



BELEN JR. ANCHOR SPACE & RETAIL PADS

CALDWELL AVE & CORONADO AVE
106 CALDWELL AVE, BELEN, NM 87002



FOR LEASE

AVAILABLE SPACE

Pad 1: .5 AC
Pad 2: .5 AC
Pad 3: 1.22 AC
Inline Space: 14,250 SF

RATE

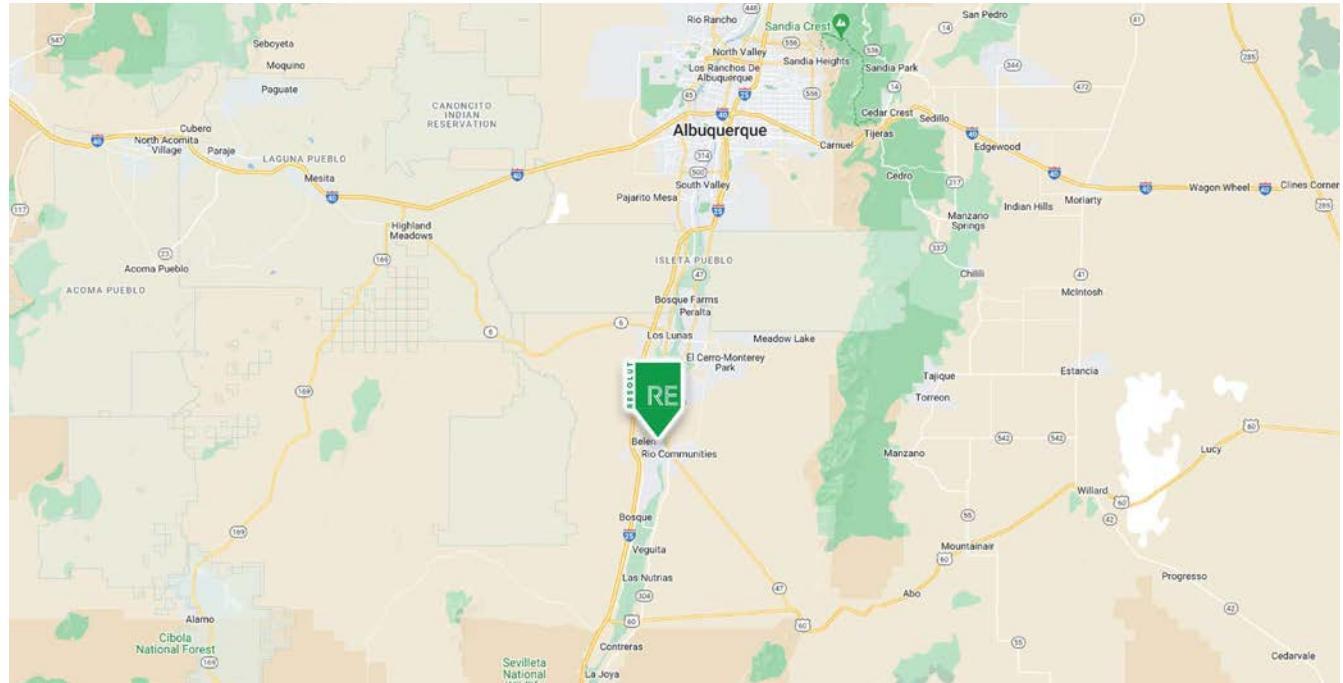
\$8.00 PSF NNN
NNNs* \$1.03
* Estimate provided by Landlord and
subject to change

Remsa Troy
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PROPERTY HIGHLIGHTS

- 15 minutes away from the approved Acrosa Wind Tower Development
- Wide open floor plan
- Fronting E Reinken Ave
- Ample parking
- Full access
- Facade and monument signage
- Onsite CU Anytime ATM
- Multiple pad site opportunities



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



15,879
POPULATION
3-MILE RADIUS



\$67,535.00
AVG HH INCOME
3-MILE RADIUS



11,027
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
E Reinken Ave: 15,215 VPD
(Costar 2022)

PROPERTY OVERVIEW

106 Caldwell Ave, Belen, NM 87002 presents an existing shopping center with a prime location, fronting E Reinken Ave. The property offers multiple pad sites available, making it a versatile and flexible investment opportunity.

Convenience is a key selling point of this property. It's strategically situated just 10 minutes away from the Walmart Supercenter, ensuring a steady flow of potential customers.

