

FOR SALE OR LEASE

±7,000 SF RETAIL SHOWROOM

1015 N. CALIFORNIA STREET
Socorro, NM 87801

PRESENTED BY:

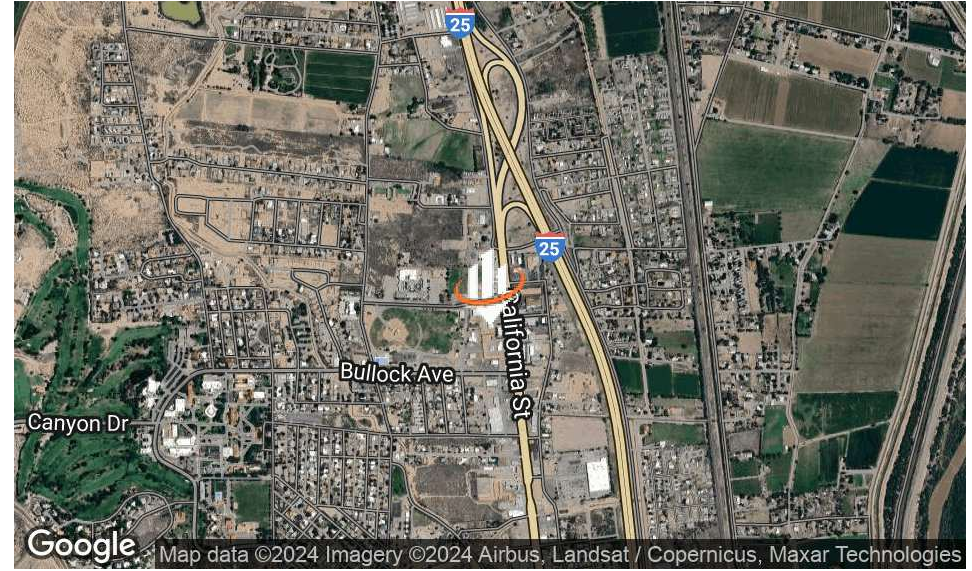
STEVE LYON, CCIM

Senior Advisor

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OFFERING SUMMARY

LEASE RATE:	\$8.00 SF / YR (NNN)
SALE PRICE	\$700,000
BUILDING SIZE:	7,000 SF
PRICE / SF:	\$100.00
LOT SIZE:	± 29,000 sf (.67 Ac)
YEAR BUILT:	2007
ZONING:	Commercial
MARKET:	Socorro County
SUBMARKET:	Town of Socorro

LOCATION OVERVIEW

South of the southwest corner of N. California Street and Francisco de Avondo in Socorro, NM. N. California Street is the main north/south retail and restaurant corridor in this market.

PROPERTY HIGHLIGHTS

- Free Standing Building
- Prominent storefront signage for your business
- Pylon signage along N. California Street
- Ample parking
- One half mile south of the I-25 exit
- One half mile north of Walmart Supercenter
- Join AutoZone and Nusenda Federal Credit union

