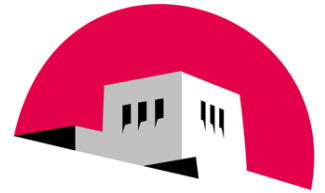


University of New Mexico
Bureau of Business and Economic Research



CORRALES MAINSTREET: COMMUNITY ECONOMIC ASSESSMENT

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TABLE OF CONTENTS

Table of Tables2
Table of Figures2
Corrales – Community Economic Assessment3
 1. Demographics3
 2. Housing3
 3. Income4
 4. Economy5
 5. MainStreet6
 6. Opportunities and Challenges7
Explanation of Tables8
Appendix: Tables and Figures 12

TABLE OF TABLES

Table 1: Selected Demographic, Housing, and Economic Characteristics 14

Table 2: Location Quotient: Corrales Employment by Industry in Relation to Sandoval County and New Mexico, and Sandoval County Industries in Relation to New Mexico 17

Table 3: Location Quotient: Corrales Employment by Occupation in Relation to Sandoval County and New Mexico, and Sandoval County Industries in Relation to New Mexico 18

Table 4: Location Quotient: Corrales Employment by Business Ownership Type in Relation to Sandoval County and New Mexico, and Sandoval County Industries in Relation to New Mexico 21

Table 5: Corrales Taxable Gross Receipts and Pull Factors, 2004-2006 22

Table 6: Corrales Businesses by Industry by Local Geography, 2006..... 25

Table 7: Corrales Employment by Industry in MainStreet Area, 2006..... 26

Table 8: Corrales Employment by 3-Digit Retail & Service Subsector in MainStreet Area, 2006 29

Table 9: Corrales Market Area Consumer Spending 31

TABLE OF FIGURES

Figure 1: Corrales Local Market Area 13

Figure 2: Corrales Location Quotients by Occupation..... 20

Figure 3: Corrales Taxable Gross Receipts Gain/Loss by Industry, 2004, 2005, and 2006..... 24

Figure 4: Corrales Employment by Industry and Local Geography, 2006..... 27

Figure 5: Corrales Employment in MainStreet Area by Industry, 2006 28

CORRALES – COMMUNITY ECONOMIC ASSESSMENT

1. Demographics:¹

- a. The population of the village of Corrales in 2006 is estimated to be 8,329. Since the early 1990s, Corrales's population has grown by an average annual rate of 2.8 percent, well above the 1.7 percent annual rate for New Mexico as a whole. ESRI® forecasts that this rate of growth will continue over the next few years, perhaps reaching 10,000 by 2013.
- b. Corrales's population is predominately white, non-Hispanic, with 29 percent of the population Hispanic, compared to a statewide proportion of 43 percent. Corrales's population is also significantly older than the statewide age. The median population of the village's population is estimated at 45.7 years old, compared to 32.6 years old for the state. The age structure of the community's population includes a very small cohort 20 to 39 years old (16 percent compared to 27 percent for New Mexico) and a very large 'Boomer' cohort 40 to 65 years old (47 percent compared to 32 percent). The differences in the age structure relative to the state are somewhat less evident among children and senior citizens.
- c. Through 2000, Corrales's residential population as a whole was not necessarily new to the community. Only 29 percent of the population had moved into their residence during the preceding 10 years, compared to 32.6 percent for the state. Yet, within Corrales, there was a very clear geographical pattern to growth. Of those living in the outlying parts of Corrales – more than a mile from the center of the MainStreet district – only 24 percent had lived in the community for at least 10 years (as of the 2000 Census), whereas 41 percent of the population living closest to the village center were long-term residents. This pattern is to be expected during a period of rapid residential development, but likely separates the experiences of persons living in different parts of the community.

2. Housing:²

- a. In 2006, there was an estimated 3,480 housing units in the village of Corrales. Only about 5 percent of these units were vacant, far below the statewide rate of 13 percent. Fully 85 percent of the housing stock is single family detached houses; only 3 percent are multi-family units, and only 11 percent are mobile home units, compared to 15 percent

¹ See **Table 1** in the appendix

² Ibid

and 19 percent, respectively, for the state of New Mexico. Growth of the housing stock closely tracked the growth of the village's population: since 1990, the housing stock has grown by an average annual rate of 2.9 percent, though the rate of expansion has been somewhat less rapid during the past few years. As of 2000, 42 percent of the housing stock had been built within the preceding 10 years.

- b. The rate of home ownership in Corrales is very high – 86 percent of occupied housing units are owner occupied, compared to 70 percent for New Mexico (which is slightly higher than the U.S. rate of home ownership).
- c. Property values in Corrales are exceptionally high by New Mexico standards. The median value of a home in Corrales in 2006 is estimated at \$357 thousand, 250 percent higher than the median value for the state. In 2000, only about 10 percent were valued under \$100 thousand, compared to more than 50 percent throughout New Mexico. Rental units, while scarce in Corrales, are relatively more in line with other parts of the state.

3. Income:³ Corrales is second only to Los Alamos as the wealthiest community in New Mexico. According to estimates by ESRI®, based on 2000 census data, per capita income in Corrales was \$42,651, nearly twice the statewide average. The household median income is estimated at \$80,344; the average income is skewed slightly higher.

- a. Residents of Corrales earn incomes from a number of sources. In 2000, the proportion of households that 'earned income' (from employment) is a very high 85 percent; New Mexico's 80 percent exceeds the U.S. share by a couple of percentage points. The proportion of households earning income from investments is fully 55 percent, well above the 30 percent state level, and up substantially from 35 percent in 1990. The share receiving retirement incomes, and social security, is much more in line with the statewide pattern.
- b. Poverty rates in Corrales are commensurately low, only 5 percent in 2000 (369 persons), compared to 18 percent in New Mexico and just over 12 percent for the U.S.
- c. The distribution of income in Corrales is most clearly differentiated from that of the state at the extremes. Only 6 percent of Corrales households earn less than \$15,000, compared to 17 percent for the state, yet fully 39 percent of the village's households earn more than \$100,000, three times the share found across the state. Middle income earning households, from \$50,000 to \$100,000, are no more or less common in Corrales than the state.

³ Ibid

- 4. Economy:**⁴ Corrales is a wealthy residential community with a very small economic base. With nearly 4,000 residents employed and only 880 jobs located in village, the vast majority of the village's residents work in other areas. By another measure, on a net basis, local businesses capture only about 1 of every 5 dollars spent by local residents and business; the remainder – about \$300 million– leaves the community each year.
- a. Trade area: Corrales's retail and service businesses have three very distinct markets: i), local businesses provide 'low order' goods and services⁵ for local residents; ii) a number of small firms, most home-based, provide professional services to a national market; and iii) a few Corrales businesses provide 'high order' goods and services to customers throughout the Albuquerque metropolitan area, but particularly on the Westside. However, Corrales residents purchase most middle and higher order goods outside the village, mostly in Albuquerque.
 - b. Strengths: There is no sector or industry in Corrales that draws revenue into the village on a net basis. Residential development and real estate, and professional services are the largest industries, but even these result in leakages. During the period 2004-2006, construction firms registered in Corrales reported an average of \$26 million per year in taxable gross receipts; real estate accounted for an additional \$3 million per year. Professional and technical service firms reported average annual receipts of about \$9 million per year and, though impossible to disaggregate, 'other services' no doubt include some amount of professional services. Location quotients, which indicate the occupational and industrial structure of the workforce relative to Sandoval County or New Mexico as a whole, suggest that a reasonably large share of employees of these industries live in Corrales, supporting an argument that the induced impact of these activities on the local economy is positive.
 - c. Weaknesses: As a residential community, the limited development of the local economy is significant only in terms of the availability of services and the constraints imposed on the village's public finances. During recent years, property tax collections have yielded around \$600,000 per year, and gross receipt taxes an additional \$2 million. The village has a substantial unused levy capacity, which could be

⁴ See **Tables 2-4** and **Figure 2** for location quotient data and **Table 5** and **Figure 3** for gross receipts data.

⁵ Economists and economic geographers order goods and services from lower- to higher-order. Lower-order goods are inexpensive, frequently purchased, and available in many locations; milk, gasoline, pizza are a common examples. Middle-order goods include clothing, household goods, and furnishings. Higher-order goods include collectible art, jewelry, or specialized services such as medical surgery. Following the logic, a local economy is often analyzed in terms of the highest-order good or service that it offers.

CORRALES MAINSTREET – Community Economic Assessment

used to expand services without a significant growth in business activity.

