



NEIGHBORHOOD FREESTANDING BUILDING IN BELEN

SEC S MAIN ST & CAMINO DEL LLANO
708 SOUTH MAIN ST, BELEN, NM 87002



**FOR
LEASE**

AVAILABLE SPACE
8,320 SF

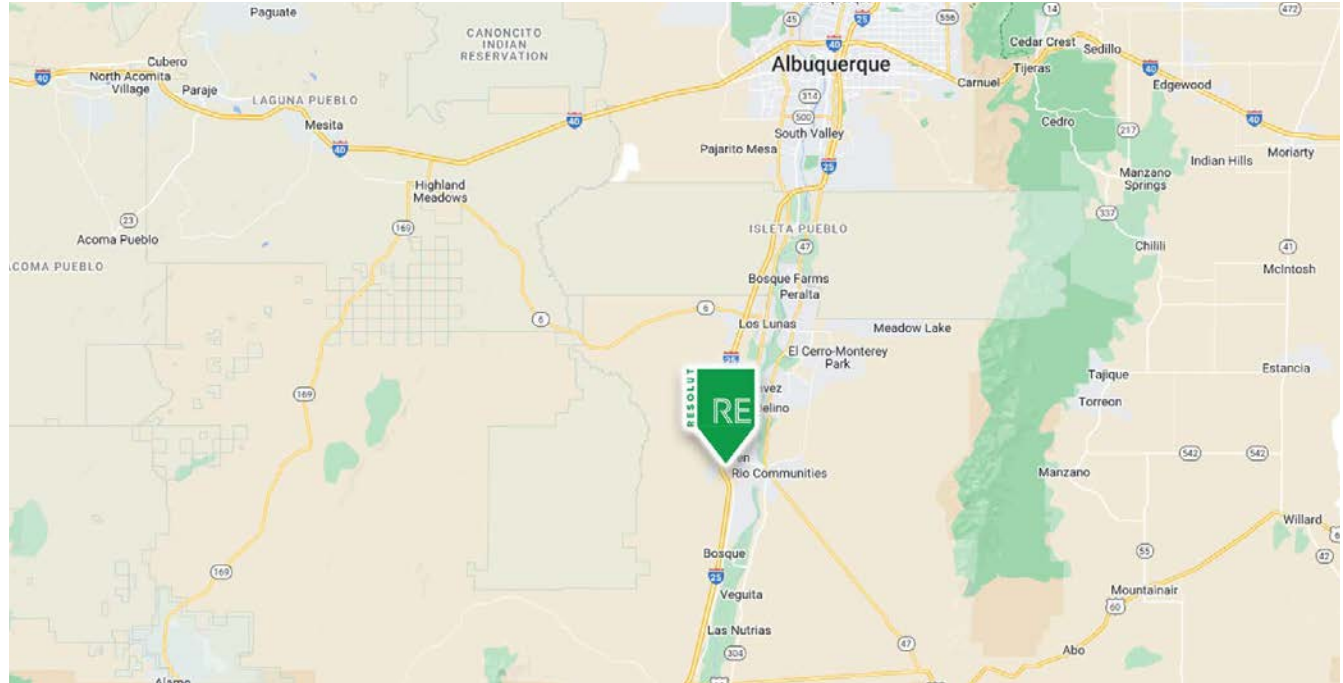
LEASE RATE
\$10.00 PSF
Modified Gross

Remsa Troy
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PROPERTY HIGHLIGHTS

- Fronting S Main St
- Freestanding Building
- Metal Roof
- Ample Parking
- Exposed to Over +/- 10,000 Cars per Day
- Pylon and Facade Signage
- Adjacent to a Residential Neighborhood
- Less than 1-mile Access from I-25 going West on Camino Del Llano



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



67,799
POPULATION
3-MILE RADIUS



\$69,792.00
AVG HH INCOME
3-MILE RADIUS



41,130
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

S Main St: 345 VPD
Camino Del Llano: 5,868 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

708 S Main St, Belen, NM 87002 is an 8,320 square foot freestanding building on the SEC of S Main St and Camino Del Llano. The building has massive facade signage fronting S Main St with additional pylon signage. Built in 2014 this property has a metal roof with ample parking and multiple parking lot night lights. This property has direct access to Camino Del Llano and Buena Vista which connects to the adjacent residential neighborhood. This property has a trash reciprocal located at the NEC of the lot.

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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