

**AUCTION PROPERTY**

**516 S. Old US 85**

SOCORRO, NM 87801

**Online Auction**  
**March 5th - 12th, 2026**  
**[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)**



**PRESENTED BY:**

**STEVE LYON, CCIM**  
O: 505.256.7573 X1111  
C: 505.934.9994  
[STEVE.LYON@SVN.COM](mailto:STEVE.LYON@SVN.COM)

**DAVID E. GILMORE, CCIM, CAI, AARE**  
SVN Auction Services, LLC  
C: 504.228.6606  
[DAVID.GILMORE@SVN.COM](mailto:DAVID.GILMORE@SVN.COM)



## PROPERTY SUMMARY



**Online Auction**  
**March 5th - 12th, 2026**  
[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)



### PROPERTY DESCRIPTION

Prominent free standing commercial building with pylon sign along busy thoroughfare in Socorro, New Mexico. Excellent exposure to passerbys. Full access. Just south of the US 60 signalized intersection.

### OFFERING SUMMARY

#### ONLINE AUCTION

March 5th - 12th, 2026  
[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)

#### BUILDING SIZE:

±9,000 SF

#### LOT SIZE:

±1.28 Acres

### PROPERTY HIGHLIGHTS

- Prominent free standing retail building along key north/south thoroughfare in Socorro, NM.
- 9,000sf with pylon sign.
- Approximately 100' of frontage.
- Ample parking - 5:1000 ratio
- Built in 2014
- Free standing commercial retail building
- Pylon signage
- 45 parking spaces
- Just south of US 60 - signalized intersection
- Shared ingress/egress with Verizon Wireless (owned by others)

#### STEVE LYON, CCIM

O: 505.256.7573 x1111 | C: 505.934.9994  
[steve.lyon@svn.com](mailto:steve.lyon@svn.com)

#### DAVID E. GILMORE, CCIM, CAI, AARE

SVN Auction Services, LLC | C: 504.228.6606  
[david.gilmore@svn.com](mailto:david.gilmore@svn.com)

**HIGH UP AERIAL**

**Online Auction**  
**March 5th - 12th, 2026**  
[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)



**STEVE LYON, CCIM**

O: 505.256.7573 x1111 | C: 505.934.9994  
steve.lyon@svn.com

**DAVID E. GILMORE, CCIM, CAI, AARE**

SVN Auction Services, LLC | C: 504.228.6606  
david.gilmore@svn.com

CLOSE IN AERIAL

Online Auction  
March 5th - 12th, 2026  
[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)



**STEVE LYON, CCIM**

O: 505.256.7573 x1111 | C: 505.934.9994  
[steve.lyon@svn.com](mailto:steve.lyon@svn.com)

