



# VALUE-ADD RETAIL REDEVELOPMENT POTENTIAL

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



**FOR SALE**

**AVAILABLE SPACE**  
42,490 SF

**PRICE**  
See Broker For Pricing

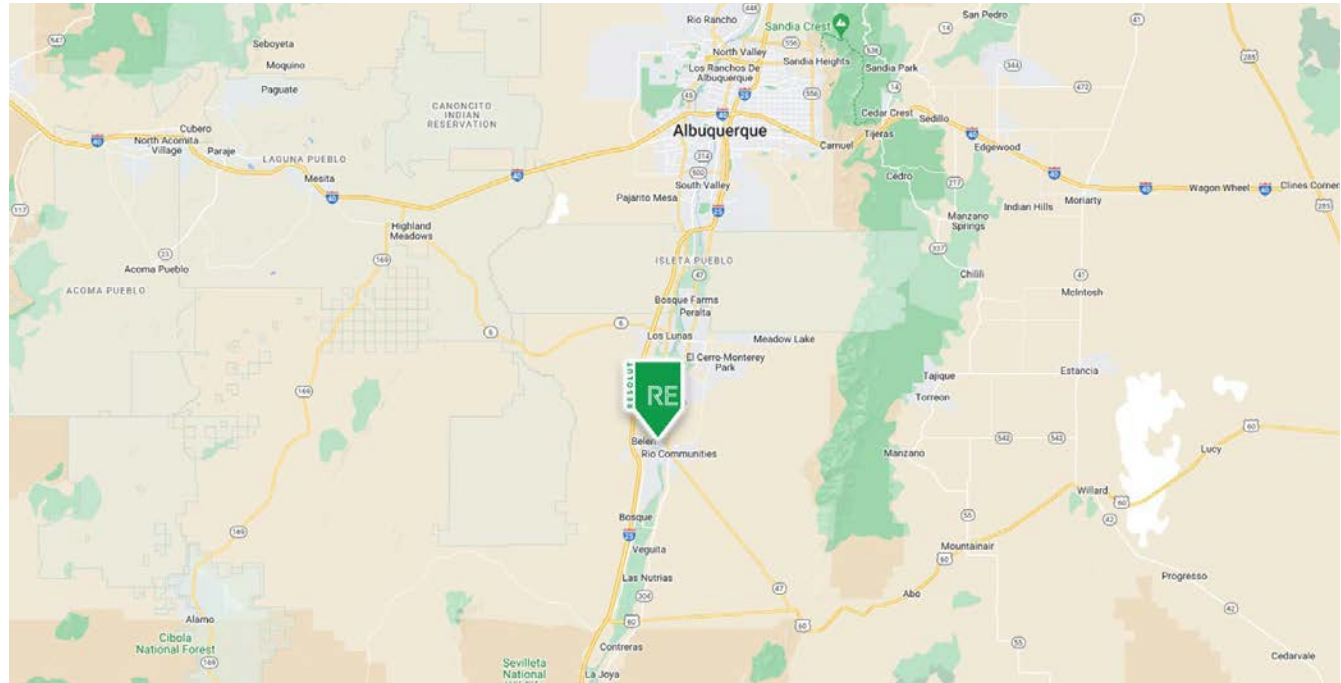
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## PROPERTY HIGHLIGHTS

- 15 minutes away from the approved Arcosa Wind Tower Development
- Wide open floor plan
- Fronting E Reinken Ave
- Ample parking
- Full access
- Facade and monument signage
- Onsite CU Anytime ATM generating \$430.46 monthly, leased through March 31, 2033
- High vacancy allows for creative leasing strategies, repositioning, or redevelopment to meet evolving tenant demand
- Available spaces range from 1,360 to 14,250 square feet



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2025



**16,601  
POPULATION**  
3-MILE RADIUS



**\$66,241.00  
AVG HH INCOME**  
3-MILE RADIUS



**11,113  
DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
E Reinken Ave: 13,561 VPD  
(Sites USA 2025)



## PROPERTY OVERVIEW

This prime location boasts an existing shopping center with excellent visibility on Reinken Ave. The property features multiple pad sites available for development, ranging from half an acre to over one acre in size. Additionally, a spacious 14,250 square foot junior anchor space is currently vacant. Previously occupied by Bealls, this space offers a wide-open floor plan with built-out dressing rooms on both ends.

For maximum exposure, the shopping center includes two monument signs: one facing Reinken Ave and another attached to the building itself. Building facade signage with multiple end cap opportunities is also available. Ample parking and convenient access are ensured by a full connection to Reinken Ave. An added benefit is the CU Anytime ATM positioned right next to the monument sign on Reinken Ave, generating additional customer traffic.

## PROPERTY DETAILS

Property Address:	102 - 106 Caldwell Ave, Belen, NM 87002
Location:	SEC of Caldwell Ave and Reinken Ave
Submarket:	Belen
County:	Valencia County
Building Size:	42,490 SF
Lot Size:	8.49 AC
Zoning:	C-1
Year Built:	1980



## 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 Arcosa Wind Towers, a company that recently secured a substantial \$750 million in new orders. In response, Arcosa 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.





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