



HIGHWAY FRONTAGE RETAIL OPPORTUNITY

NEC OF COLLINS AVE & US-70
1300 US-70 West, Alamogordo, NM 88310



Representative photo - not actual site.

FOR LEASE

AVAILABLE SPACE
8,320 SF

RATE
\$15.00 PSF NNNs*
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Freestanding building for exclusive tenant use, ensuring control over the space
- Wide open floor plan for flexibility
- Excellent visibility fronting US-70 exposed to over 8,500 cars per day
- Access from US-70 and Collins St
- Monument and building signage
- Modern infrastructure in good condition
- Close to major points of interest including White Sands National Park, Holloman AFB, and Ben Archer Health Center



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **11,078**
POPULATION
3-MILE RADIUS

 **\$92,474.00**
AVG HH INCOME
3-MILE RADIUS

 **6,178**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
US-70: 16,745 VPD
San Felipe Rd: 2,956 VPD
(Costar 2024)

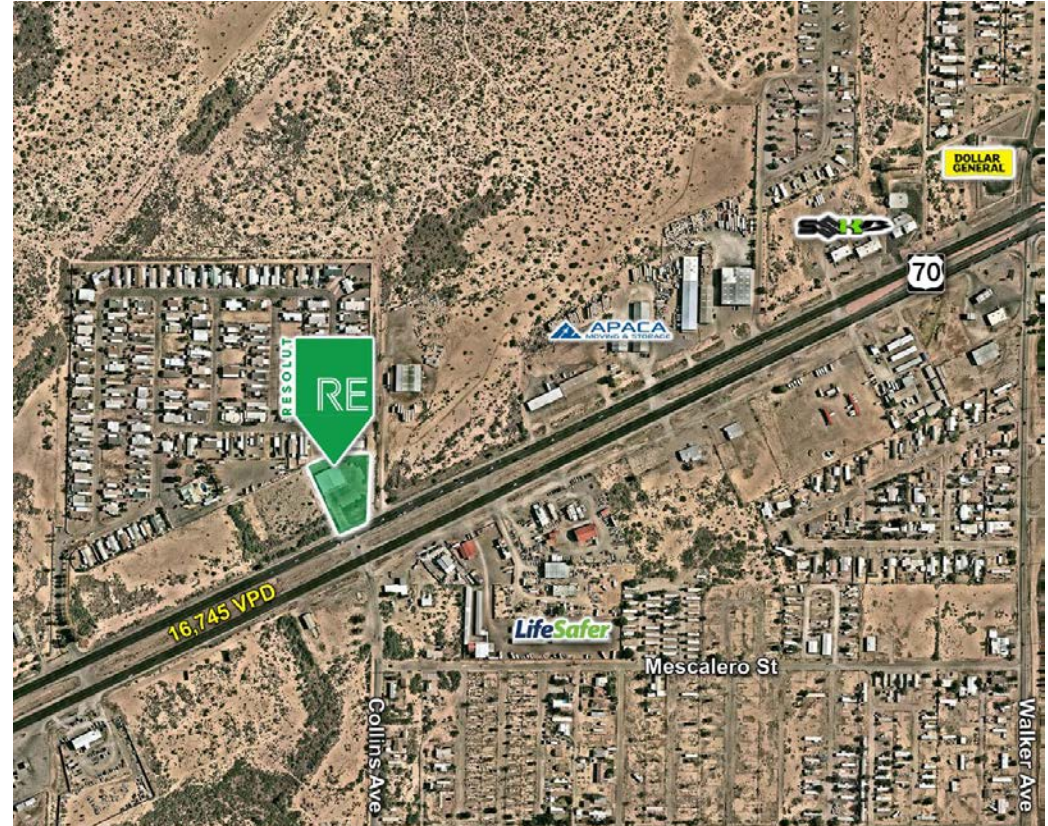
PROPERTY OVERVIEW

The retail property at 1300 US-70 W, Alamogordo, NM 88310 offers a prime leasing opportunity with 8,320 square feet of freestanding space. This property features excellent visibility from US-70 and very good access, making it easy for customers to find and access. The pylon signage ensures high exposure to passing traffic, adding value for retail tenants. The building is in good condition inside and out, with well-maintained landscaping and parking facilities. It provides ample parking space to accommodate both customers and employees. The property is strategically located near major intersections and is just 1.8 miles from the most active retail area in the market, ensuring steady traffic flow.