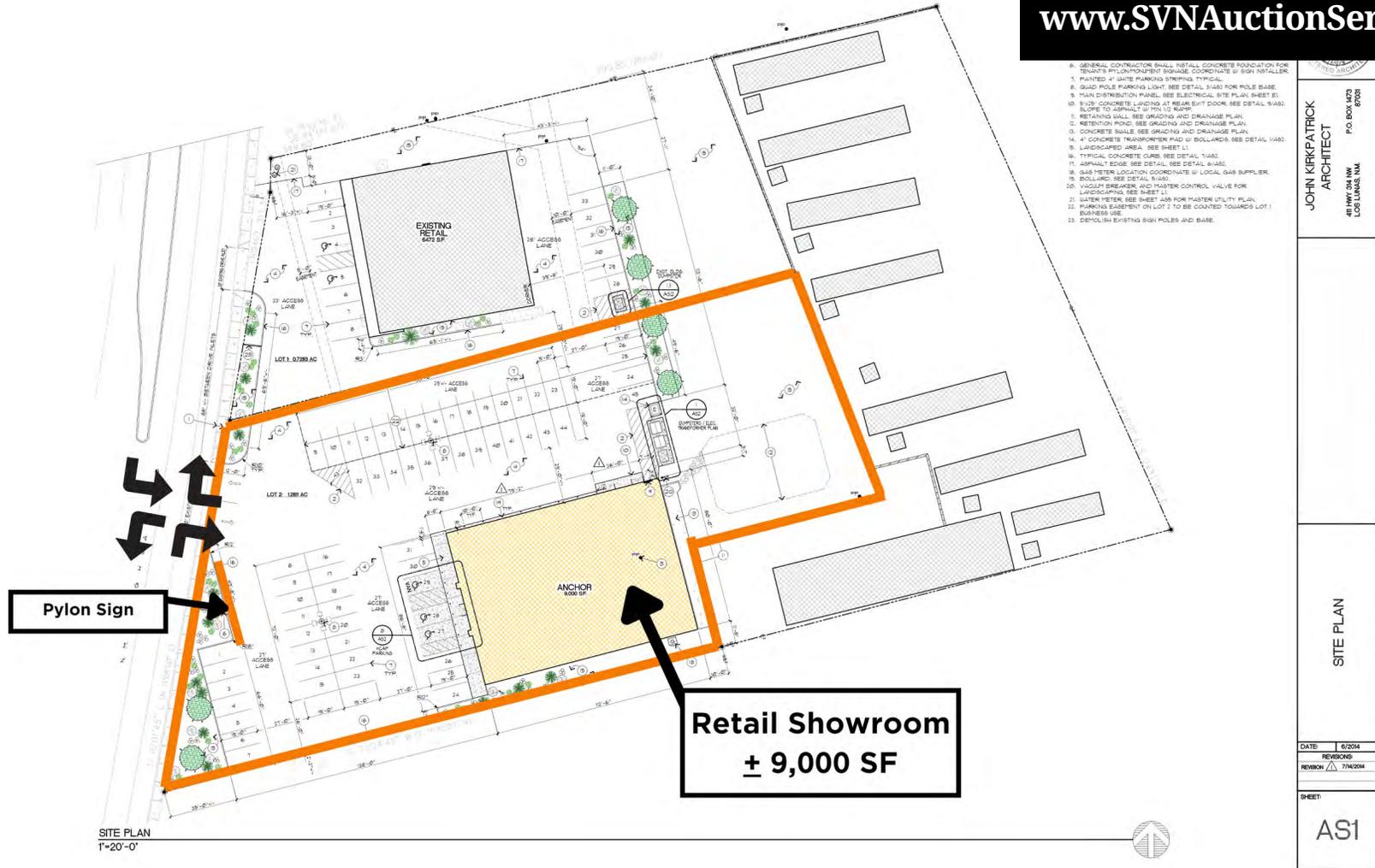
**DAVID E. GILMORE, CCIM, CAI, AARE**

SVN Auction Services, LLC | C: 504.228.6606  
[david.gilmore@svn.com](mailto:david.gilmore@svn.com)

516 S. OLD US 85 | 516 South Old US Highway 85 (Business Loop 12) Socorro, NM 87801

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 5

**Online Auction**  
**March 5th - 12th, 2026**  
[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)



8. GENERAL CONTRACTOR SHALL INSTALL CONCRETE FOUNDATION FOR TENANT'S Pylon SIGN (SEE SIGN COORDINATE W/ SIGN INSTALLER).
9. PAINTED 4" WHITE PARKING STRIPING TYPICAL.
10. GUAD POLE PARKING LIGHT (SEE DETAIL 9-ASD) FOR POLE BASE.
11. MAIN DISTRIBUTION PANEL, SEE ELECTRICAL SITE PLAN (SHEET E1).
12. 8" (20) CONCRETE LANDING AT REAR EXIT DOOR (SEE DETAIL 9-ASD). SLOPE TO ADJACENT W/ PAVEMENT SURFACE.
13. RETAINING WALL, SEE GRADING AND DRAINAGE PLAN.
14. RETENTION POND, SEE GRADING AND DRAINAGE PLAN.
15. CONCRETE SWALE, SEE GRADING AND DRAINAGE PLAN.
16. 4" CONCRETE TRANSDOMER PAD W/ BOLLARDS (SEE DETAIL 11-ASD).
17. LANDSCAPED AREA (SEE SHEET L1).
18. TYPICAL CONCRETE CURB (SEE DETAIL 11-ASD).
19. APPROVAL EDGE (SEE DETAIL, SEE DETAIL 6-ASD).
20. GAS METER LOCATION COORDINATE W/ LOCAL GAS SUPPLIER.
21. BOLLARD (SEE DETAIL 9-ASD).
22. VACUUM BREAKER AND MASTER CONTROL VALVE FOR LANDSCAPING (SEE SHEET L1).
23. WATER METER, SEE SHEET ASS FOR MASTER UTILITY PLAN.
24. PARKING SURFACING ON LOT 1 TO BE COATED TOWARDS LOT 1 BUSINESS USE.
25. DEMOLISH EXISTING SIGN POLES AND BASE.