- 5. MainStreet:**⁶ Corrales's MainStreet district runs north-south through the village center along Corrales Road from Meadowlark Road to Wagner Lane.
- a. In 2006, 52 businesses were located in the MainStreet district, about one third of all Corrales-based businesses. These businesses employed a total of 373 workers, about 40 percent of the village's total employment base. By far the largest sector along MainStreet was food services, accounting for nearly one-third of the district's jobs. Various professional and technical service firms, construction companies, and health care providers – all typically without a street front presence – account for the majority of the remaining employment.
 - b. Corrales's MainStreet district is most notable for the very limited development of the retail sector. Of the 52 businesses, only 6 were engaged in retail in 2006; these businesses employed only 21 persons. It is common for retail businesses to account for at least one third of the economic activity in New Mexico's MainStreet communities. It is evident that Corrales offers an excellent opportunity to develop businesses in specialty retail and personal services.
 - c. About one in ten residents of Corrales (836 persons) lives within a quarter mile of the MainStreet district; one third (2,645 persons) live within one mile of the center of the district. The demographic profile of those living closest to the MainStreet district differs little from that of other parts of village – the median age of the population is slightly higher, as there are slightly fewer children. There are slightly more persons of Hispanic origin closer to the central district. Incomes are a bit lower nearer the center, but home values are somewhat higher. Most significantly, persons living closest to the MainStreet are much more likely to be long term residents of the village – more than 40 percent had lived in the community for at least 10 years compared to 24 percent in areas more than one mile from the center. Conversely, nearly one half of residents living in the outer parts of the village had arrived within five years of the 2000 Census, compared to about one third of those living closest to the center.
 - d. **Table 9** provides data on consumer spending by category for residents within a quarter mile of the MainStreet district, within a 3 minute drive of the district, and for Corrales as a whole. As this table shows, the average household in Corrales spends nearly \$37,000 on

⁶ See **Tables 6-8** and **Figures 4** and **5** for data on businesses and employment by industry; and **Table 9** and **Figure 1** for Corrales's local market area.

retail shopping, representing a substantial local market for village businesses. Village residents spend an estimate \$16 million per year in restaurants ('food away from home'); \$3.45 million on admissions to various forms of entertainment; nearly \$10 million on apparel; and more than \$10 million on both household furnishings and household services. Presently, the vast majority of these expenditures are made outside Corrales.

6. Opportunities and Challenges:

- a. Corrales is an extremely affluent market with very limited commercial development. By all logic, the potential is limited only by the interests of the residents and village government to accommodate such development. The most evident opportunities are in areas such as specialty retail (art and crafts, house wares, apparel), personal services, and restaurants. The benefits of commercial development would include a broader base for village finances, the convenience of local services, and employment for residents (including young adults). A potentially negative consequence would be increased traffic and congestion in the village center, although there are many strategies that could be used to mitigate this problem.
- b. Corrales has an extremely narrow financial base. With only about \$350 per capita in gross receipts revenues and property tax revenues – one of the lowest rates in the state – the village has very limited resources to invest in infrastructure and public improvements. As Corrales 'builds out' and new construction slows, revenues will likely decline further, yet the village will continue to face the ongoing costs of service provision to the residential community.
- c. A principal constraint on the commercial development of the MainStreet district is limited infrastructure, including public water and sewer systems and a shortage of parking and sidewalks for pedestrian traffic. Some businesses have adequate parking for their clientele, but it very difficult to find public parking and to walk to and among neighboring businesses. Similarly, the streetscape is difficult and dangerous for bicyclists, discouraging village residents to leisurely access the area businesses.

EXPLANATION OF TABLES

Selected Demographic, Housing, and Economic Characteristics

Source: ESRI® ArcGIS Business Analyst 9.2, which uses the U.S. Bureau of the Census 2000 Census of Population and Housing for 2000 data, and Acxiom's InfoBase® household database residential delivery statistics and residential postal delivery counts from the U.S. Postal Service, and residential construction data from Hanley Wood Market Intelligence, as well as other undisclosed ancillary sources for its 2006 forecasts. (These ancillary sources and the company's forecasting formulas are considered proprietary information.)

Data is provided for Corrales's MainStreet, the village, and the state of New Mexico for the years 2000 and 2006. Values are given in absolute terms and in percentages.

More information on the demographic forecasting methodology used by ESRI® can be found in "ESRI® Demographic Update Methodology 2006/2011, An ESRI® White Paper", Redlands, CA, June 2006.

Location Quotients

Source: Census 2000 Summary File 3 (SF3); Tables 59-61. Calculations by UNM-BBER.

A location quotient indicates the relative concentration of employment by industry, occupation, and type of business ownership in of the residents of a given community, county, or region. The measures are relative to that of a 'base geography'. A location quotient is calculated as the ratio of local employment in a given industry, occupation, or ownership type to total employment, in relation to the same ratio for the base geography. Thus, a value of 1.00 indicates that employment of residents in a given industry, occupation, or type of business ownership, compared to total employment in the economy, is in exact proportion to that of the base geography. Values greater than 1.00 indicate that the industry, occupation, or ownership is more than proportionate to that of the base geography; a value less than 1.00 indicates the opposite.

The location quotient can be used to indicate the structure or 'role' of a local economy within its larger geography. This applies equally to the role of a village's economy within the county or state, or a county's economy within the state. As with pull factors, a location quotient helps to define the relative strengths and weaknesses of a local economy, measured in this case in terms of industrial, occupational, and ownership structures. Again, as with pull factors, this information can inform policies that aim to strengthen weaknesses or exploit strengths; the decision is again one of practicality and strategy rather than theory.

Taxable Gross Receipts and Pull Factors

Source: New Mexico Taxation and Revenue Department (NMTRD); calculations by UNM/BBER. Pull factors and net gain/loss were calculated using personal income data from the Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce.

Data is provided for the years 2004, 2005, and 2006 and presented in 2006 dollars. Starting January 1, 2005, as a result of the passage of HB625 during the 2004 New Mexico legislative session, sales of most food and medical items were no longer subject to gross receipts tax. The New Mexico Taxation and Revenue Department estimates the amount of food and medical deductions made by businesses and this amount has been added to the taxable gross receipts (TGRs) for 2005 and 2006 in order to make the data consistent with the 2004 data.

Pull factors are calculated by dividing the ratio of the community's TGRs divided by the total personal income for that community by the same ratio for the state, i.e., $(TGR_{Community} / Income_{Community}) / (TGR_{New\ Mexico} / Income_{New\ Mexico})$.

There are several problems associated with gross receipts data.

- The data does not account for the value of the products sold. Rather data is categorized according to the type of business, i.e., sales of food from gasoline convenience stores are included in gasoline stations; groceries sold at Wal-Mart are included in Miscellaneous Retailers.
- Businesses are self-classified, and sometimes inaccurately so.
- Not all products are taxable as gross receipts in New Mexico; a notable example is gasoline.

A 'pull factor' indicates the capacity of an industrial sector (e.g., services, retail, and so on) to draw revenues into the local economy. A value of 100% is the break-even point. Values greater than 100% indicate that the business sector is drawing revenues into the local economy (more money is spent in the economy by those whose income is earned outside the community than money is spent by locals outside the community), whereas values less than 100% indicate that the sector is leaking money to other communities. Net gain/loss is derived from the pull factors. It is calculated as the difference between actual gross receipts and the 'expected value' of gross receipts (i.e., that which would be associated with a pull factor of 100%).

Note that it is natural that not all sectors will have a positive balance – every economy has its strengths and weaknesses. From a policy perspective, policies that reduce leakages and that exploit strengths are equally valid. The decision is a practical one – should energies be spent plugging holes or exploiting existing strengths?

Businesses by Industry, in MainStreet Service Area

Source: NM Department of Labor, ES-202 (Covered Employment Statistics), 2006; calculations by UNM-BBER.

ES-202 data is provided to UNM-BBER by the New Mexico Department of Labor under terms of confidentiality. Under the terms of this agreement, data can be reported only in aggregate or summary format, so that it is not possible to infer information pertaining to a specific business.

ES-202 data used in this report are 'establishment-level', meaning that UNM-BBER has information on industrial classification (NAICS), employment, and wages of each business establishment in the study area. Establishment-level data indicates that data is provided for each individual establishment; i.e., as opposed to a chain or brand. The key advantage of establishment-level data is that UNM-BBER is able to code the data according to the specific address of the establishment, allowing for analysis on a micro-geographical scale. In this report, UNM-BBER has coded the data according to locations within the MainStreet district (MS), in other parts of the village (village name) or in unincorporated parts of the county (COUNTY).

MainStreet Geographical Definitions and Trade Area Maps

Sources: New Mexico Department of Labor, ES-202 (Covered Employment Statistics), 2005; Bureau of Labor Statistics, Product Line Data, calculations by UNM-BBER; ESRI® ArcGIS 9.2 Business Analyst; ESRI® StreetMap™ USA. ESRI data sources include: Bureau of Labor Statistics, Consumer Expenditure Surveys (CEX), 2001, 2002, and 2003; U.S. Bureau of the Census, Population Division. ("ESRI® Demographic Update Methodology 2006/2011, An ESRI® White Paper," Redlands, CA, June 2006. Available at www.esri.com/library/whitepapers/pdfs/demographic-update-methodology.pdf)

The village of Corrales provided boundaries for its MainStreet district. Utilizing latitude and longitude coordinates for business locations provided in the ES-202 data (Covered Employment Statistics) from the Department of Labor, BBER created a polygon on a map in ESRI® ArcGIS 9.2. BBER replaced the names of businesses with a numeric key in the ES-202 data due to the proprietary nature of the information. The location of these businesses was established through the use of X and Y coordinates included within the ES-202 data. These coordinates allowed for the construction of polygons that included all business points within the MainStreet district.

