land Size	±2.83 AC
Year Built	2005
Occupancy	100%
Zoning	SU

WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Income & Expenses



PRICE	**$6,573,720**
Total Rentable Area	29,000 SF
$/SF	$226
CAP Rate	7.15

RENT	$496,063
EXPENSE REIMBURSEMENT	$100,000
EFFECTIVE GROSS REVENUE	$596,000
TAXES	$49,869
INSURANCE	$25,173
CAM	$51,000
TOTAL OPERATING EXPENSE	$126,042
NOI	$470,021

WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Rent Roll

TENANT	SF	ANNUAL PSF	START OF TERM	END OF TERM	ANNUAL RENT	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
DOLLAR TREE	11,000	$14.50	03/01/2007	06/31/3034	$159,500		NNN	2 x 5 with $1.00 increases PSF per option period
ANYTIME FITNESS	5,200	$19.58	10/01/2005	9/30/2026	$101,816	3% Annual	NNN	2x5
ASHLEY GARCIA, RDH	2,400	$20.10	11/11/2025	1/10/2036	$48,240	10% in YR 6	NNN	1 x 10
DOUBLE DRAGON	2,145	$19.02	08/01/2006	11/30/2026	$40,800		NNN	2 x 5 with $1.00 increases PSF per option
BEYOND MAIL & PRINT	1,200	$17.48	12/1/2021	04/30/2027	$20,976	3% Annual	NNN	
PIZZA HUT	1,200	$15.76	10/01/2021	3/31/2027	$18,912		NNN	2 x 5 with 8% Increase Per Option
DULCE RIVER	2,855	$18.01	10/01/2022	05/31/2027	$51,423.55		NNN	
TURQUOISE TAPROOM	3,000	$18.13	06/01/2022	05/31/2027	$54,396.00		NNN	
Total SF	29,000			**Total Annual Rent**	$496,063			

WESTERN STATES
COMMERCIAL REAL ESTATE

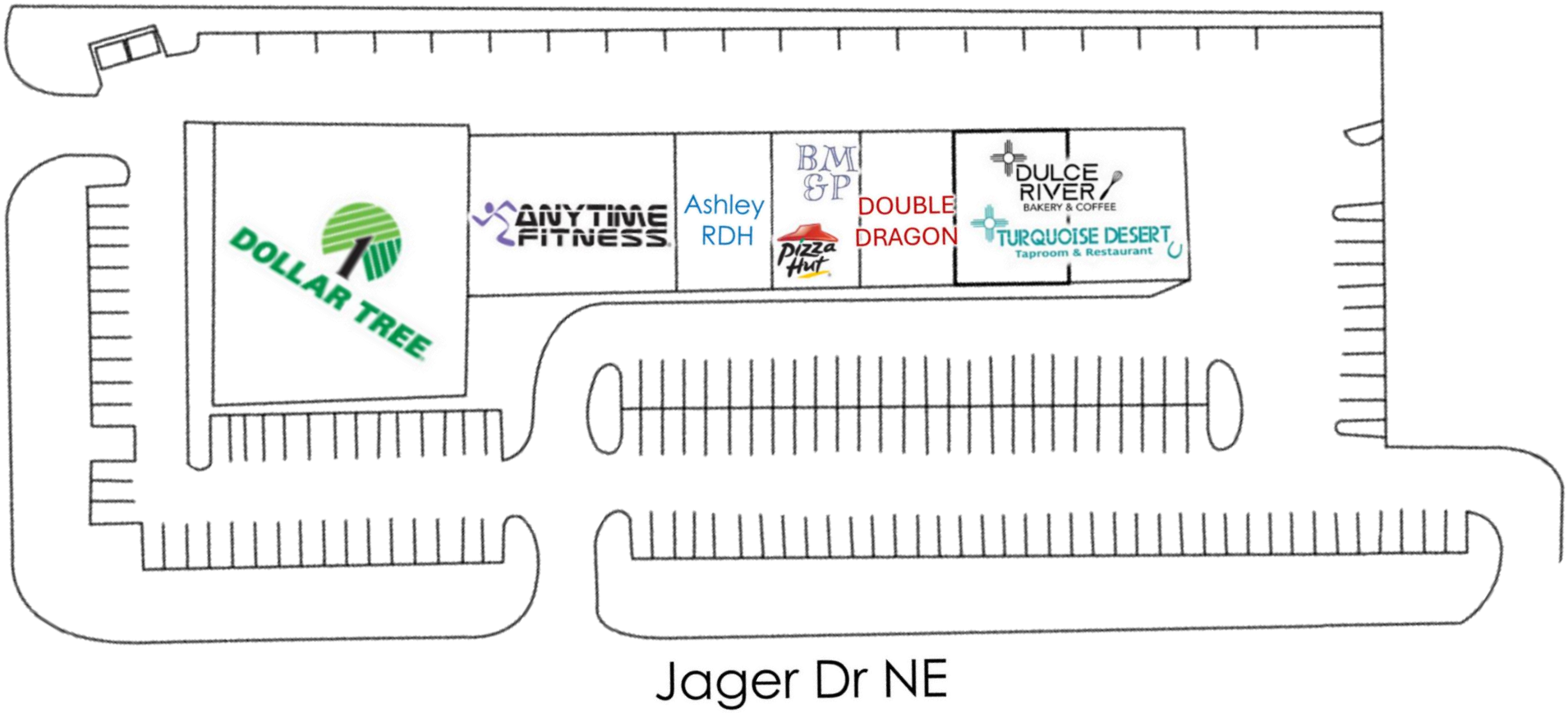
MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Site Plan



WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

National Tenant Overview

Dollar Tree is a leading national discount variety retailer operating more than 16,000 stores across the U.S. and Canada. The company offers a broad assortment of everyday essentials, seasonal goods, party supplies, household products, and snacks — all typically priced at $1.25 or less. Known for its strong credit profile and consistent performance, Dollar Tree serves a diverse customer base and anchors numerous neighborhood and regional shopping centers nationwide, driving steady traffic to co-tenants.