**JOHN KIRKPATRICK**  
**ARCHITECT**  
 414 HWY 244 NW  
 LOS LUNAS, NM 87038  
 P.O. BOX 4523  
 87038

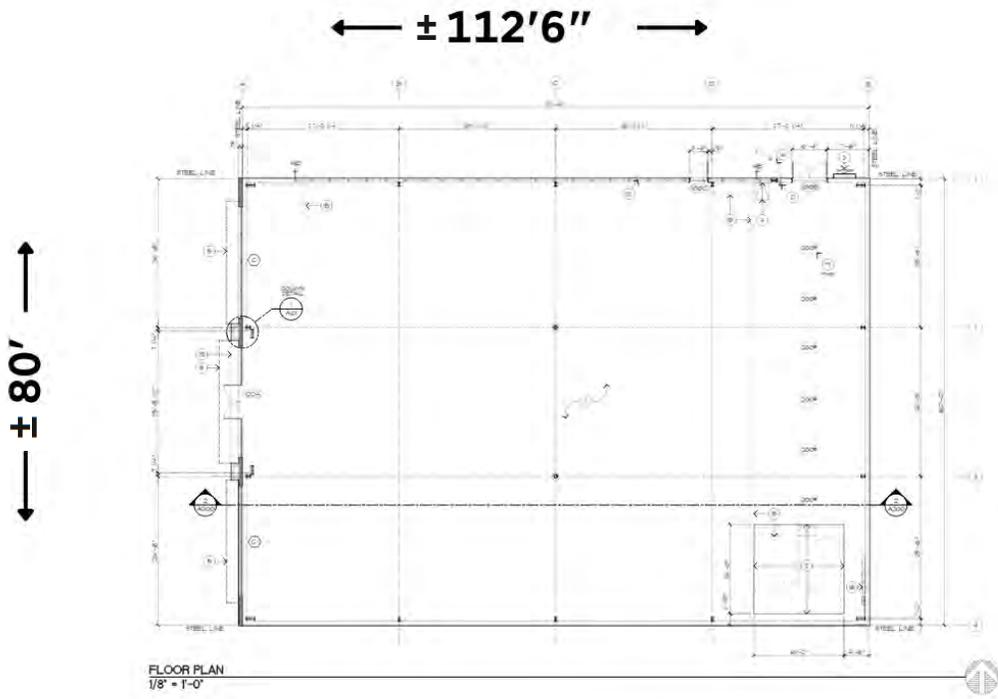
**SITE PLAN**

DATE:	6/2014
REVISIONS:	
REVISION:	7/14/2014
SHEET:	AS1

Boundaries approximate

**STEVE LYON, CCIM**  
 O: 505.256.7573 x1111 | C: 505.934.9994  
[steve.lyon@svn.com](mailto:steve.lyon@svn.com)

**DAVID E. GILMORE, CCIM, CAI, AARE**  
 SVN Auction Services, LLC | C: 504.228.6606  
[david.gilmore@svn.com](mailto:david.gilmore@svn.com)



**GEN**

1. ALL MATERIALS COVERED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS.

**KEYED NOTES**

1. CONCRETE SLAB WITH SMOOTH FINISH. SEE STRUCTURAL DRAWING.
2. REINFORCING: PROVIDE AS SHOWN.
3. PLAN DISTRIBUTION: SEE SHEET B.
4. GENERAL: PROVIDE ROOF HATCHES, LADDERS AND DOORS.
5. ROOF: PROVIDE ROOFING AS SHOWN. PROVIDE FLASHING AT ALL PENETRATIONS.
6. WALLS: PROVIDE WALLS AS SHOWN. PROVIDE FINISH AS SHOWN.
7. FLOORING: PROVIDE FLOORING AS SHOWN.
8. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
9. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
10. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
11. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
12. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
13. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
14. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
15. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
16. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
17. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
18. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
19. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.
20. METAL STUDS: PROVIDE METAL STUDS AS SHOWN.

**WALL LEGEND**

- 1. STRUCTURAL STEEL FRAME FOR METAL BLDG. WALL.
- 2. METAL STUD WALL. 2x4 METAL STUDS PER METAL BLDG. SYSTEM. 2x4 DOOR SWEPTHEAD IS ADULTIC 2 COAT.
- 3. 2x4 METAL STUDS IN (1) EXTERIOR RATED SFT. (2) 2 COAT SFT. SYSTEM.
- 4. RELATIVE TO METAL BUILDING MANUFACTURER FOR METAL BUILDING MANUFACTURER.
- 5. STRUCTURAL STEEL FRAME FOR METAL BLDG. TRANSPARENT.
- 6. STRUCTURAL STEEL FRAME FOR METAL BLDG. TRANSPARENT.

**SYMBOL LEGEND**

- 1. 1/2" PROF. FIN. ALUM. IN. LUG. BOX.