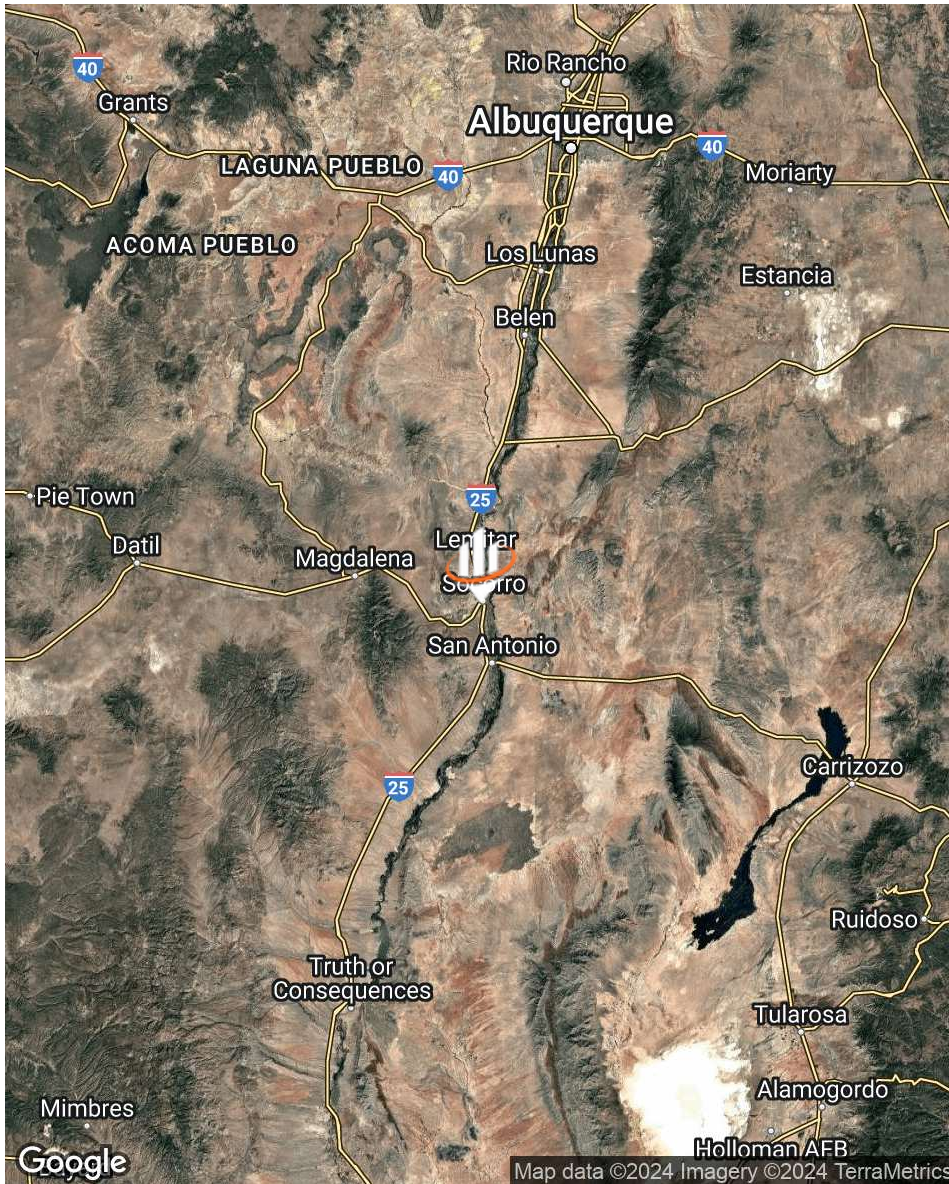
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Pylon Sign Along N. California Street



Storefront ± 100'



