

For Lease



Retail Space in High-Growth
Rio Rancho Corridor
4405 Jager Dr NE | Rio Rancho, NM

505-585-5700 | 8912 Rio Grande Blvd NE | Albuquerque, NM | ws-cre.com

PROPERTY SUMMARY

Lease Rate:	See Broker
Lease Type:	NNN
Available SF:	+/- 2,400 SF
Lot Size:	2.868 Acres
Zoning:	SU



PROPERTY HIGHLIGHTS

- Join a thriving retail center anchored by Dollar Tree with strong co-tenancy, including Anytime Fitness and Turquoise Desert Tap Room
- Highly visible location in one of Rio Rancho's fastest-growing commercial corridors
- Exceptional access and exposure near the US Hwy 550/I-25 interchange
- Ample on-site parking and prominent monument signage to capture daily traffic
- Positioned directly across from the newly opened Defined Fitness gym, driving consistent customer flow

LOCATION OVERVIEW

Located in the heart of Rio Rancho's booming northside trade area, this property benefits from strong traffic counts, established neighboring retailers, and proximity to major commuter routes. The surrounding area boasts a growing population, high median household incomes, and a balanced mix of residential and commercial development, creating an ideal environment for retail and office users.

Inline Space in High Growth Corridor

Aerial

4405 Jager Dr NE | Rio Rancho, NM



Inline Space in High Growth Corridor

Aerial

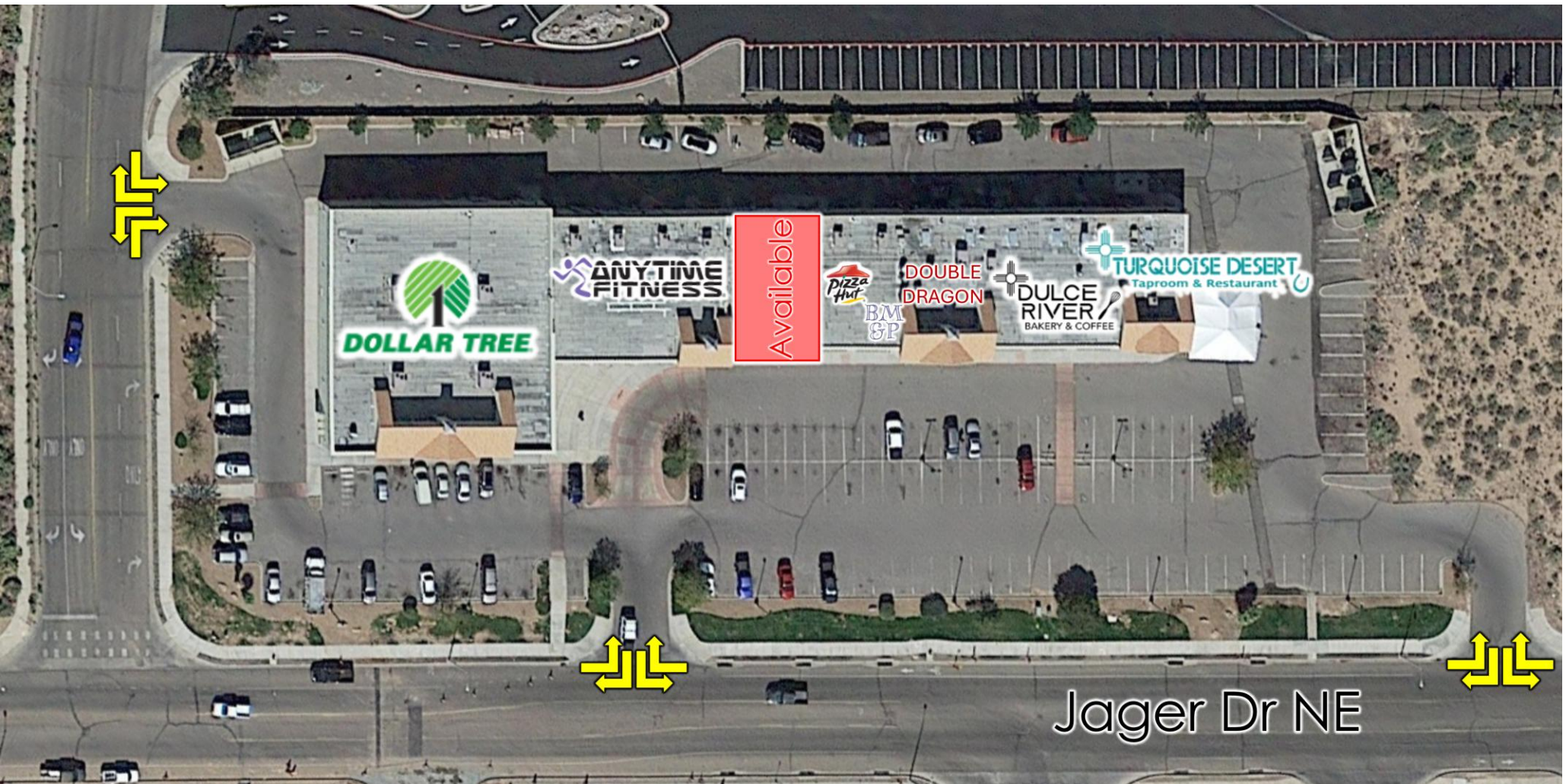
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Inline Space in High Growth Corridor

Site Plan

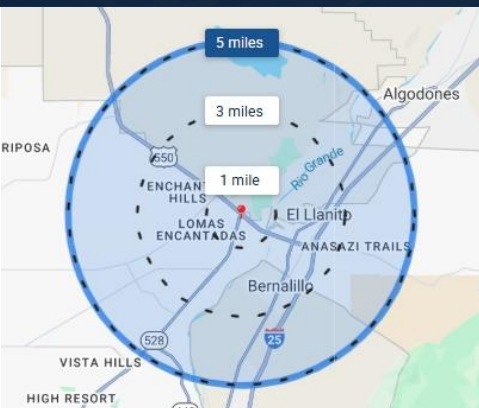
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Why Rio Rancho?

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

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