

For Sale | NNN Retail Investment

1300 S White Sands Blvd, Alamogordo NM 88310

NA 1st Valley
Commercial Real Estate Services, Worldwide.



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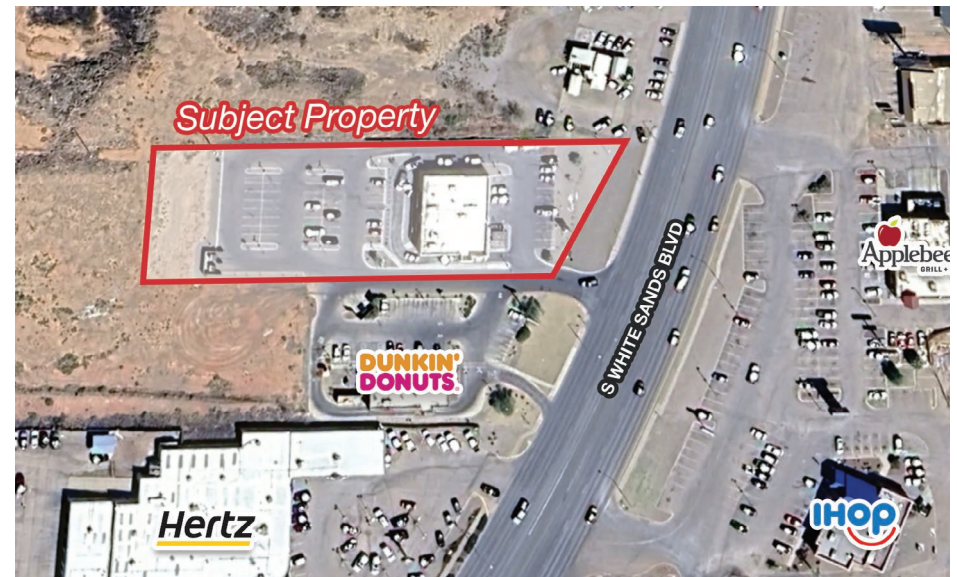
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Property Overview

Address	1300 S White Sands Blvd, Alamogordo, NM 88310
County	Otero
Building Size	± 5,500 Sq. Ft.
Land Size	± 1.47 Acres
Year Built	2020
Building Class	A
Zoning	C-3
Parking	Surface; 58 Spaces

Investment Highlights

Offering Price	\$ 2,850,000
Net Operating Income (NOI)	\$ 192,023
Cap Rate	6.75%
Tenants	Starbucks, Wing Stop, Rocky Mountain Cannabis
Occupancy	100%
Lease Type	NNN





Starbucks

Signatory: Starbucks Corporation

Starbucks Corporation is a global leader in the specialty coffee industry. Founded in 1971, the company now operates more than 40,900 stores worldwide.

The company had generated \$37.2 billion in net revenues at the end of fiscal 2025, with a major portion of it's revenue coming from company-operated locations.



Wing Stop

Signatory: VWS Restaurants LLC

Vibe Restaurants is a leading operator in the quick-service restaurant (QSR) industry. Founded in 2005, the company has grown to manage approximately 144 locations across 14 states and employs over 4,000 people.