Loading Area



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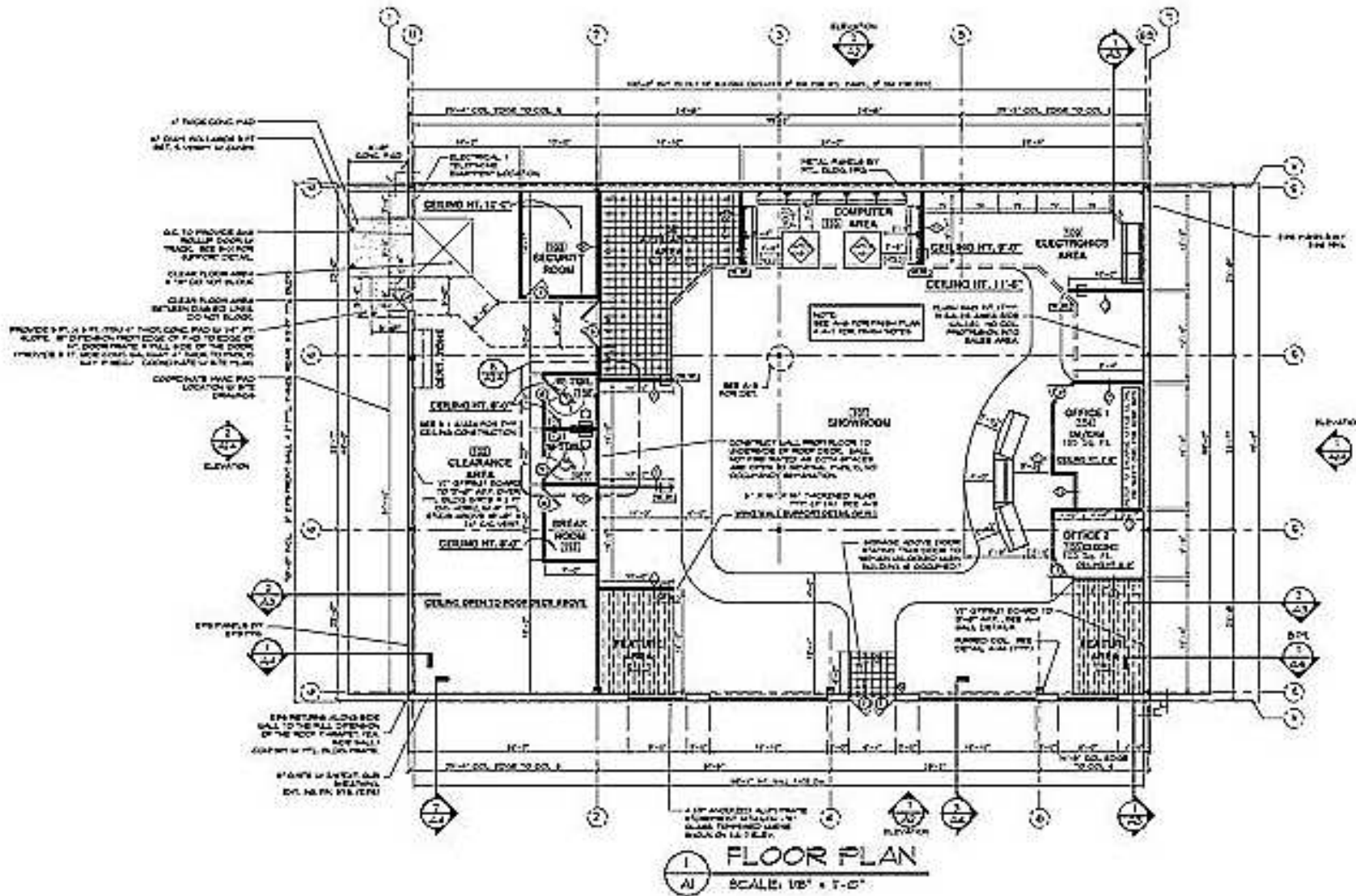