LOCATION OVERVIEW

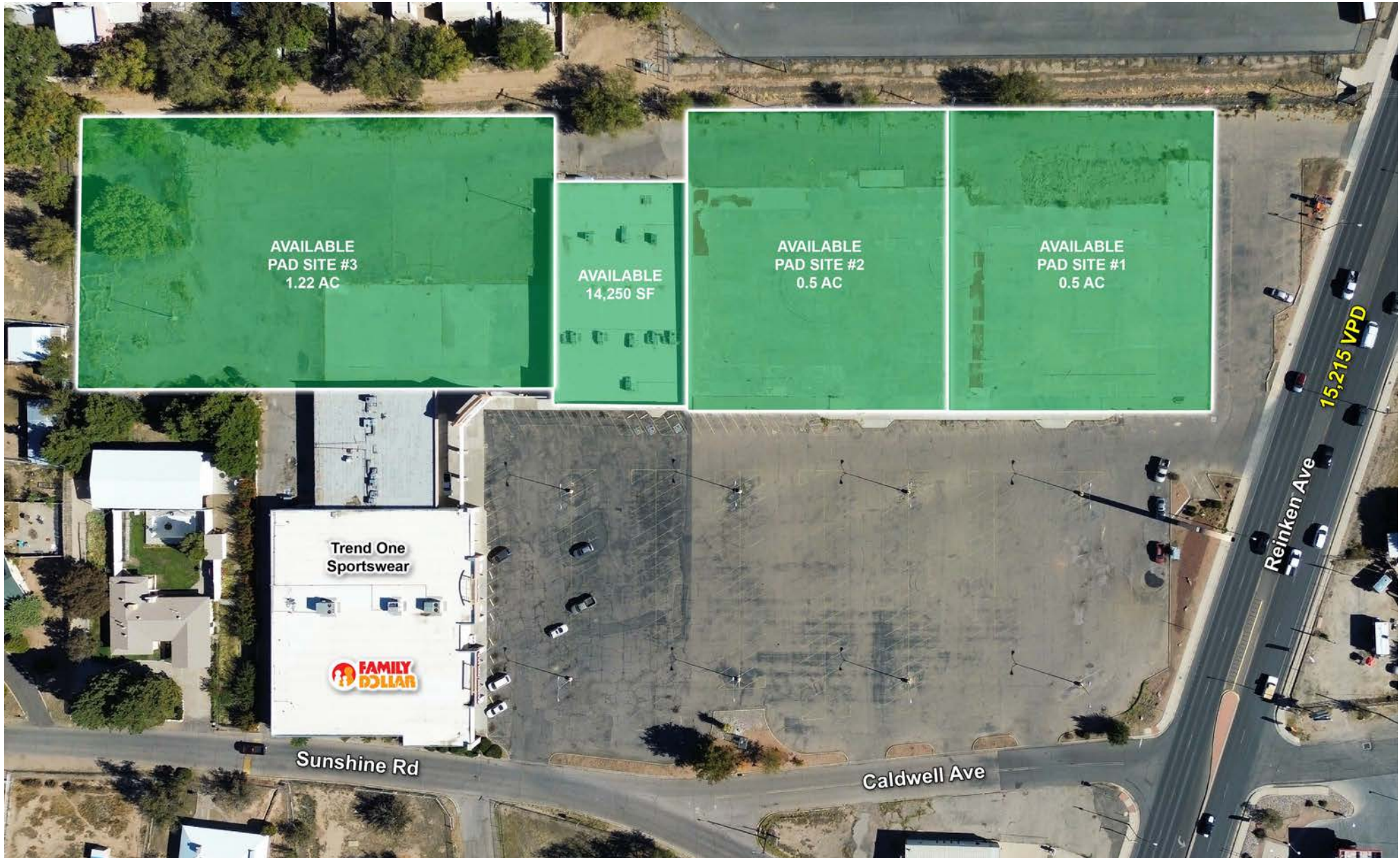
Belen, New Mexico, situated just 35 miles south of Albuquerque, is a city undergoing transformative growth. A key driver of this expansion is Acrosa Wind Towers, a company that recently secured a substantial \$750 million in new orders. In response, Acrosa Wind Towers is set to provide job opportunities, with 250 positions opening up in the Belen area. This initiative isn't just about employment but also about the broader community's prosperity, as it is expected to generate an impressive \$340 million in economic impact over the next decade.

Belen's economic landscape is further enriched by the presence of BNSF, a major employer in the region. The city hosts a diverse array of national and international manufacturers, including well-known names such as Clariant, Aristech, Cemco, Sisneros Bros, and New Mexico Travertine. This industrial diversity contributes to the city's economic stability and growth potential.



PROPERTY OVERVIEW

Lease Rate:	\$8.00 PSF
Lot Size:	8.49 AC
Zoning:	C-1



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