The Corrales trade area was established using three methods. First, BBER created a polygon that encompassed the MainStreet boundaries that were provided by the village. The linear construction of Corrales's Main Street required the use of a ¼-mile buffer around the entirety of the district. This buffer equates to the approximate distance a person would be willing to walk to any site within MainStreet and made it possible to capture the entire district. Second, a 3-minute drive time polygon was generated with the MainStreet district at its center. A

CORRALES MAINSTREET – Community Economic Assessment

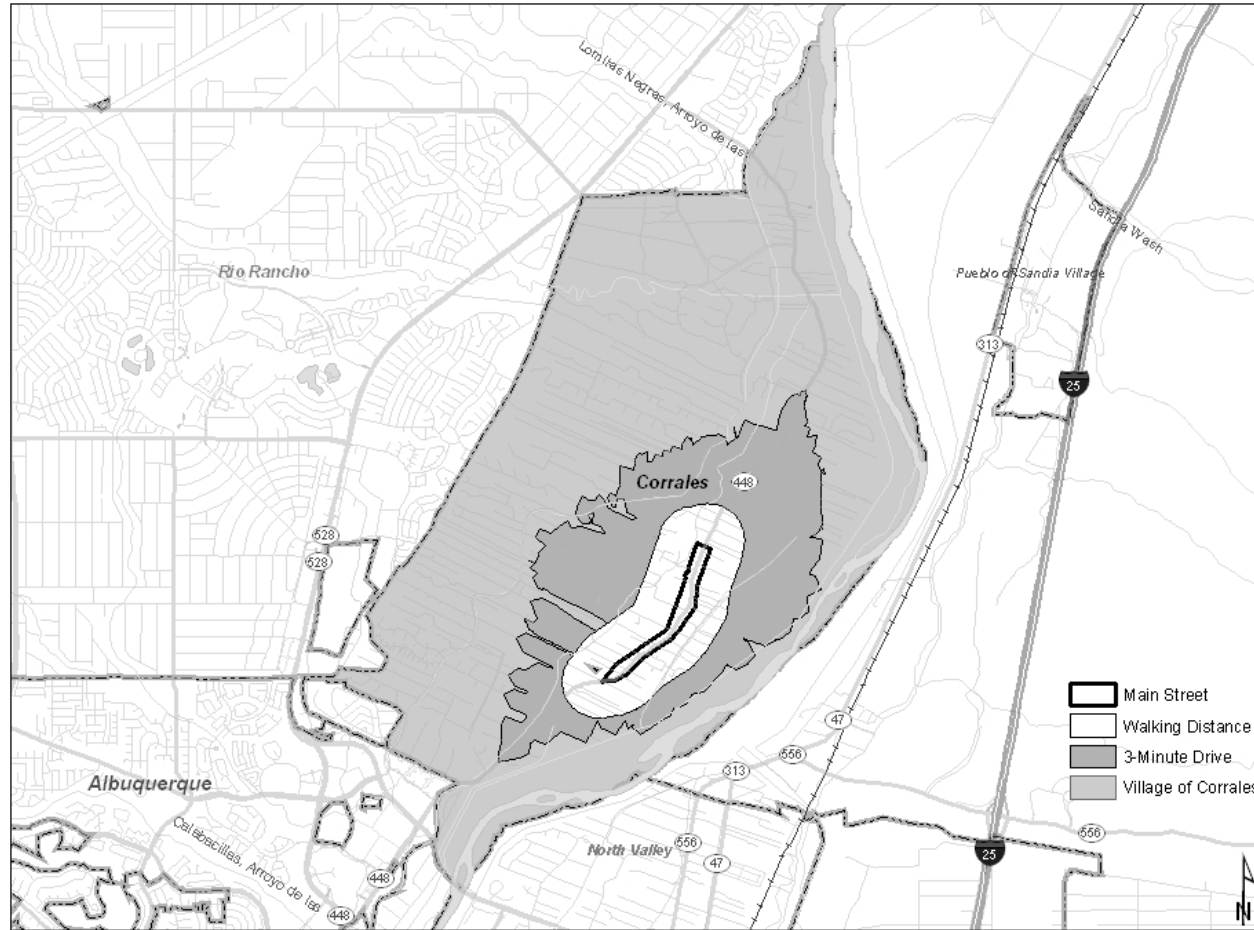
target location within the MainStreet area was chosen based upon descriptions and maps provided by the village. This provided a representative focal point within the MainStreet boundaries, without specifying any one particular location. Third, the village limits were used as a trade area boundary.

Trade areas were based upon walking distance or drive times to the MainStreet site or location within the village limits of Corrales. Drive time polygons are generated using actual street networks in ESRI® StreetMap. Drive times are calculated using road access, road types, and speed limits. The polygon calculated at the local scale for 3-minute drive times was chosen to reflect a short and convenient route from a home or hotel. Set boundaries, such as the MainStreet buffers or village limits are not reflections of drive time calculations.

Consumer spending reports were generated for the MainStreet district (with a ¼-mile buffer), the 3-minute drive time polygon, the village of Corrales, and the state of New Mexico and include retail expenditure data. The data is directly associated with the geographic areas overlaid by the buffered Main Street polygon, the 3-minute drive time polygon, and the village and state boundaries. All of the data for a particular polygon is representative of the people living within the boundaries of that region. This data is derived from ESRI® ArcGIS 9.2 Business Analyst.

APPENDIX: TABLES AND FIGURES

FIGURE 1: CORRALES LOCAL MARKET AREA



Source: ESRI® StreetMap™

CORRALES MAINSTREET – Community Economic Assessment

TABLE 1: SELECTED DEMOGRAPHIC, HOUSING, AND ECONOMIC CHARACTERISTICS

	MAINSTREET¹	3-MINUTE DRIVE²	CORRALES	NEW MEXICO
DEMOGRAPHICS				
Population (2006)	836	2,645	8,329	1,956,417
2000-2006 Annual Growth Rate	1.98%	1.93%	2.14%	1.22%
2006-2011 Annual Growth Rate	2.57%	2.64%	2.75%	1.19%
Households (2006):	340	1,054	3,308	745,219
2000-2006 Annual Growth Rate	2.45%	2.42%	2.70%	1.59%
2006-2011 Annual Growth Rate	2.83%	2.90%	3.03%	1.40%
Average Household Size	2.46	2.51	2.52	2.57
Hispanic Origin (2006)	32%	33%	29%	44%
Age Distribution (2006)				
Under 19 y/o	22%	23%	24%	29%
20-39 y/o	16%	16%	16%	27%
40-64 y/o	47%	47%	47%	32%
65 y/o and Over	15%	15%	13%	12%
Median Age (2006)	47.2	46.8	45.7	35.2
Resident for 10 years or more (2000)	41.2%	40.8%	29.2%	32.6%
INCOME				
Per Capita Income (2006)	\$38,989	\$38,074	\$42,651	\$21,756
Household Income (2006)				
<\$15,000	7%	7%	6%	17%
\$15,000-\$29,999	12%	12%	9%	20%
\$30,000-\$49,999	18%	18%	17%	22%
\$50,000-\$99,999	28%	28%	29%	28%
\$100,000 or more	35%	35%	39%	13%
Poverty Rate (2000)	NA	NA	5%	18%
Median Household Income (2006)	\$70,771	\$69,998	\$80,344	\$41,539
Average Household Income (2006)	\$99,959	\$97,476	\$107,356	\$56,341
Households by Net Worth (2006)				
<\$15,000	16%	16%	14%	32%
\$15,000-\$49,999	7%	7%	8%	14%
\$50,000-\$249,999	31%	32%	29%	29%
\$500,000 or more	45%	45%	49%	25%
Median Net Worth	\$204,495	\$203,839	\$234,023	\$64,802

¹ MainStreet boundaries with 1/4-mile buffer.

² Three-minute drive from center of MainStreet area, 4514 Corrales Road.

Source: ESRI® ArcGIS 9.2 Business Analyst, using U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI® forecasts for 2006.

TABLE 1: SELECTED DEMOGRAPHIC, HOUSING, AND ECONOMIC CHARACTERISTICS, CONTINUED

	MAINSTREET¹	3-MINUTE DRIVE²	CORRALES	NEW MEXICO
HOUSING				
Housing Units (2006)	357	1,114	3,480	855,433
Owner Occupied Housing Units	79%	78%	82%	61%
Renter Occupied Housing Units	16%	16%	13%	26%
Vacant Housing Units	5%	5%	5%	13%
Owner Occupied Housing Units by Value (2000)	258	794	2,538	474,435
<\$50,000	3.5%	3.3%	2.9%	22.7%
\$50,000 - \$99,999	10.5%	10.6%	7.8%	31.1%
\$100,000 - 199,999	15.5%	16.8%	23.3%	33.4%
\$200,000 or more	70.5%	69.4%	66.0%	12.8%
Median Home Value (2006)	\$401,087	\$390,972	\$357,046	\$141,359
Median Rent	\$469	\$485	\$566	\$432
Average Rent	\$537	\$558	\$624	\$463
Housing Units by Units in Structure (2000)	315	988	3,056	780,579
1 unit	84%	83%	85%	66%
2 - 9 units	3%	3%	2%	8%
10 - 20 units	1%	1%	1%	7%
Mobile Home	12%	13%	11%	19%
Other	1%	1%	0%	1%
Housing Units by Year Structure Built (2000)	316	987	3,058	780,579
1990 to March 2000	22%	23%	42%	23%
Median Year Structure Built	1976	1977	1986	1977

¹ MainStreet boundaries with 1/4-mile buffer.

