

For Sale | NNN Retail Investment

4169 White Sage Arc, Las Cruces NM 88011

NA 1st Valley
Commercial Real Estate Services, Worldwide.



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Property Overview

Address	4169 White Sage Arc, Las Cruces, NM 88011
County	Doña Ana
Building Size	± 3,525 Sq. Ft.
Land Size	± 0.77 Acres
Year Built	2024
Building Class	A
Zoning	Commercial

Investment Highlights

Offering Price	\$ 2,168,000
Net Operating Income (NOI)	\$ 122,496
Cap Rate	5.65%
Tenants	Jersey Mike's, T-Mobile
Occupancy	100%
Lease Type	NNN

- 100% Occupied NNN Investment
- Long-Term Stability; both tenants are on original 10-year base lease terms
- Home to one of the highest-performing Jersey Mike's locations nationwide
- Positioned in Sonoma Ranch, the fastest-growing residential trade area in Las Cruces
- Class A building completed in 2024



4169 White Sage Arc is a premier ±3,525 SF two-tenant NNN retail investment property situated within The Ranch at White Sage, a newly developed shopping center in Las Cruces' Sonoma Ranch area.

This 100% occupied asset features national credit tenants Jersey Mike's and T-Mobile, both on original 10-year base terms. As the fastest-growing subdivision in the city, the location captures significant residential traffic and benefits from high visibility near the Highway 70 corridor.

This offering presents a stable, passive income opportunity with a 5.65% cap rate, featuring one of the top-performing Jersey Mike's locations in the country.

Rent Roll

	SF	Rent PSF	Monthly Rent	Annual Rent	Base Term	Rent Commencement	Base Term Expiration
	1,500	\$ 35.00	\$ 4,375.00	\$ 52,500.00	10 Years		
T-Mobile	2,000	\$ 35.00	\$ 5,833.33	\$ 70,000.00	10 Years	1/12/2024	1/31/2034
Total	3,500		\$ 10,208.33	\$122,500.00			



Jersey Mike's Subs

Jersey Mike's is a premier fast-casual submarine sandwich franchise and one of the fastest-growing restaurant brands in the United States. Founded in 1956 and headquartered in Manasquan, New Jersey, the company has expanded from a single storefront to more than 3,200 locations open and under development.

In early 2025, investment giant Blackstone completed a majority acquisition of the company in a transaction valued at approximately \$8 billion, a move intended to accelerate international expansion and digital transformation. The brand remains a leader in the sandwich segment, consistently ranking at the top of the Entrepreneur Franchise 500 and reporting system-wide sales exceeding \$3.7 billion.

Source: <https://www.jerseymikes.com/culture/history>



T-Mobile US, Inc

T-Mobile US, Inc. (NASDAQ: TMUS) is the second-largest wireless carrier in the United States and a leader in 5G technology. Headquartered in Bellevue, Washington, the company provides wireless voice and data services to approximately 142.4 million subscribers as of year-end 2025.

T-Mobile continues to demonstrate industry-leading financial performance, reporting total service revenues of \$71.3 billion for the full year 2025, an 8% increase year-over-year. As an investment-grade tenant (S&P: BBB), T-Mobile's robust cash flow and "Uncarrier" growth strategy provide significant stability to its retail real estate footprint.

Source: <https://investor.t-mobile.com/>



Nearby Traffic Counts:

HWY 70	44,716 AADT
Sonoma Ranch Blvd	12,641 AADT
Northrise Dr	8,261 AADT

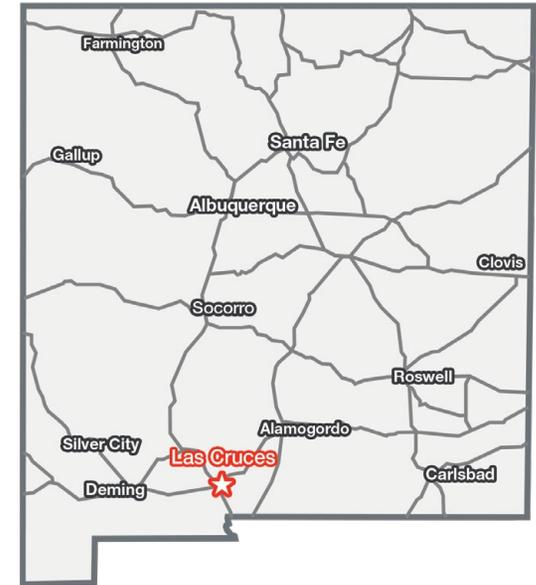
Source: NMDOT, 2024

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022