

Lakeway Shopping Center

1900 N Date St, Truth Or Consequences, NM 87901

ADJACENT TO WALMART SUPERCENTER

OVERVIEW

Recently acquired, currently undergoing complete repositioning. Come see what everyone's talking about. Join Walmart, Tractor Supply, McDonalds, Sonic, Dennys, AutoZone along with Wyndham, Holiday Inn Express, Comfort INN and many more along the coveted I-25 Business Loop. This shopping center has the absolute undisputed best location on the strip. MRGEDA has project the Sierra County population to grow by 50% over the next 10 years. Retail opportunities from 2K to 50K SF

DRIVE-THRU PAD SITES AVAILABLE

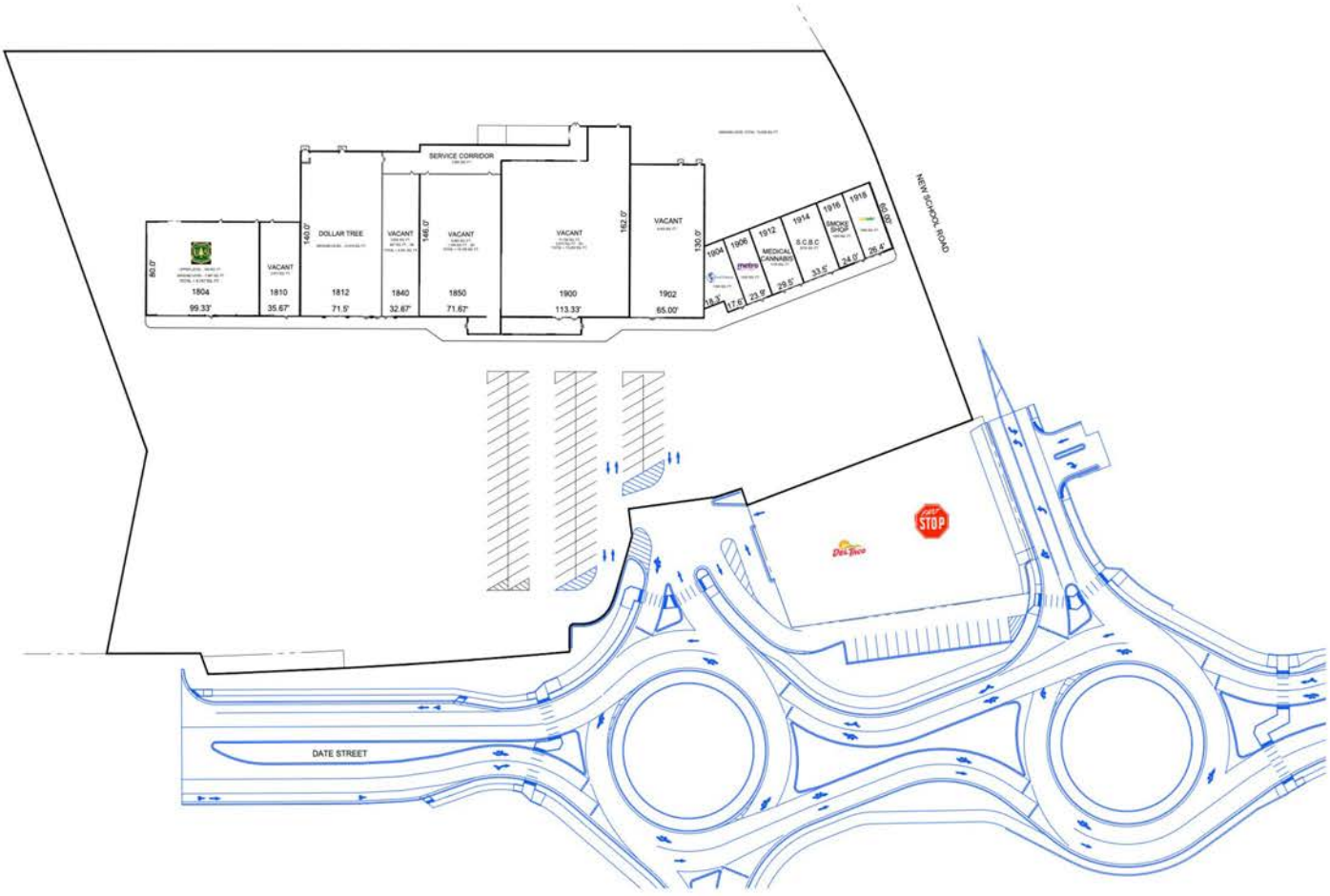
CITY	LOCATION
Truth Or Consequences	Coveted I-25 Business Loop
PROPERTY SIZE	CEILING HEIGHTS
7.9 Acres	12 - 20 FT
PROPERTY TYPE	PARKING SPACES
Retail/Office	350 +/-
G.L.A.	BUILT/RENOV
73,658 SF	1984/2005
ASKING PRICE	
\$15 PSF NNN	
Subject To Work Letter & Location	