² Three-minute drive from center of MainStreet area, 4514 Corrales Road.

Source: ESRI® ArcGIS 9.2 Business Analyst, using U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI® forecasts for 2006.

TABLE 1: SELECTED DEMOGRAPHIC, HOUSING, AND ECONOMIC CHARACTERISTICS, CONTINUED

	MAINSTREET¹	3-MINUTE DRIVE²	CORRALES	NEW MEXICO
LABOR FORCE CHARACTERISTICS				
Educational Attainment (2000, 25 y/o and over)	522	1,656	5,296	1,134,801
No HS Diploma	9%	9%	6%	21%
High School Degree	17%	18%	17%	27%
Some College or Associate Degree	23%	24%	27%	29%
Bachelors Degree or Higher	51%	49%	51%	23%
Employment Status (2000, 16 y/o and over)	579	1,842	5,839	1,369,176
Civilian Employed	62%	62%	64%	56%
Civilian Unemployed	3%	3%	2%	4%
In Armed Forces	0%	0%	0%	1%
Not In Labor Force	35%	35%	34%	39%
Employment by Industry (2006)	395	1,244	3,961	871,638
Agriculture/Mining	1%	0%	1%	4%
Construction	10%	10%	10%	9%
Manufacturing	5%	6%	10%	4%
Wholesale Trade	1%	1%	3%	3%
Retail Trade	5%	5%	5%	11%
Transportation/Utilities	1%	1%	2%	4%
Information	4%	4%	3%	2%
Finance/Insurance/Real Estate	5%	4%	4%	6%
Services	60%	60%	55%	47%
Public Administration	9%	9%	8%	9%
Employment by Occupation (2006)	395	1,244	3,961	871,638
White Collar	78%	78%	77%	58%
Management/Business/Financial	22%	22%	20%	11%
Professional	37%	36%	38%	23%
Sales	9%	9%	10%	11%
Administrative Support	10%	10%	9%	13%
Services	10%	10%	9%	19%
Blue Collar	12%	13%	14%	23%
Farming/Forestry/Fishing	1%	0%	0%	1%
Construction/Extraction	5%	5%	6%	9%
Installation/Maintenance/Repair	2%	2%	3%	4%
Production	3%	4%	3%	4%
Transportation/Material Moving	1%	1%	2%	5%
Travel Time to Work (2000)	353	1,131	3,706	759,177
Worked at Home	8%	9%	8%	4%
0-19 minutes	29%	30%	32%	52%
20 minutes or more	62%	61%	60%	44%

¹ MainStreet boundaries with 1/4-mile buffer.² Three-minute drive from center of MainStreet area, 4514 Corrales Road.

Source: ESRI® ArcGIS 9.2 Business Analyst, using U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI® forecasts for 2006.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 2: LOCATION QUOTIENT: CORRALES EMPLOYMENT BY INDUSTRY IN RELATION TO SANDOVAL COUNTY AND NEW MEXICO, AND SANDOVAL COUNTY INDUSTRIES IN RELATION TO NEW MEXICO

	CORRALES		SANDOVAL COUNTY
	SANDOVAL COUNTY	NEW MEXICO	NEW MEXICO
Agriculture; forestry; fishing and hunting; and mining	1.00	0.21	0.21
Agriculture; forestry; fishing and hunting	1.26	0.39	0.31
Mining	0.00	0.00	0.09
Construction	1.14	1.18	1.03
Manufacturing	1.09	2.21	2.02
Wholesale trade	0.86	0.93	1.09
Retail trade	0.48	0.48	1.01
Transportation and warehousing; and utilities	0.33	0.33	1.01
Transportation and warehousing	0.30	0.33	1.08
Utilities	0.44	0.36	0.81
Information	0.74	0.99	1.34
Finance; insurance; real estate and rental and leasing	0.85	0.91	1.07
Finance and insurance	0.64	0.73	1.15
Real estate and rental and leasing	1.31	1.21	0.93
Professional; scientific; management; administrative; and waste management	1.65	1.82	1.10
Professional; scientific; and technical services	2.37	2.52	1.06
Management of companies and enterprises	0.00	0.00	4.04
Administrative and support and waste management services	0.38	0.45	1.17
Educational; health and social services	1.16	0.93	0.80
Educational services	1.37	0.97	0.70
Health care and social assistance	0.99	0.89	0.89
Arts; entertainment; recreation; accommodation and food services	0.94	0.86	0.92
Arts; entertainment; and recreation	1.07	1.15	1.08
Accommodation and food services	0.89	0.77	0.86
Other services (except public administration)	1.21	1.09	0.90
Public administration	0.92	0.84	0.92

Source: Census 2000 Summary File 3 (SF 3) - Sample Data; P49. Universe: Employed civilian population 16 years and over. Calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 3: LOCATION QUOTIENT: CORRALES EMPLOYMENT BY OCCUPATION IN RELATION TO SANDOVAL COUNTY AND NEW MEXICO, AND SANDOVAL COUNTY INDUSTRIES IN RELATION TO NEW MEXICO

	CORRALES		SANDOVAL COUNTY
	SANDOVAL COUNTY	NEW MEXICO	NEW MEXICO
Management; professional; and related occupations	1.57	1.66	1.06
Management; business; and financial operations occupations	1.71	1.83	1.07
Management occupations; except farmers and farm managers	1.82	2.09	1.15
Farmers and farm managers	2.62	0.49	0.19
Business and financial operations occupations	1.41	1.54	1.09
Business operations specialists	1.44	1.79	1.24
Financial specialists	1.37	1.30	0.95
Professional and related occupations	1.50	1.57	1.05
Computer and mathematical occupations	1.18	1.67	1.41
Architecture and engineering occupations	1.19	2.25	1.90
Architects; surveyors; cartographers; and engineers	2.09	2.79	1.33
Drafters; engineering; and mapping technicians	0.42	1.25	2.96
Life; physical; and social science occupations	1.83	1.48	0.81
Community and social services occupations	1.26	1.14	0.90
Legal occupations	3.04	3.04	1.00
Education; training; and library occupations	1.27	0.98	0.77
Arts; design; entertainment; sports; and media occupations	1.69	1.74	1.03
Healthcare practitioners and technical occupations	1.80	1.76	0.98
Health diagnosing and treating practitioners and technical occupations	2.16	2.16	1.00
Health technologists and technicians	0.82	0.75	0.91
Service occupations	0.52	0.46	0.87
Healthcare support occupations	0.39	0.34	0.87
Protective service occupations	0.30	0.34	1.14
Fire fighting; prevention; and law enforcement workers; including supervisors	0.56	0.59	1.06
Other protective service workers; including supervisors	0.00	0.00	1.25
Food preparation and serving related occupations	0.66	0.54	0.82
Building and grounds cleaning and maintenance occupations	0.50	0.38	0.75
Personal care and service occupations	0.63	0.57	0.90

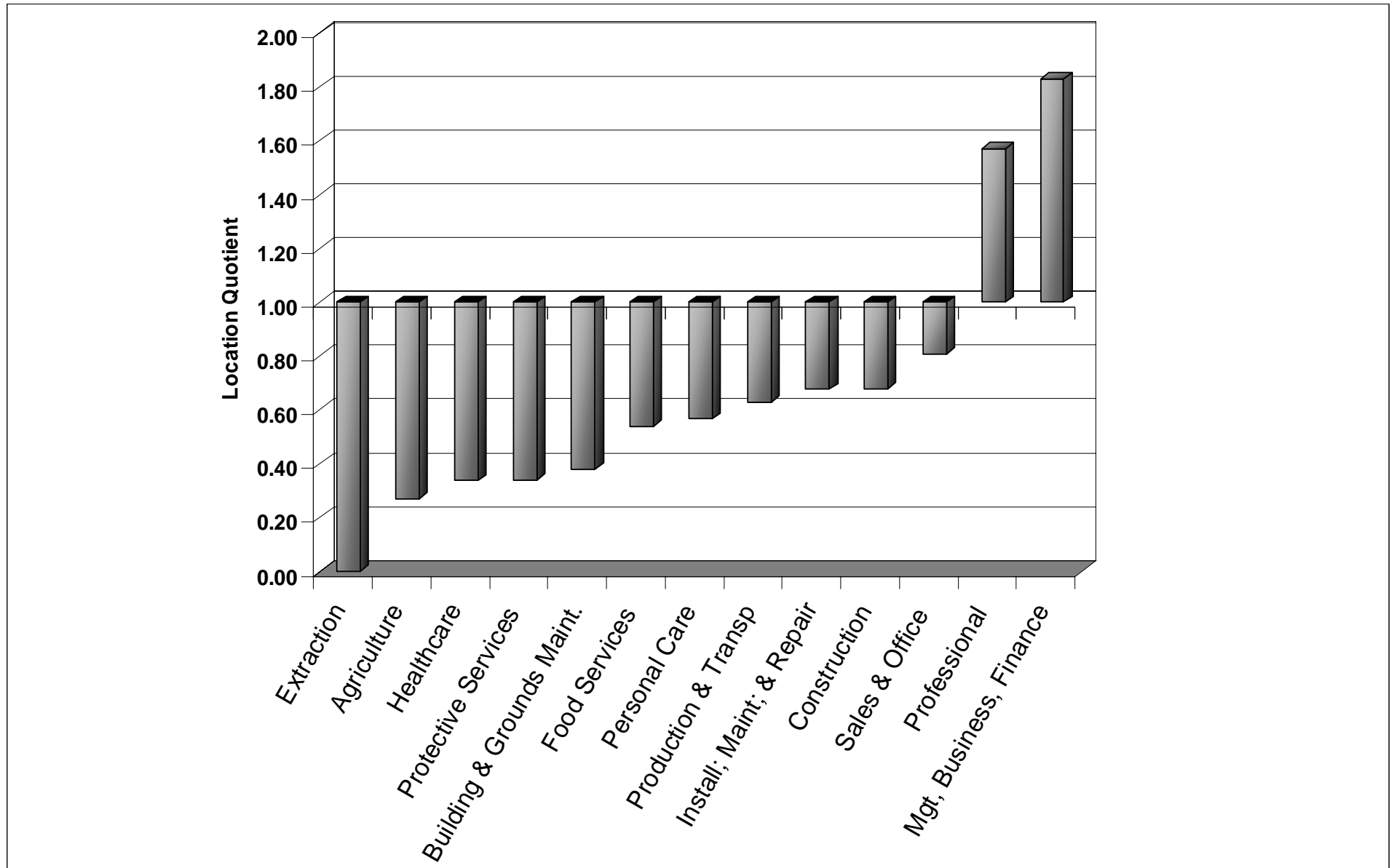
CORRALES MAINSTREET – Community Economic Assessment

