



BELEN JR. ANCHOR SPACE & RETAIL PADS

CALDWELL AVE & CORONADO AVE
106 CALDWELL AVE, BELEN, NM 87002



FOR LEASE

AVAILABLE SPACE

Pad 1: .5 AC
Pad 2: .5 AC
Pad 3: 1.22 AC
Inline Space: 14,250 SF
End Cap: +\ - 1,360 SF

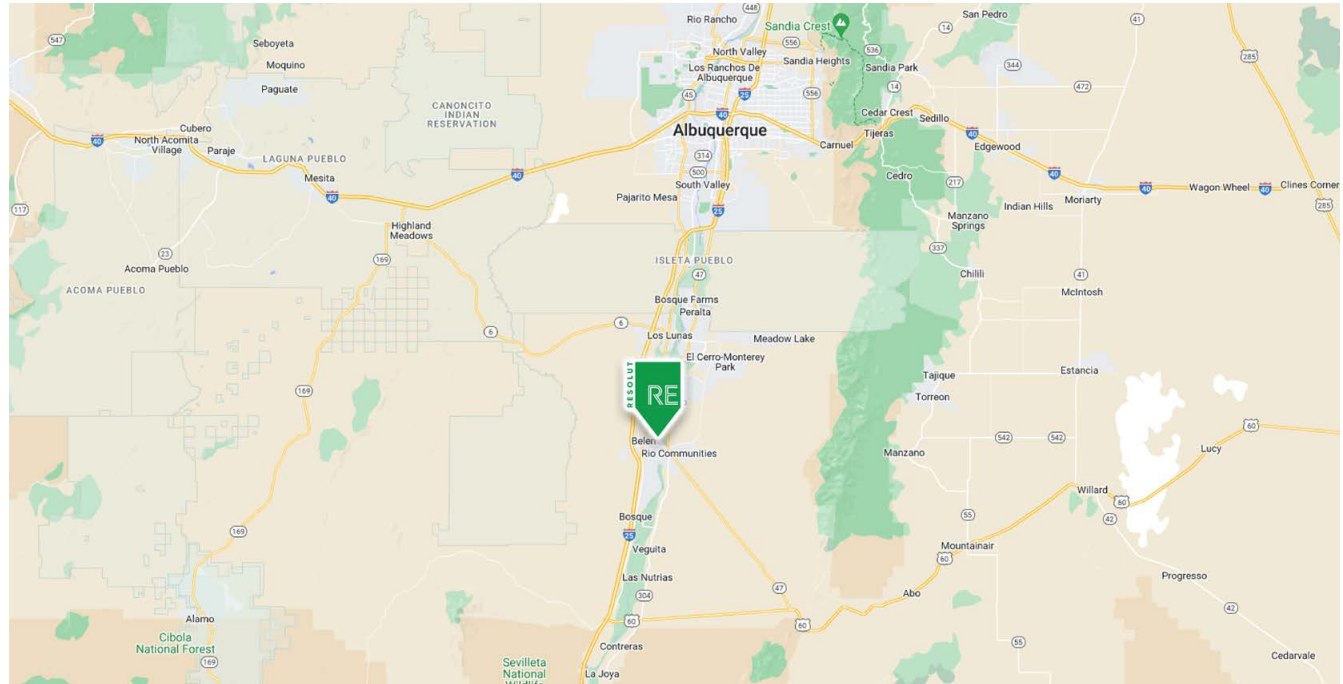
RATE
Negotiable

Remsa Troy
rtroy@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- 15 minutes away from the approved Arcosa Wind Tower Development
- Wide open floor plan
- Fronting E Reinken Ave
- Ample parking
- Full access
- Facade and monument signage
- Onsite CU Anytime ATM
- Multiple pad site opportunities



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



16,393
POPULATION
3-MILE RADIUS



\$70,702.00
AVG HH INCOME
3-MILE RADIUS



11,253
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
E Reinken Ave: 14,520 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

This prime location boasts an existing shopping center with excellent visibility on Reinken Ave. The property features multiple pad sites available for development, ranging from half an acre to over one acre in size. Additionally, a spacious 14,250 square foot junior anchor space is currently vacant. Previously occupied by Bealls, this space offers a wide-open floor plan with built-out dressing rooms on both ends.

For maximum exposure, the shopping center includes two monument signs: one facing Reinken Ave and another attached to the building itself. Building facade signage with multiple end cap opportunities is also available. Ample parking and convenient access are ensured by a full connection to Reinken Ave. An added benefit is the CU Anytime ATM positioned right next to the monument sign on Reinken Ave, generating additional customer traffic.