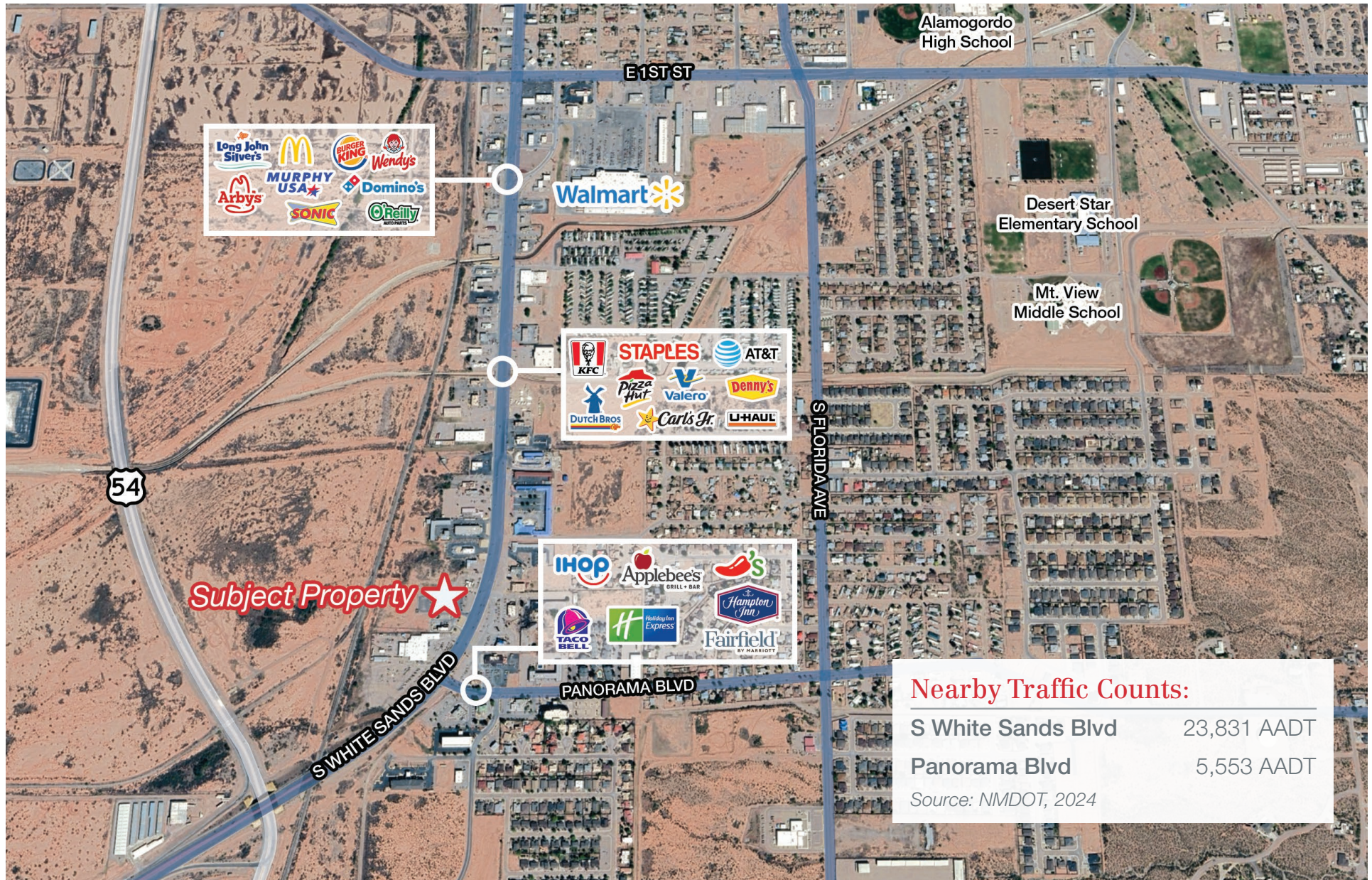
The company's portfolio features a strong mix of nationally recognized brands, including Little Caesars, Wingstop, and Whataburger.



Rocky Mountain Cannabis

Signatory: RMC NM, Inc.

Rocky Mountain Cannabis was founded in 2009 as a medicinal only cannabis store in Canon City, CO. It's first recreational store opened in Ridgway, CO, in 2014, and the company has now expanded to 18 total locations across Colorado and New Mexico.



Alamogordo, New Mexico

Alamogordo is a city in southern New Mexico, serving as the county seat of Otero County. Located in the Tularosa Basin, the city is bordered by the Sacramento Mountains to the east and the famous White Sands National Park to the west. Alamogordo enjoys a warm desert climate, with over 285 sunny days per year, low humidity, and minimal rainfall.

The city has a population of about 31,248 residents (Otero County Population: approx. 68,835). Alamogordo is 70 miles northeast of Las Cruces, NM, 85 miles north of El Paso, TX, and 210 miles south of Albuquerque, NM.

Key Attractions & Landmarks

- **White Sands National Park** - stunning gypsum sand dunes, welcoming 600,000+ visitors annually
- **New Mexico Museum of Space History** - features astronaut exhibits and the International Space Hall of Fame
- **Alameda Park Zoo** - oldest zoo in the southwest, spanning 13 acres
- **Cloudcroft & Ruidoso** - nearby mountain towns offering outdoor recreation, skiing, and scenic drives; major contributor to Otero County's multi-million dollar tourism industry

Major Employers

- Holloman Air Force Base
- Gerald Champion Regional Medical Ctr
- Alamogordo Public Schools
- White Sands National Park & Missile Range
- New Mexico State University - Alamogordo Branch



Otero County Demographics

Population	68,835
Total Households	24,285
Average HH Income	\$52,717

Source: US Census Bureau, 2023