TABLE 3: LOCATION QUOTIENT: CORRALES EMPLOYMENT BY OCCUPATION IN RELATION TO SANDOVAL COUNTY AND NEW MEXICO, AND SANDOVAL COUNTY INDUSTRIES IN RELATION TO NEW MEXICO, CONTINUED

	CORRALES		SANDOVAL COUNTY
	SANDOVAL COUNTY	NEW MEXICO	NEW MEXICO
Sales and office occupations	0.75	0.81	1.07
Sales and related occupations	0.93	1.00	1.07
Office and administrative support occupations	0.62	0.66	1.08
Farming; fishing; and forestry occupations	1.07	0.27	0.25
Construction; extraction; and maintenance occupations	0.74	0.68	0.91
Construction and extraction occupations	0.82	0.68	0.83
Supervisors; construction and extraction workers	0.77	0.91	1.18
Construction trades workers	0.84	0.70	0.83
Extraction workers	0.00	0.00	0.11
Installation; maintenance; and repair occupations	0.65	0.68	1.05
Production; transportation; and material moving occupations	0.63	0.63	1.00
Production occupations	0.80	0.93	1.17
Transportation and material moving occupations	0.40	0.34	0.85
Supervisors; transportation and material moving workers	0.00	0.00	1.06
Aircraft and traffic control occupations	0.81	1.75	2.16
Motor vehicle operators	0.13	0.12	0.93
Rail; water and other transportation occupations	2.89	1.31	0.45
Material moving workers	0.67	0.46	0.68

Source: Census 2000 Summary File 3 (SF 3) - Sample Data; P49. Universe: Employed civilian population 16 years and over. Calculations by BBER, 2007.

FIGURE 2: CORRALES LOCATION QUOTIENTS BY OCCUPATION



Source: Census 2000 Summary File 3 (SF 3) - Sample Data; P51 Universe: Employed civilian population 16 years and over. Calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 4: LOCATION QUOTIENT: CORRALES EMPLOYMENT BY BUSINESS OWNERSHIP TYPE IN RELATION TO SANDOVAL COUNTY AND NEW MEXICO, AND SANDOVAL COUNTY INDUSTRIES IN RELATION TO NEW MEXICO

	CORRALES		SANDOVAL COUNTY
	SANDOVAL COUNTY	NEW MEXICO	NEW MEXICO
Private for-profit wage and salary workers	0.93	1.03	1.10
Employee of private company	0.84	0.94	1.12
Self-employed in own incorporated business	2.75	2.50	0.91
Private not-for-profit wage and salary workers	1.06	0.86	0.81
Local government workers	1.04	0.95	0.91
State government workers	1.44	0.97	0.68
Federal government workers	0.70	0.69	0.98
Self-employed workers in own not incorporated business	1.51	1.27	0.84
Unpaid family workers	1.47	0.61	0.42

Source: Census 2000 Summary File 3 (SF 3) - Sample Data; P49. Universe: Employed civilian population 16 years and over. Calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 5: CORRALES TAXABLE GROSS RECEIPTS AND PULL FACTORS, 2004-2006

CORRALES	TAXABLE GROSS RECEIPTS*			PULL FACTOR			NET GAIN/LOSS		
	2004	2005	2006	2004	2005	2006*	2004	2005	2006*
Agriculture, Forestry, Fishing and Hunting	188,959	453,466	-71,221	30%	65%	-11%	(446,155)	(247,859)	(734,903)
Utilities	4,230,891	5,872,606	6,051,394	28%	37%	37%	(10,668,489)	(10,164,522)	(10,282,096)
Construction	28,368,684	28,419,969	21,244,069	62%	56%	35%	(17,182,624)	(22,428,503)	(39,622,643)
Manufacturing	1,467,096	1,113,061	1,375,205	18%	12%	13%	(6,752,856)	(7,968,005)	(9,472,442)
Wholesale Trade	2,203,985	1,026,841	1,879,328	12%	5%	8%	(16,680,797)	(20,257,302)	(21,523,117)
Retail Trade	12,264,300	11,343,639	13,862,212	11%	10%	12%	(95,873,620)	(100,469,199)	(101,118,662)
Grocery Stores	220,158	464,439	117,106	1%	3%	0%	(15,253,910)	(15,301,958)	(24,261,729)
Other General Merchandise Stores	189,091	176,616	365,053	7%	6%	12%	(2,682,571)	(2,588,856)	(2,665,275)
Miscellaneous Store Retailers	7,746,601	8,403,165	7,147,142	12%	13%	13%	(54,803,526)	(55,676,468)	(49,209,386)
Art Dealers	D	55,697	36,095	D	105%	41%	(32,086)	2,892	(51,384)
Information	2,445,908	2,203,573	2,351,085	33%	30%	27%	(4,936,965)	(5,200,851)	(6,245,171)
Telecommunications	2,376,519	2,144,994	2,295,248	39%	35%	34%	(3,789,224)	(3,944,220)	(4,493,563)
Finance and Insurance	586,395	673,015	680,182	27%	30%	29%	(1,613,616)	(1,550,373)	(1,659,094)
Real Estate and Rental and Leasing	2,504,275	3,471,029	2,769,217	51%	62%	45%	(2,396,401)	(2,164,891)	(3,367,910)
Real Estate	1,988,381	3,156,202	2,079,131	56%	77%	52%	(1,535,058)	(933,868)	(1,882,813)
Professional, Scientific, and Technical Services	6,967,192	8,275,916	10,581,578	22%	24%	31%	(25,098,602)	(26,795,745)	(23,516,239)
Professional, Scientific, and Technical Services	2,757,375	4,045,722	4,270,681	22%	31%	36%	(9,623,686)	(8,994,149)	(7,602,222)
Legal Services	1,065,437	1,216,872	2,774,900	24%	27%	61%	(3,466,650)	(3,279,002)	(1,779,915)
Architectural, Engineering, and Related Services	403,622	745,983	818,379	11%	20%	22%	(3,128,529)	(3,010,327)	(2,964,136)
Management, Scientific, and Technical Consulting Services	1,491,374	1,274,295	1,605,513	315%	131%	149%	1,018,128	299,064	525,907
Admin & Support and Waste Mgt & Remed Svcs	265,108	544,684	534,740	28%	35%	7%	(679,933)	(1,030,570)	(6,996,642)

* 2005 personal income figures were used to calculate 2006 pull factors and net gain/loss because 2006 figures were not available.

D indicates non-disclosure of data. Blank cells indicate years in which no gross receipts were reported.

All values are adjusted for inflation and are reported in terms of 2006 dollars.

Data is classified by North American Industry Classification System (NAICS). Two-digit NAICS sectors are shown in bold; non-bold, indented rows represent more detail (i.e., 3-, 4-, 5-, or 6.-digit NAICS) for a sector. Sector totals may not sum to the total due to non-disclosure and because sectors that have zero taxable gross receipts for all three years are not shown. Sub-sectors are not nested in sectors, and not all sub-sectors are shown; therefore, subsectors do not sum to sector totals.