LOCATION OVERVIEW

Belen, New Mexico, situated just 35 miles south of Albuquerque, is a city undergoing transformative growth. A key driver of this expansion is Arcosa Wind Towers, a company that recently secured a substantial \$750 million in new orders. In response, Arcosa Wind Towers is set to provide job opportunities, with 250 positions opening up in the Belen area. This initiative isn't just about employment but also about the broader community's prosperity, as it is expected to generate an impressive \$340 million in economic impact over the next decade.

Belen's economic landscape is further enriched by the presence of BNSF, a major employer in the region. The city hosts a diverse array of national and international manufacturers, including well-known names such as Clariant, Aristech, Cemco, Sisneros Bros, and New Mexico Travertine. This industrial diversity contributes to the city's economic stability and growth potential.



PROPERTY OVERVIEW

Lease Rate: Negotiable

Lot Size: 8.49 AC

Zoning: C-1

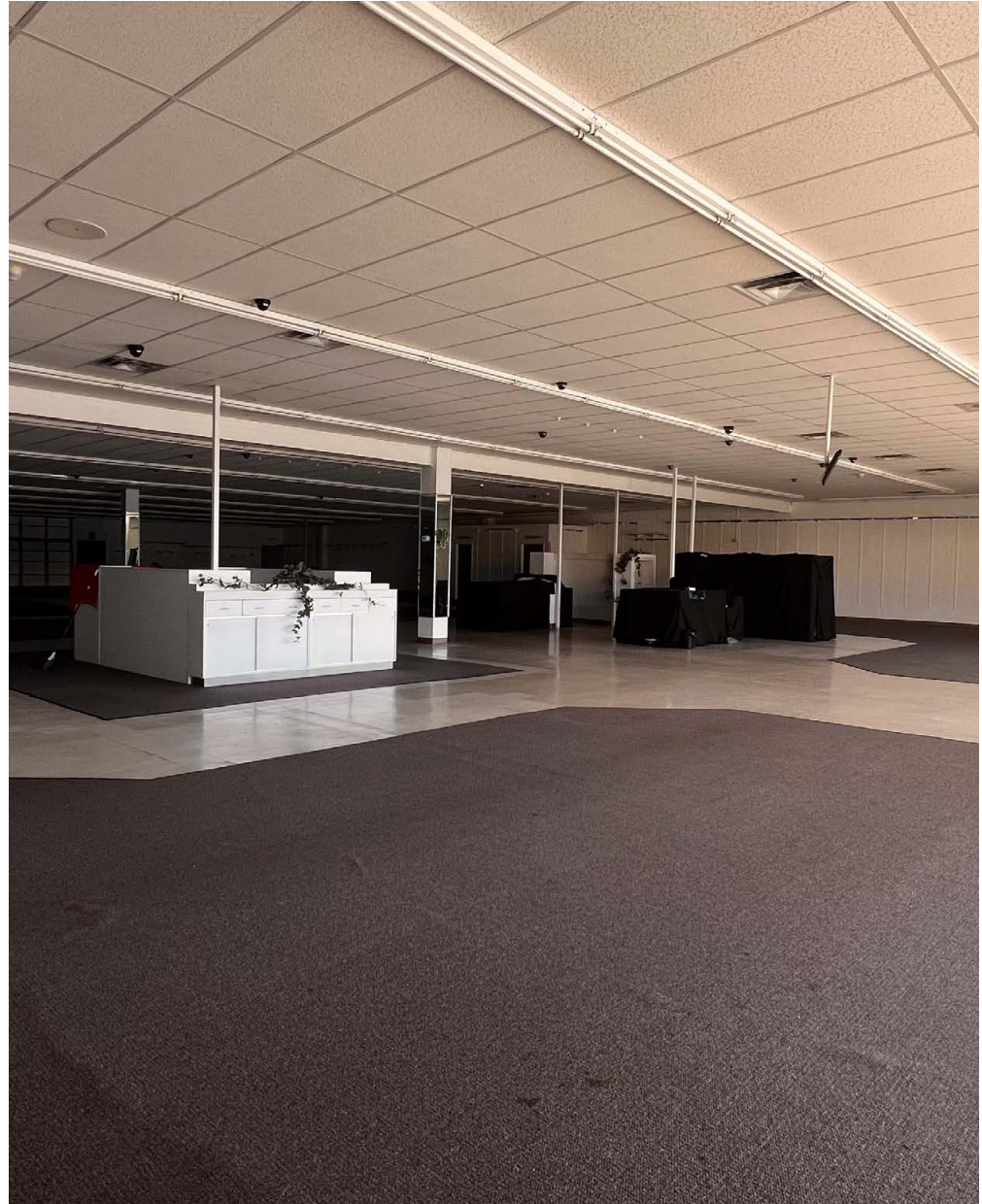


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End Cap: +/- 1,360 SF



Inline Space: 14,250 SF



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