JOHN KIRKPATRICK  
 ARCHITECT  
 1000 N. MOUNTAIN VIEW  
 LOS ANGELES, CA 90015  
 POL. BOX 1000

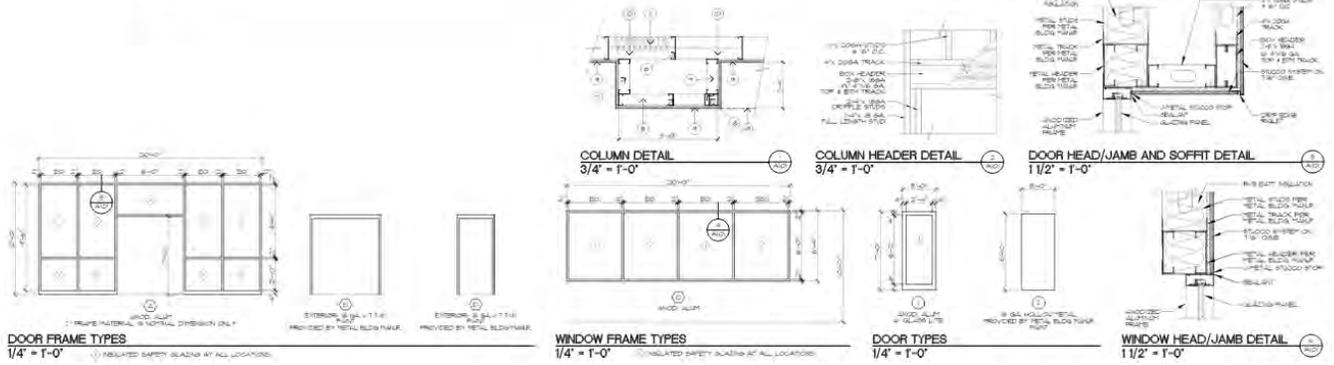
**DOOR SCHEDULE**

DOOR NO.	SIZE	FRAME TYPE	DETAIL TYPE	DOOR S.	HW. NO.	NOTES
1001	2'-0" x 7'-0"	A	S&G	1	01	FINISH: WP
1002	2'-0" x 7'-0"	B	S&G	2	02	FINISH: WP
1003	2'-0" x 7'-0"	C	S&G	3	03	FINISH: WP

DOOR HARDWARE TO BE PROVIDED BY OWNER PER SCHEDULE BELOW.

**DOOR HARDWARE**

DOOR NO.	HW. NO.	NOTES
1001	01	INTERIOR LOCK, SQUARE ON SD
1002	02	INTERIOR LOCK, SQUARE ON SD
1003	03	INTERIOR LOCK, SQUARE ON SD



FLOOR PLAN, SCHEDULES,  
 DOOR AND WINDOW  
 TYPES, AND DETAILS

DATE: 6/20/14  
 REVISION: 7/14/2014

SHEET: A101

STEVE LYON, CCIM  
 O: 505.256.7573 x1111 | C: 505.934.9994  
 steve.lyon@svn.com

DAVID E. GILMORE, CCIM, CAI, AARE  
 SVN Auction Services, LLC | C: 504.228.6606  
 david.gilmore@svn.com

# DEMOGRAPHIC INCOME COMPARISON PROFILE

	10 miles	25 miles	35 miles
<b>Census 2020 Summary</b>			
Population	10,764	12,664	15,116
Households	4,415	5,250	6,112
Average Household Size	2.26	2.26	2.33
<b>2024 Summary</b>			
Population	10,383	12,232	14,617
Households	4,298	5,101	5,942
Families	2,281	2,738	3,287
Average Household Size	2.23	2.24	2.32
Owner Occupied Housing Units	2,838	3,532	4,268
Renter Occupied Housing Units	1,460	1,569	1,674
Median Age	37.0	39.2	39.7
Median Household Income	\$49,374	\$46,630	\$46,145
Average Household Income	\$64,537	\$63,004	\$62,391
<b>2029 Summary</b>			
Population	10,038	11,813	14,092
Households	4,207	4,987	5,805
Families	2,196	2,632	3,160
Average Household Size	2.19	2.21	2.28
Owner Occupied Housing Units	2,843	3,523	4,245
Renter Occupied Housing Units	1,364	1,464	1,560
Median Age	38.0	40.0	40.4
Median Household Income	\$53,168	\$52,033	\$51,652
Average Household Income	\$72,144	\$70,368	\$69,926
<b>Trends: 2024-2029 Annual Rate</b>			
Population	-0.67%	-0.69%	-0.73%
Households	-0.43%	-0.45%	-0.47%
Families	-0.76%	-0.79%	-0.78%
Owner Households	0.04%	-0.05%	-0.11%
Median Household Income	1.49%	2.22%	2.28%