Source: State of New Mexico Taxation and Revenue Department Combined Reporting System; Report No. 80 -- NAICS Code Version; Calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 5: CORRALES TAXABLE GROSS RECEIPTS AND PULL FACTORS, 2004-2006, CONTINUED

CORRALES	TAXABLE GROSS RECEIPTS*			PULL FACTOR			NET GAIN/LOSS		
	2004	2005	2006	2004	2005	2006*	2004	2005	2006*
Educational Services	110,481	372,213	260,523	10%	33%	20%	(999,345)	(759,957)	(1,011,656)
Health Care and Social Assistance	3,583,056	3,809,039	4,642,017	21%	22%	25%	(13,451,714)	(13,652,370)	(14,106,985)
Ambulatory Health Care Services	1,027,877	1,205,819	1,270,822	13%	16%	17%	(7,071,107)	(6,438,231)	(6,198,712)
Hospitals	1,687,343	1,750,414	2,517,688	28%	30%	45%	(4,300,312)	(4,050,910)	(3,125,707)
Arts, Entertainment, and Recreation	211,666	233,020	165,656	19%	20%	14%	(909,112)	(939,205)	(1,003,173)
Independent Artists, Writers, and Performers	85,440	115,458	77,756	194%	167%	89%	41,426	46,432	(9,890)
Accommodation and Food Services	5,591,603	5,173,797	4,104,523	25%	22%	17%	(17,002,100)	(18,101,402)	(20,320,875)
Accommodation	102,492	62,025	129,956	2%	1%	3%	(4,624,014)	(4,423,230)	(3,951,302)
Food Services	5,068,596	3,904,560	3,608,393	29%	22%	19%	(12,304,983)	(13,829,402)	(14,982,107)
Other Services (except Public Administration)	9,453,140	10,770,641	9,925,829	22%	23%	20%	(34,321,665)	(35,512,454)	(38,907,949)
Automotive Repair and Maintenance	389,204	397,722	258,919	8%	8%	5%	(4,253,215)	(4,412,221)	(4,521,872)
Personal and Household Goods Repair and Maintenance	247,697	398,891	476,245	17%	25%	25%	(1,250,951)	(1,219,660)	(1,456,333)
Personal and Laundry Services	1,250,335	888,057	1,010,215	31%	24%	29%	(2,731,787)	(2,752,206)	(2,478,186)
Unclassified Establishments	25,930	191,216	1,047,126	10%	65%	232%	(246,655)	(103,832)	596,074
TOTAL	83,254,947	85,036,417	82,491,652	24%	23%	20%	(261,520,232)	(284,951,358)	(320,801,251)

* 2005 personal income figures were used to calculate 2006 pull factors and net gain/loss because 2006 figures were not available.

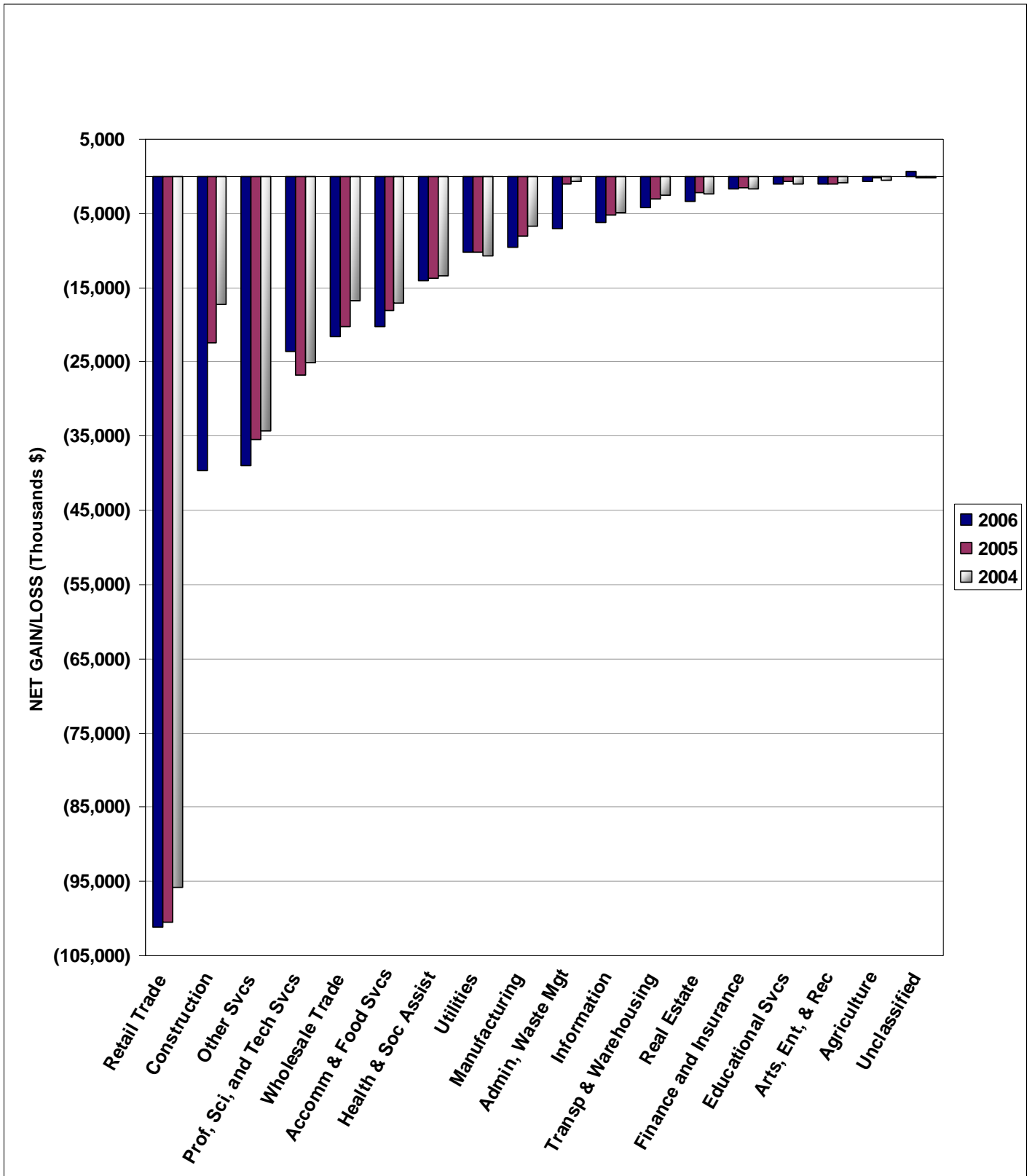
D indicates non-disclosure of data. Blank cells indicate years in which no gross receipts were reported.

All values are adjusted for inflation and are reported in terms of 2006 dollars.

Data is classified by North American Industry Classification System (NAICS). Two-digit NAICS sectors are shown in bold; non-bold, indented rows represent more detail (i.e., 3-, 4-, 5-, or 6.-digit NAICS) for a sector. Sector totals may not sum to the total due to non-disclosure and because sectors that have zero taxable gross receipts for all three years are not shown. Sub-sectors are not nested in sectors, and not all sub-sectors are shown; therefore, subsectors do not sum to sector totals.

Source: State of New Mexico Taxation and Revenue Department Combined Reporting System; Report No. 80 -- NAICS Code Version; Calculations by BBER, 2007.

FIGURE 3: CORRALES TAXABLE GROSS RECEIPTS GAIN/LOSS BY INDUSTRY, 2004, 2005, AND 2006



Source: State of New Mexico Taxation & Revenue Department Combined Reporting System; Report No. 80 -- NAICS Code Version; calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 6: CORRALES BUSINESSES BY INDUSTRY BY LOCAL GEOGRAPHY, 2006

INDUSTRY	MS ¹	CORRALES ²	MS% ³	COUNTY ⁴	TOTAL ⁵
Agriculture, Forestry, Fishing and Hunting		1		2	3
Mining		1		6	7
Utilities				14	14
Construction	2	47	4%	211	260
Manufacturing	3	9	25%	57	69
Wholesale trade	1	12	8%	73	86
Retail Trade	6	10	38%	134	150
Transportation & Warehousing		1		40	41
Information	1	6	14%	20	27
Finance & Insurance	3	8	27%	66	77
Real Estate, Rental & Leasing	4	4	50%	54	62
Professional, Scientific & Technical Services	10	31	24%	131	172
Mgt of Companies				9	9
Administrative & Support Services	2	8	20%	88	98
Educational Services	1	2	33%	19	22
Health Care and Social Assistance	6	10	38%	99	115
Arts, Entertainment and Recreation	2	3	40%	26	31
Accommodations & Food Services	6	1	86%	105	112
Other Services	5	11	31%	93	109
Public Administration				37	37
Other				2	2
TOTAL	52	165	24%	1,286	1,503

1 MainStreet District.

2 Town, not including MainStreet District.

3 MainStreet District as a percentage of entire town.

4 County, not including town.

5 County total.

D indicates non-disclosure.

A zero indicates a number less than one and greater than zero.