Anytime Fitness is a leading global fitness franchise with over 5,000 locations in more than 40 countries. Open 24 hours a day, 365 days a year, the brand offers members convenient access to state-of-the-art equipment, personal training, and group fitness options. Each club is independently owned and operated, fostering strong local engagement while benefiting from a proven international brand that maintains high member retention and consistent foot traffic for surrounding tenants.

Pizza Hut is a globally recognized restaurant brand with more than 19,000 locations in over 100 countries. Offering dine-in, carryout, and delivery options, Pizza Hut is known for its signature pizzas, wings, and family-friendly menu. As an established national tenant, it provides long-term stability and consistent daily customer visits to the center.

WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Local Tenant Overview

Beyond Mail & Print

Beyond Mail & Print is a locally operated shipping, printing, and business services center in Rio Rancho, New Mexico. The store provides convenient access to packaging, shipping, mailbox rentals, copies, and professional print solutions for both individuals and small businesses. Its practical services and steady customer base make it a reliable traffic driver within Enchanted Hills Plaza.

Double Dragon

Double Dragon is a long-standing local Chinese restaurant in Rio Rancho, New Mexico, offering a wide variety of freshly prepared dishes for dine-in and takeout. Known for its generous portions, friendly service, and affordable pricing, Double Dragon attracts steady neighborhood traffic and provides a reliable dining option that complements the mix of national and local tenants at Enchanted Hills Plaza.

Ashley Garcia, RDH

Ashley Garcia, RDH, is a licensed Registered Dental Hygienist operating in partnership with the Santa Ana Pueblo Health and Human Services Department. She provides preventative oral health services, including cleanings, exams, and patient education, within the professional scope permitted for independent hygienists in New Mexico. Her practice supports the Pueblo's broader public health initiatives by increasing access to essential dental care.

WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Local Tenant Overview

Turquoise Desert Taproom is a locally owned craft brewery and taproom in Rio Rancho, New Mexico, known for its rotating selection of small-batch beers brewed with regional ingredients. The taproom offers a relaxed, community-focused atmosphere with frequent events, live music, and food trucks, drawing steady local patronage and enhancing the overall appeal of Enchanted Hills Plaza.

Dulce River Bakery & Coffee is a locally owned café in Rio Rancho, New Mexico, offering artisan pastries, handcrafted espresso drinks, and light breakfast and lunch options. Known for its warm, inviting atmosphere and locally sourced ingredients, Dulce River has become a neighborhood favorite for both casual meetups and daily coffee runs, contributing steady daytime traffic and a strong community presence within Enchanted Hills Plaza.

WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167


ANYTIME FITNESS


TURQUOISE DESERT
TAP ROOM


DOLLAR TREE


ANYTIME FITNESS


ENCHANTED HILLS PLAZA
BIG 5 SPORTING GOODS
COWDEN
ANYTIME FITNESS
DR. WAYNE LUCO, D.D.S.
A FURRY TAIL
America's Mattress
DOLLAR TREE
Little Animals
DOUBLE DRAGON
RESALE SHOP
PET ADOPTIONS
SUBWAY
4405


DOUBLE DRAGON
TURQUOISE DESERT

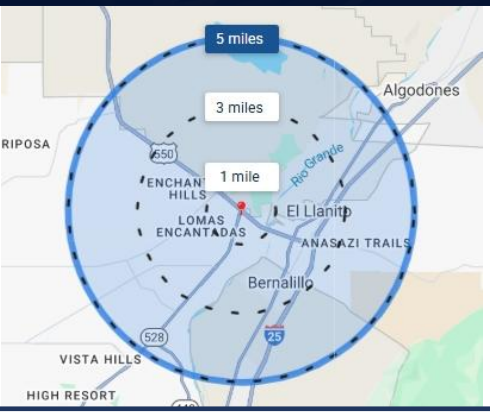
Enchanted Hills Plaza

4405 Jager Way NE | Rio Rancho, NM

Demographics

Why Rio Rancho?

Rio Rancho, New Mexico blends economic opportunity, cultural vibrancy, and a high quality of life. As one of the state's fastest-growing cities, it benefits from major employers like Intel, strong public schools, and a growing healthcare and tech sector. Residents enjoy safe, well-planned neighborhoods, affordable housing, and family-friendly amenities like A Park Above and the Rio Rancho Events Center. With its rich heritage, scenic views, and community-focused lifestyle, Rio Rancho offers the perfect balance of progress and small-town charm.



Median Household Income.	$91,500	Population (Within 5 Miles)	61.2k
Median Age	44	Renter to Homeowner Ratio	1:7
Housing Occupancy	15:1		

WESTERN STATES
COMMERCIAL REAL ESTATE

MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

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.