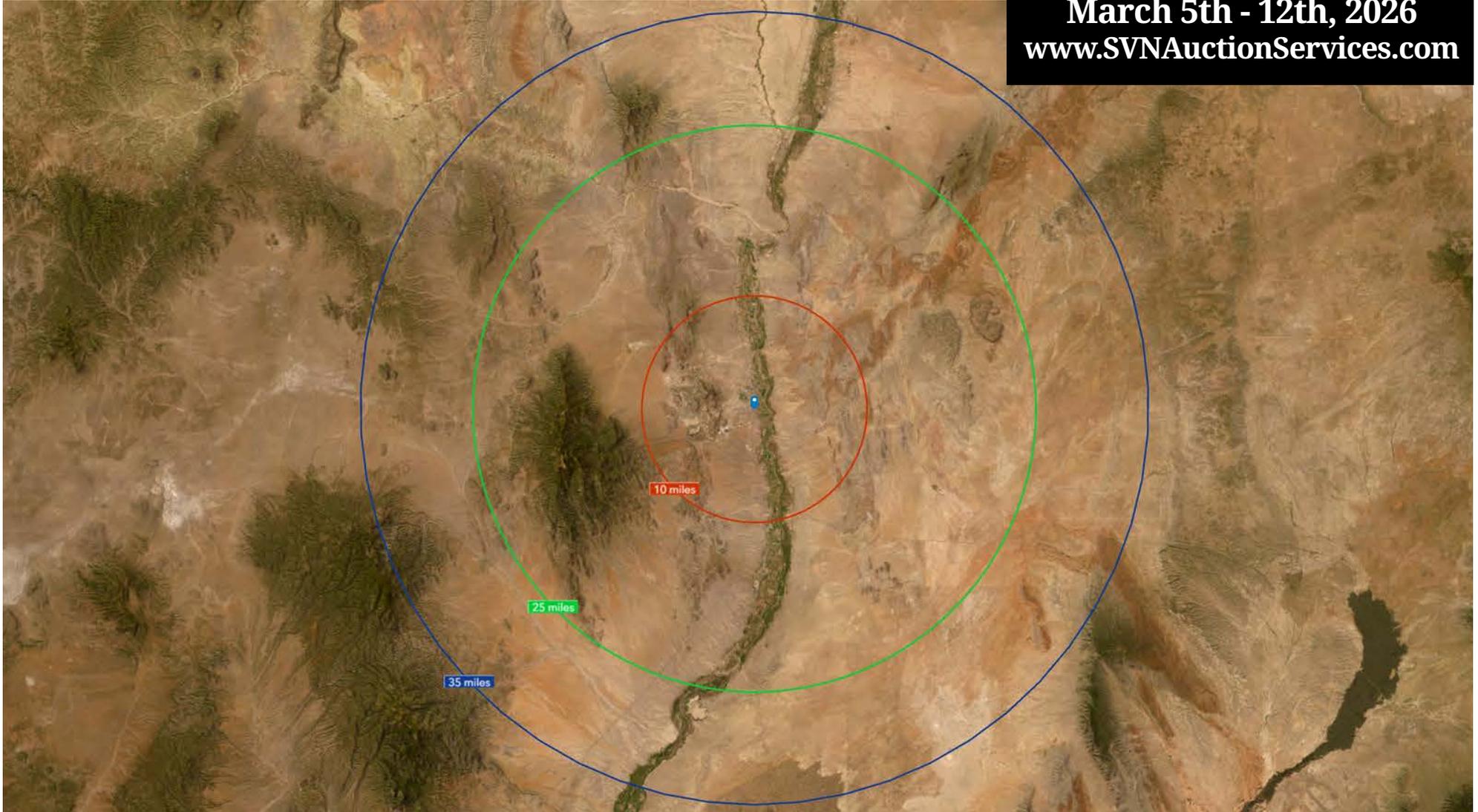
**STEVE LYON, CCIM**

O: 505.256.7573 x1111 | C: 505.934.9994  
steve.lyon@svn.com

**DAVID E. GILMORE, CCIM, CAI, AARE**

SVN Auction Services, LLC | C: 504.228.6606  
david.gilmore@svn.com

**Online Auction**  
**March 5th - 12th, 2026**  
[www.SVNAuctionServices.com](http://www.SVNAuctionServices.com)



**STEVE LYON, CCIM**

O: 505.256.7573 x1111 | C: 505.934.9994  
steve.lyon@svn.com

**DAVID E. GILMORE, CCIM, CAI, AARE**

SVN Auction Services, LLC | C: 504.228.6606  
david.gilmore@svn.com