Source: NM Department of Labor, ES-202 (Covered Employment Statistics), 2006. Calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 7: CORRALES EMPLOYMENT BY INDUSTRY IN MAINSTREET AREA, 2006

INDUSTRY	MS ¹	CORRALES ²	MS% ³	COUNTY ⁴	TOTAL ⁵
Agriculture, Forestry, Fishing and Hunting		5		3	8
Mining		1		30	31
Utilities				101	101
Construction	52	206	20%	2,218	2,475
Manufacturing	15	20	44%	6,698	6,733
Wholesale trade		61		235	296
Retail Trade	21	37	36%	2,957	3,015
Transportation & Warehousing		6		301	307
Information	1	10	9%	884	894
Finance & Insurance	9	7	54%	1,026	1,043
Real Estate, Rental & Leasing	6	6	49%	322	333
Professional, Scientific & Technical Services	56	50	52%	474	580
Mgt of Companies				94	94
Administrative & Support Services	5	17	23%	1,705	1,727
Educational Services	35	6	87%	2,737	2,777
Health Care and Social Assistance	36	25	59%	1,049	1,110
Arts, Entertainment and Recreation	2	6	28%	1,572	1,580
Accommodations & Food Services	113	27	81%	2,247	2,387
Other Services	23	20	54%	469	512
Public Administration				1,619	1,619
Other				1	1
TOTAL	373	509	42%	26,741	27,623

1 MainStreet District.

2 Town, not including MainStreet District.

3 MainStreet District as a percentage of entire town.

4 County, not including town.

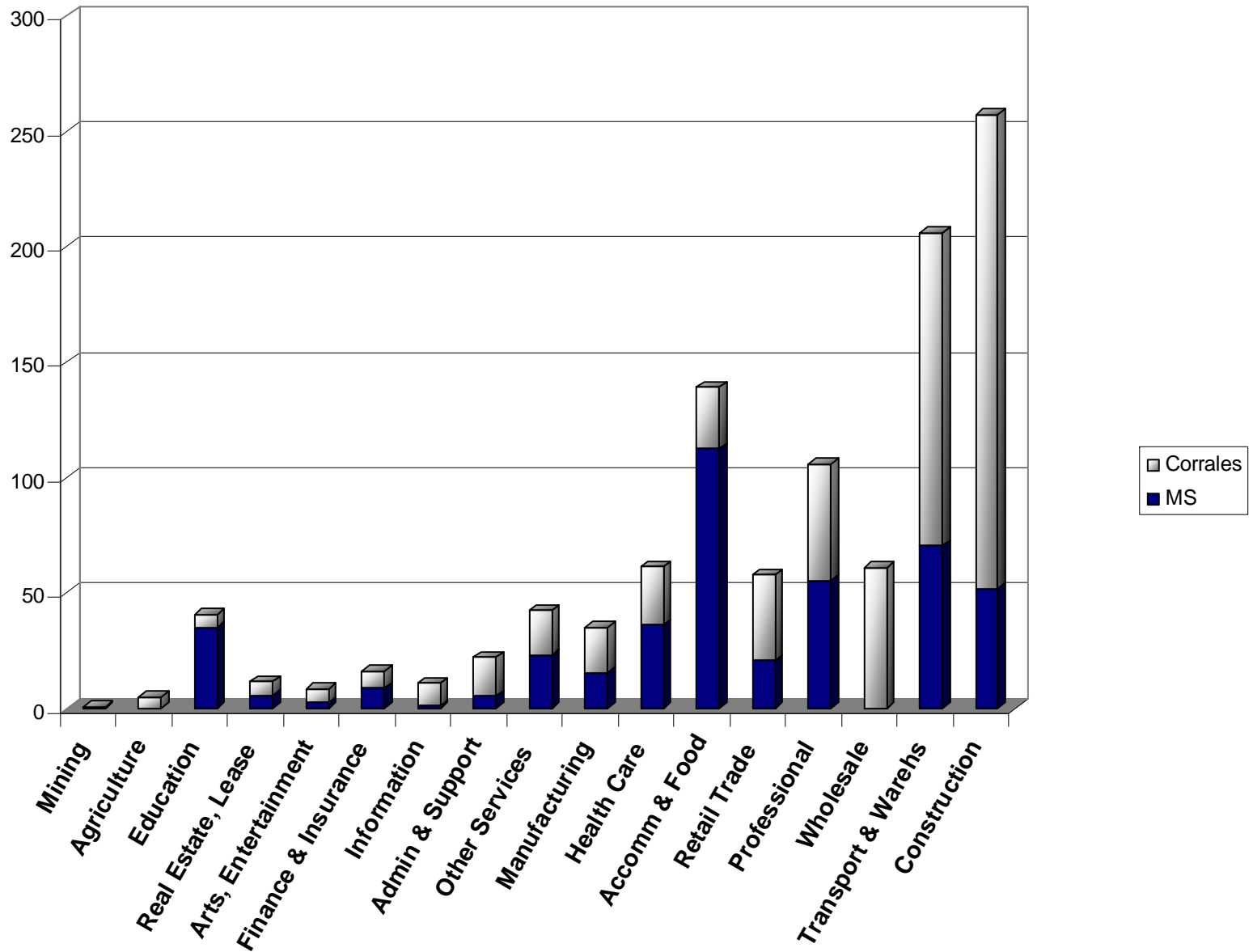
5 County total.

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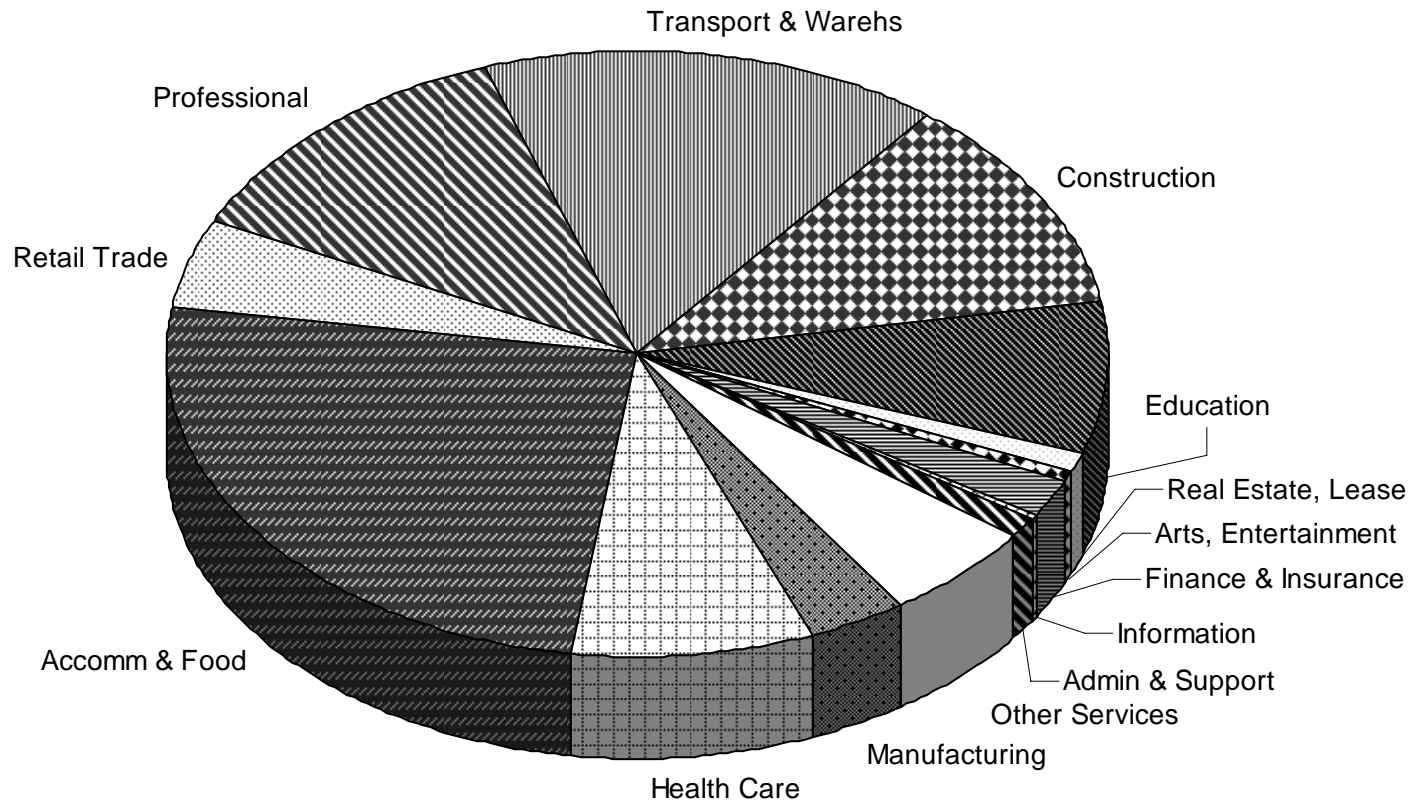
Source: NM Department of Labor, ES-202 (Covered Employment Statistics), 2006. Calculations by BBER, 2007.

FIGURE 4: CORRALES EMPLOYMENT BY INDUSTRY AND LOCAL GEOGRAPHY, 2006



Source: NM Department of Labor, ES-202 (Covered Employment Statistics), 2006. Calculations by BBER, 2007.

FIGURE 5: CORRALES EMPLOYMENT IN MAINSTREET AREA BY INDUSTRY, 2006



Source: NM Department of Labor, ES-202 (Covered Employment Statistics), 2006. Calculations by BBER, 2007.

