



## **Mills Valley Center**

1008-1012 Mills Ave, Las Vegas, NM 87701

### **Sam Arikat**

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# Mills Valley Center

\$1,397,700

Arikat real estate and finance inc is pleased to offer to the market Valley Mills Center located in Las Vegas , New Mexico. This three tenant, retail strip center , all which are fully reimbursable triple-net leases., is anchored by Dollar General The center had a new TPO single seam(%75,000.00) roof installed in 2009 , and Dollar General upgraded their space at their expense. The center is masonry constructed. Las Vegas ,New Mexico is located approximately one and one-half hours northeast of Albuquerque, New Mexico , it is the county seat of San Miguel County , Las Vegas is one of the oldest cities in New Mexico and rich with historical features , with over 900 buildings on the National Register of Historic Places.this is a nice local gateway and a small tourist destination only an hour drive east of Santa Fe....

Valley Mills Center , consist of three NNN Tenant 1008 Mills Avenue Dollar General, consist of 8,125.00 , Dollar General emailed the lease extension to the owners for their signatures the lease from October 1st 1st,2019 the base monthly rent will be \$4885.00 Until September 30th,2022 , then from October 1st,2022 until September 30th,2024 the base monthly rent will be \$5,000.00 then from October 1st 2024 until September 30th, 2029, if the (5( years) option is exercised the base monthly rent will be\$5300.00 ., Dollar General corporation emailed the owner this modification for their signatures , this show that this location is an excellent investment Infinity holding corporation 1010 Mills Avenue 1200 sft , lease was renewed on 1/1/2018 through December 31,2020 monthly rent \$2082.60 plus 2 five years option. Heritage home health care 3600 sft lease will expire December 31,2019 but they have 5 years option. the monthly rental\$3435.00...

- Heritage health care offers coordinated system of home care disciplines, there are currently 15 locations within the state of
- New Mexico and Arizona , Heritage healthcare was founded to provide full service healthcare to patients and clients in their homes.

Price:	\$1,397,700
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.87%
Lot Size:	0.93 AC
Gross Leasable Area:	12,925 SF
Sale Conditions:	[object Object]
No. Stories:	1
Year Built:	2004
Tenancy:	Multiple
Parking Ratio:	4.5/1,000 SF
Zoning Description:	GC, Las Vegas
APN / Parcel ID:	655192

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Dollar General	8,125	September 2025



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