LOCATION OVERVIEW

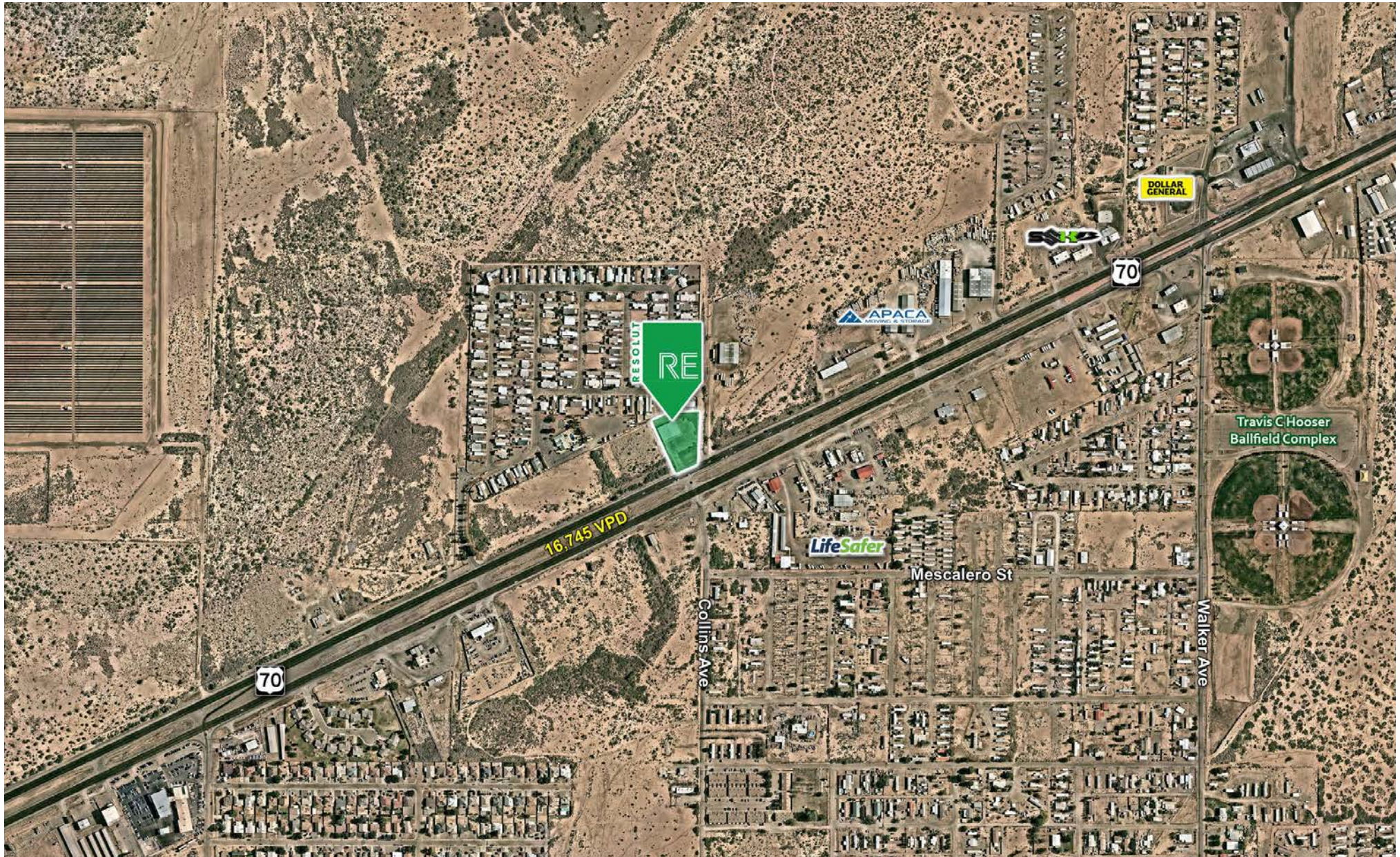
The area surrounding 1300 US-70 W, Alamogordo, NM 88310 is strategically positioned along a key transportation corridor with steady traffic flow. US-70 serves as a primary route, connecting Alamogordo to Holloman Air Force Base and White Sands National Park, two significant drivers of tourism and economic activity in the region. Additionally, the property benefits from proximity to **Ben Archer Health Center and Park University, which increase local foot traffic. The market area around the property is seeing ongoing growth, supported by new residential developments and infrastructure improvements along US-70. This corridor is also a hub for visitors, with nearby hotels, restaurants, and retail spaces benefiting from the flow of military personnel and tourists.

With 8,500 daily vehicles passing east and westbound, this location offers high visibility and easy access. Its position within a developing commercial zone makes it an ideal space for retail businesses seeking to leverage both local and visitor traffic. The growing activity along the US-70 corridor ensures long-term growth potential for tenants.



PROPERTY OVERVIEW

Lease Rate:	\$15.00
Available SF:	8,320 SF
Zoning:	C-3
Submarket:	Alamogordo



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