CORRALES MAINSTREET – Community Economic Assessment

TABLE 8: CORRALES EMPLOYMENT BY 3-DIGIT RETAIL & SERVICE SUBSECTOR IN MAINSTREET AREA, 2006

NAICS INDUSTRY	MS ¹	CORRALES ²	MS% ³	COUNTY ⁴	TOTAL ⁵
423 Merchant Wholesalers, Durable Goods	0	6		119	125
424 Merchant Wholesalers, Nondurable Goods		52		40	92
425 Wholesale Electronic Markets and Agents and Brokers		3		76	80
442 Furniture & Home Furnishings Stores	10	13	44%	49	72
445 Food & Beverage Stores		8		451	459
446 Health & Personal Care Stores		3		164	167
447 Gasoline Stations	4		100%	297	301
448 Clothing & Clothing Accessories Stores	2		100%	17	19
451 Sporting Goods, Hobby, Book, & Music Stores	1	1	73%	43	45
453 Miscellaneous Store Retailers	3	11	20%	26	40
454 Nonstore Retailers		1		720	721
485 Transit and Ground Passenger Transport		6		140	146
512 Motion Picture & Sound Recording Industries	1	9	10%	0	10
Internet Service Providers, Web Search Portals, & Data					
518 Processing Services		1		3	3
519 Other Information Services				19	19
522 Credit Intermediation & Related Activities	8	2	76%	912	923
Securities, Commodity Contracts, and Other Financial					
523 Investments and Related Activities	1	1	43%	8	10
524 Insurance Carriers & Related Activities	0	1		104	105
525 Funds, Trusts, and Other Financial Vehicles		2		3	5
531 Real Estate	6	6	49%	269	281
541 Professional, Scientific, & Technical Services	56	50	52%	474	580
561 Administrative & Support Services	5	17	23%	1,411	1,433
611 Educational Services	35	6	87%	2,737	2,777
621 Ambulatory Health Care Services	19	11	64%	582	612
624 Social Assistance	17	14	54%	436	467

CORRALES MAINSTREET – Community Economic Assessment

TABLE 8: CORRALES EMPLOYMENT BY 3-DIGIT RETAIL & SERVICE SUBSECTOR IN MAINSTREET AREA, 2006, CONTINUED

NAICS INDUSTRY	MS ¹	CORRALES ²	MS% ³	COUNTY ⁴	TOTAL ⁵
711 Performing Arts, Spectator Sports & Related Industries	1	6	8%	33	39
713 Amusement, Gambling & Recreation Industries	2		100%	1,539	1,541
722 Food Services & Drinking Places	113	27	81%	2,102	2,241
811 Repair & Maintenance	4	4	51%	270	277
812 Personal & Laundry Services	17	7	72%	145	169
813 Religious, Grantmaking, Civic, Professional Organizations	2	2	53%	38	42
814 Private Households		7		16	24
TOTAL	373	509	42%	26,741	27,623

1 MainStreet District.

2 Town, not including MainStreet District.

3 MainStreet District as a percentage of entire town.

4 County, not including town.

5 County total.

D indicates non-disclosure.

A zero indicates a number less than one and greater than zero.

Source: NM Department of Labor, ES-202 (Covered Employment Statistics), 2005. Calculations by BBER, 2007.

TABLE 9: CORRALES MARKET AREA CONSUMER SPENDING

	MAINSTREET¹	3-MINUTE DRIVE²	CORRALES	NEW MEXICO
CONSUMER SPENDING (2006, in Thousands \$)				
Retail Goods	\$11,514	\$35,086	\$121,130	\$15,274,537
Average Spent per Household	\$34	\$33	\$37	\$20
Apparel & Services	\$928	\$2,821	\$9,798	\$1,186,955
Men's Apparel	\$191	\$580	\$1,998	\$237,346
Women's Apparel	\$299	\$908	\$3,100	\$370,989
Children's Apparel	\$163	\$499	\$1,800	\$232,175
Footwear	\$90	\$273	\$949	\$120,140
Watches & Jewelry	\$97	\$294	\$1,023	\$109,151
Apparel Products & Services	\$88	\$267	\$928	\$117,153
Computers & Accessories	\$126	\$382	\$1,331	\$152,616
Computers & Hardware for Home Use	\$110	\$335	\$1,168	\$133,740
Software & Accessories for Home Use	\$15	\$47	\$163	\$18,877
Entertainment/Recreation	\$1,615	\$4,909	\$16,927	\$1,962,440
Fees & Admissions	\$330	\$998	\$3,453	\$347,923
TV/Video/Sound Equipment	\$488	\$1,488	\$5,154	\$656,419
Pets	\$225	\$686	\$2,349	\$279,357
Toys & Games	\$89	\$273	\$960	\$116,798
Recreational Vehicles & Fees	\$219	\$665	\$2,257	\$248,147
Sports/Rec/Exercise Equipment	\$85	\$258	\$902	\$103,145
Photo Equipment/Supplies	\$69	\$209	\$730	\$83,552
Reading	\$110	\$333	\$1,121	\$127,098
Food at Home	\$2,161	\$6,581	\$22,616	\$3,005,686
Bakery & Cereal Products	\$318	\$969	\$3,331	\$438,347
Meat/Poultry/Fish/Eggs	\$560	\$1,705	\$5,853	\$796,380
Dairy Products	\$236	\$718	\$2,468	\$324,889
Fruit & Vegetables	\$384	\$1,168	\$3,988	\$519,804
Snacks/Other Food	\$662	\$2,020	\$6,976	\$926,266
Food Away from Home	\$1,521	\$4,632	\$16,095	\$2,009,504
Alcoholic Beverages	\$260	\$791	\$2,727	\$339,524
Investments	\$3,126	\$9,302	\$30,555	\$2,516,088
Health Care	\$1,715	\$5,213	\$17,463	\$2,268,502
Health Insurance	\$830	\$2,524	\$8,455	\$1,109,613
Nonprescription Drugs	\$50	\$153	\$517	\$70,324
Prescription Drugs	\$255	\$777	\$2,550	\$359,652
Eyeglasses & Contact Lenses	\$43	\$130	\$439	\$51,228
Life & Other Personal Insurance	\$340	\$1,031	\$3,476	\$389,932

¹ MainStreet boundaries with 1/4-mile buffer.

² Three-minute drive from center of MainStreet area, 4514 Corrales Road.

Source: ESRI® ArcGIS 9.2 Business Analyst, using expenditure data derived from the 2001, 2002, and 2003 Bureau of Labor Statistics' Consumer Expenditure Surveys. ESRI® forecasts for 2006.

TABLE 9: CORRALES MARKET AREA CONSUMER SPENDING, CONTINUED

	MAINSTREET¹	3-MINUTE DRIVE²	CORRALES	NEW MEXICO
CONSUMER SPENDING (2006, in Thousands \$)				
Smoking Products	\$189	\$579	\$1,973	\$305,224
Personal Care Products	\$201	\$614	\$2,131	\$276,292
Housing:	\$7,011	\$21,262	\$73,746	\$8,349,143
Mortgage Payment & Basics	\$4,700	\$14,258	\$49,753	\$4,808,937
Maintenance & Remodeling Services	\$1,085	\$3,271	\$11,044	\$1,020,863
Maintenance & Remodeling Materials	\$193	\$588	\$2,080	\$214,491
Home Improvement Services	\$1,093	\$3,295	\$11,126	\$1,034,547
Home Improvement Materials	\$197	\$601	\$2,124	\$224,172
Utilities/Fuel/Public Services	\$1,915	\$5,836	\$20,026	\$2,600,753
Telephone Services	\$634	\$1,936	\$6,707	\$900,334
Insurance - Owners & Renters	\$230	\$700	\$2,394	\$273,652
Household Furnishings & Equipment	\$975	\$2,961	\$10,289	\$1,151,460
Household Textiles	\$68	\$206	\$715	\$78,649
Furniture	\$313	\$950	\$3,328	\$369,852
Floor Coverings	\$52	\$156	\$530	\$47,090
Major Appliances	\$143	\$433	\$1,489	\$172,613
Housewares	\$42	\$127	\$436	\$49,960
Small Appliances	\$18	\$54	\$182	\$22,213
Other HH Items - Luggage	\$6	\$17	\$59	\$5,835
Other HH Items - Telephones & Accessories	\$10	\$32	\$112	\$13,866
Household Services:	\$955	\$2,900	\$10,066	\$1,167,191
Computer Information Services	\$81	\$247	\$857	\$100,884
Child Care	\$194	\$592	\$2,203	\$239,893
Lawn & Garden	\$226	\$684	\$2,298	\$262,131
Moving/Storage/Freight Express	\$23	\$70	\$243	\$31,962
Housekeeping Supplies	\$349	\$1,062	\$3,640	\$457,331
Housekeeping Services	\$81	\$243	\$824	\$74,990
Education	\$546	\$1,657	\$5,689	\$668,548
Transportation (Local):	\$4,574	\$13,975	\$48,658	\$6,315,931
Vehicle Insurance	\$636	\$1,938	\$6,657	\$838,658
Vehicle Purchases (Net Outlay)	\$2,622	\$8,022	\$28,084	\$3,669,251
Gasoline & Motor Oil	\$813	\$2,484	\$8,634	\$1,155,258
Vehicle Maintenance & Repairs	\$503	\$1,531	\$5,284	\$652,763
Travel	\$941	\$2,850	\$9,684	\$1,048,567
Airline Fares	\$209	\$632	\$2,155	\$226,926
Lodging on Trips	\$217	\$658	\$2,223	\$229,655
Auto/Truck/Van Rental on Trips	\$26	\$78	\$266	\$25,722
Food & Drink on Trips	\$237	\$718	\$2,441	\$271,244

¹ MainStreet boundaries with 1/4-mile buffer.

² Three-minute drive from center of MainStreet area, 4514 Corrales Road.