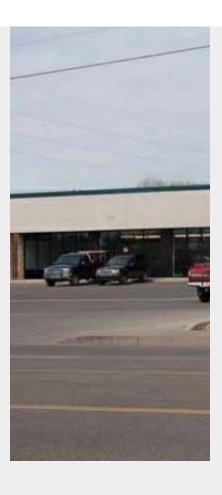


## Mills Valley Center 1008-1012 Mills Ave, Las Vegas, NM 87701

Sam Arikat Arikat's Real Estate And Finance 2392 31st Ave, San Francisco, CA 94116 samarikat@sbcglobal.net (415) 566-1094 Ext:



Price:	\$1,397,700
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	С
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

## **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....

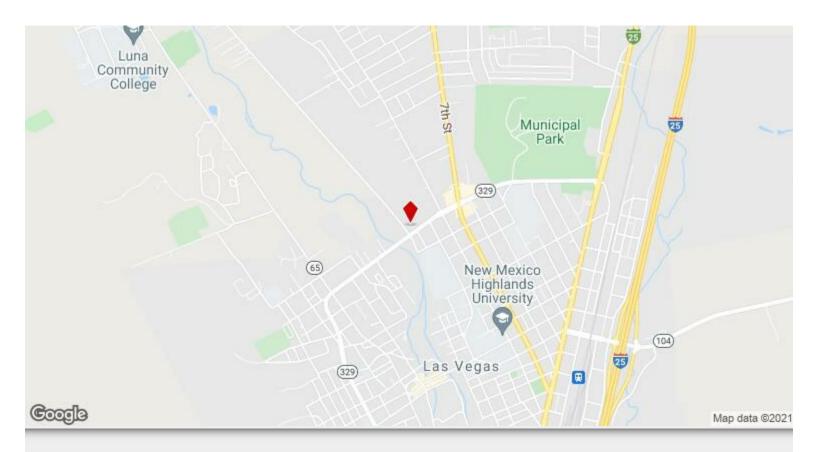
Valley Mills Center, consist of three NNN Tenant 1008 Mills Avenue Dollar General, consist of 8,125.00, Dollar General emailed the lease extension to the owners for their signatures the lease from October 1st 1st,2019 the base monthly rent will be \$4885.00 Until September 30th,2022, then from October 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.

## **Major Tenant Information**

**Tenant** SF Occupied Dollar General 8,125

**Lease Expired**September 2025



## 1008-1012 Mills Ave, Las Vegas, NM 87701

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