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PROPERTY CONTACT
James Prendamano
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Tenant List

1804 - Forest Services	8,747 SF
1810 - Vacant	2,813 SF
1812 - Dollar Tree	10,010 SF
1840 - Vacant	4,441 SF
1850 - Vacant	10,196 SF
1900 - Vacant	19,260 SF
1902 - Vacant	8,450 SF
1904 - World Finance	1,500 SF
1906 - Metro	1,435 SF
1912 - Medical Cannabis	1,770 SF
1914 - SCBC	2,010 SF
1916 - Smoke Shop	1,440 SF
1918 - Subway	1,586 SF
TOTAL GLA	= 73,658 SF

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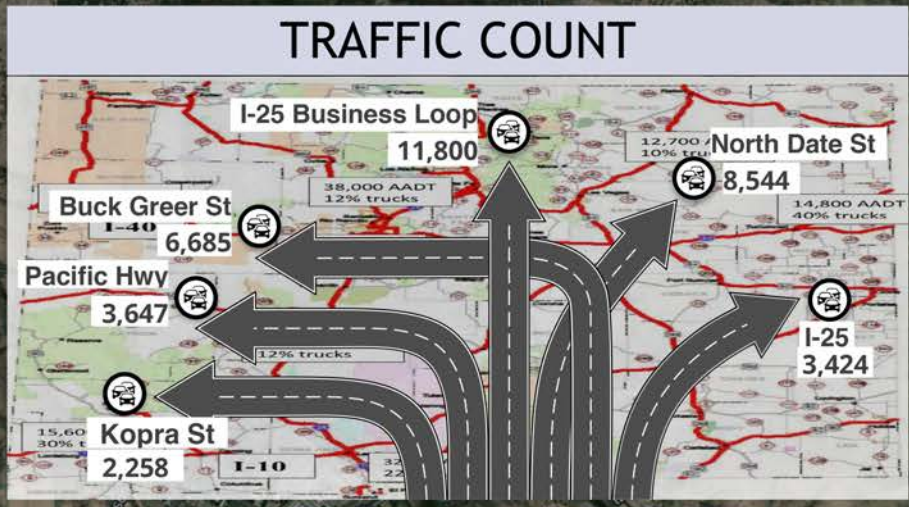
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Retail Map & Traffic Count