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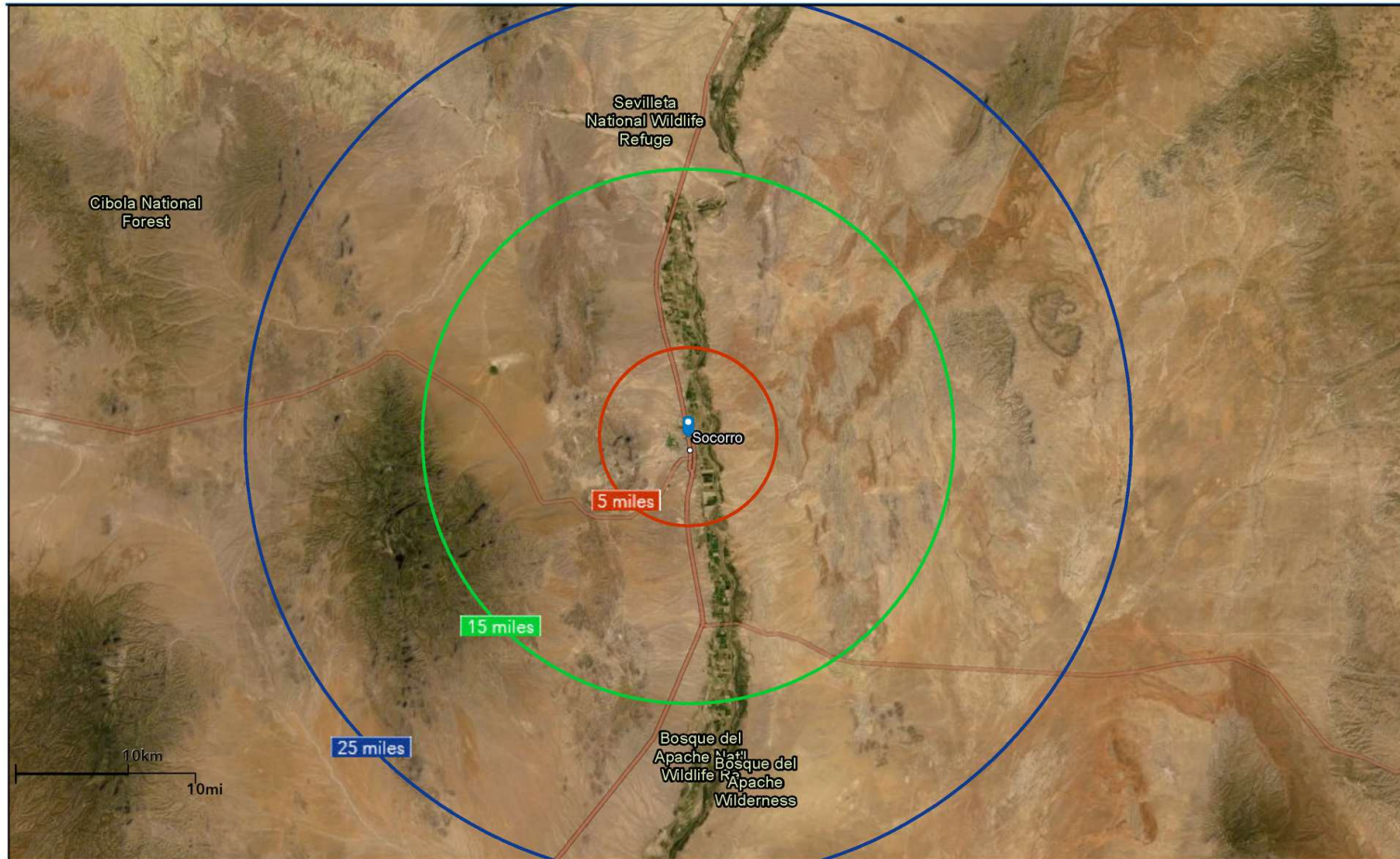


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December 15, 2021

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	5 miles	15 miles	25 miles
Census 2010 Summary			
Population	9,778	12,220	13,737
Households	3,948	4,992	5,650
Families	2,307	2,983	3,403
Average Household Size	2.34	2.34	2.34
Owner Occupied Housing Units	2,363	3,208	3,731
Renter Occupied Housing Units	1,585	1,784	1,919
Median Age	34.4	36.7	38.0
2021 Summary			
Population	9,612	11,955	13,386
Households	3,951	4,980	5,613
Families	2,225	2,870	3,260
Average Household Size	2.30	2.29	2.29
Owner Occupied Housing Units	2,411	3,249	3,756
Renter Occupied Housing Units	1,540	1,731	1,856
Median Age	36.1	37.9	38.9
Median Household Income	\$42,091	\$42,955	\$42,452
Average Household Income	\$56,776	\$57,418	\$57,270
2026 Summary			
Population	9,584	11,909	13,313
Households	3,971	5,003	5,631
Families	2,211	2,851	3,234
Average Household Size	2.28	2.27	2.27
Owner Occupied Housing Units	2,433	3,276	3,782
Renter Occupied Housing Units	1,538	1,727	1,849
Median Age	38.0	39.5	40.4
Median Household Income	\$43,988	\$45,052	\$44,594
Average Household Income	\$61,751	\$62,574	\$62,535
Trends: 2021-2026 Annual Rate			
Population	-0.06%	-0.08%	-0.11%
Households	0.10%	0.09%	0.06%
Families	-0.13%	-0.13%	-0.16%
Owner Households	0.18%	0.17%	0.14%
Median Household Income	0.89%	0.96%	0.99%

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