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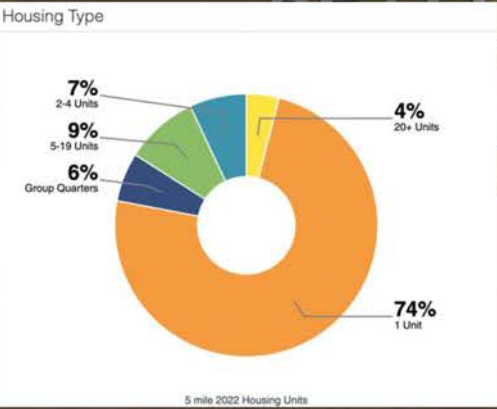
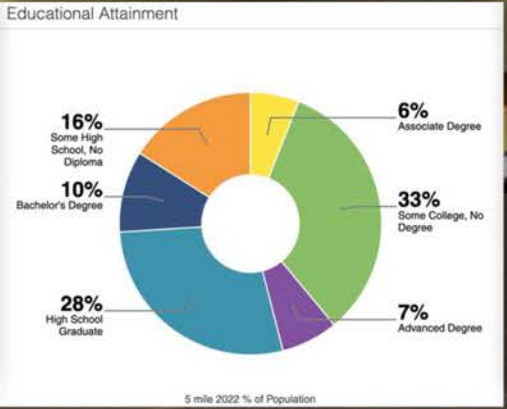
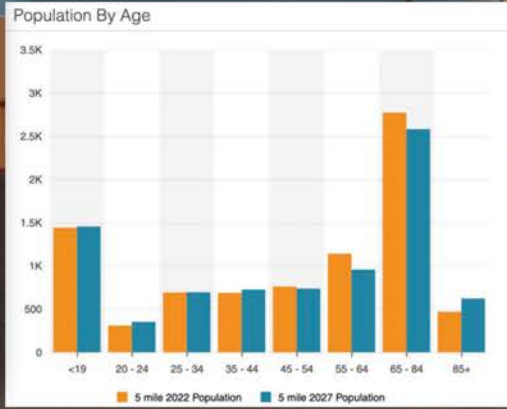
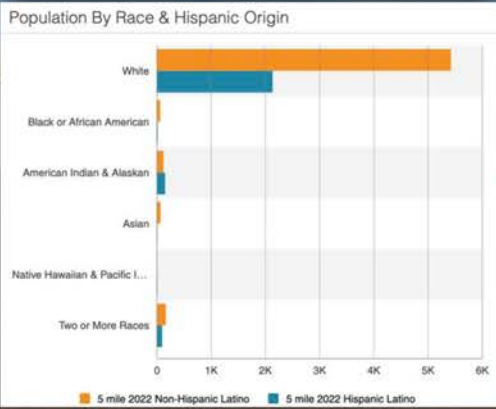
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Consumer Spending Details

2022 2027

Radius	2 mile			5 mile			10 mile		
Expand All	Total Spen...	Avg Household	Per Capita	Total Spen...	Avg Household	Per Capita	Total Spen...	Avg Household	Per Capita
Apparel	\$2,694,960	\$1,039	\$533	\$4,546,330	\$1,085	\$548	\$4,987,507	\$1,090	\$548
Entertainment, Hobbies & P...	\$9,499,050	\$3,661	\$1,880	\$16,661,840	\$3,976	\$2,010	\$18,387,922	\$4,020	\$2,019
Food & Alcohol	\$16,438,956	\$6,335	\$3,253	\$27,934,047	\$6,665	\$3,369	\$30,681,892	\$6,708	\$3,369
Household	\$8,499,577	\$3,275	\$1,682	\$15,245,645	\$3,638	\$1,839	\$16,922,630	\$3,700	\$1,858
Transportation & Maintenance	\$15,226,884	\$5,868	\$3,013	\$26,565,529	\$6,339	\$3,204	\$29,415,122	\$6,431	\$3,230
Health Care	\$3,481,763	\$1,342	\$689	\$6,073,106	\$1,449	\$732	\$6,721,760	\$1,470	\$738
Education & Daycare	\$1,875,715	\$723	\$371	\$3,486,087	\$832	\$420	\$3,876,434	\$847	\$426
Total Specified Consumer S...	\$57,716,905	\$22,242	\$11,422	\$100,512,584	\$23,983	\$12,123	\$110,993,267	\$24,266	\$12,186



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Attractions

Healing Mineral Hot Springs

Soak in the healing waters of mineral hot springs. Indoor and outdoor public and private hot springs experiences await for you with waters ranging from 98° - 113°



Sierra Del Rio Golf Course

Home of PGA Hall of Fame inductee and PGA Professional Emeritus Guy Wimberly, Sierra Del Rio's elevated tees, tiered greens, winding fairways and magnificent blue waters challenge the best golfers, yet can be enjoyed by golfers of all skill levels



Spaceport America

The first of its kind international space facility will give you an up close and personal look at the future of space travel.

The world's first purpose-built commercial spaceport is home to some of the worlds most prestigious aerospace companies including Virgin Galactic



Elephant Butte Adventure Center

Go off highway, hit the trails, and feel the rush. Challenge yourself a little or a lot with 4-wheeling, cycling, hiking, bird watching, mountain biking, and more



Elephant Butte Lake

When it comes to water, nothing compares to the fun you'll have at Elephant Butte Lake. Enjoy boating, paddle boarding, jet skiing, kayaking, fishing, swimming, tubing, and more

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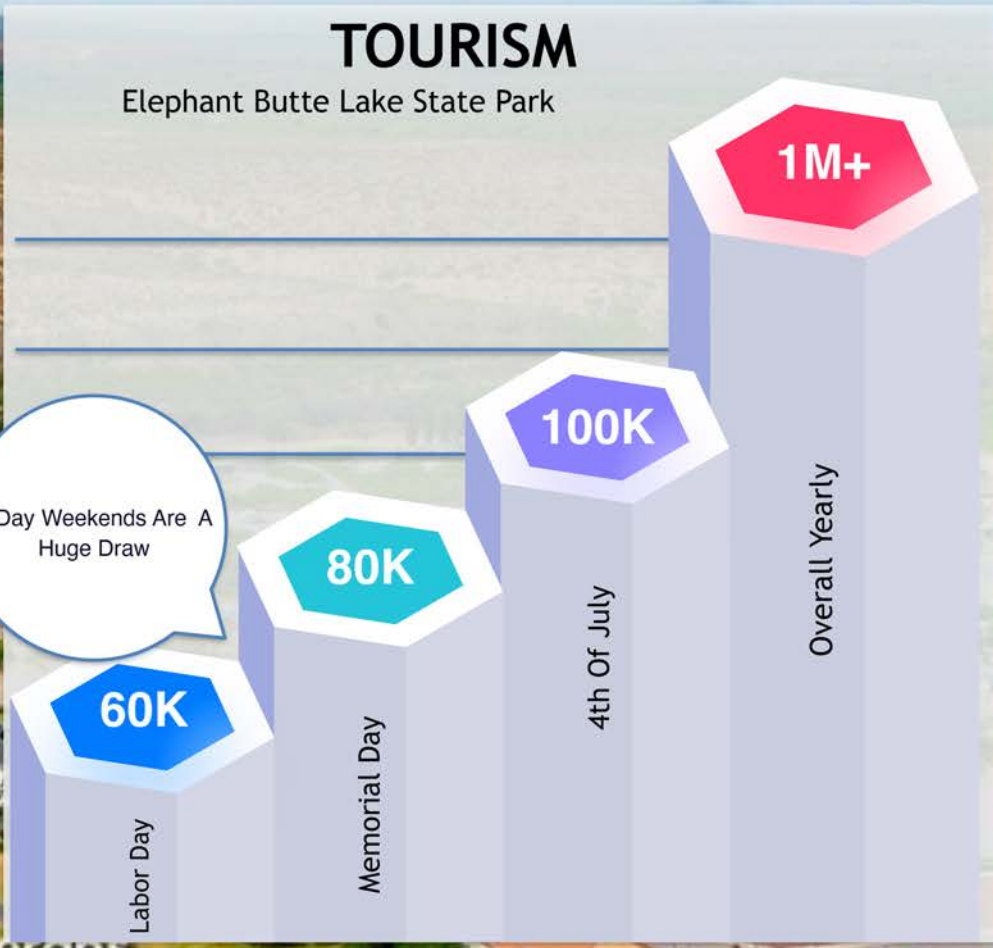
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EXPLOSIVE GROWTH



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TOP 5 SIERRA COUNTY PROJECTS UNDERWAY

Unit 10/11

- Diverse housing typologies ranging from multi-families to casitas
- 270 home sites remain

Turtle Back Development

- This world class housing resort is perfectly situated around the golf course
- 1,450 home sites renaming with construction underway

Sierra Del Rio Golf Course

- Under new management and ownership course has begun work on a massive overhaul and updating
- Planned 120 room hotel and catering facility



Virgin Galactic

- 110,000 SF terminal located on 18,000 acres
- Fully immersive astronaut experience
- Multi-billion dollar industry
- Construction underway on space camp and team housing



Wyona & Gray St

- 102 custom private units each featuring private hot springs mineral baths



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