

CALL FOR MORE INFORMATION



FOR LEASE

\$13.00 PSF NNN

AVAILABLE SPACE

8,320 SF

PROPERTY HIGHLIGHTS

- Freestanding retail building with NM Hwy 68 frontage
- New 2015 construction
- Versatile steel retail/warehouse building
- Full access to site from Hwy 68
- Monument & building signage available
- Beautiful rural northern NM location
- 7.5 years remain on initial lease term

TRAFFIC COUNT

Hwy 68: 11,302 VPD
(SitesUSA 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



2,576
2021 POPULATION
3 MILE RADIUS



766
2021 DAYTIME POPULATION
3 MILE RADIUS



\$50,554
2021 AVERAGE INCOME
3 MILE RADIUS



11,302 VPD
HWY 68

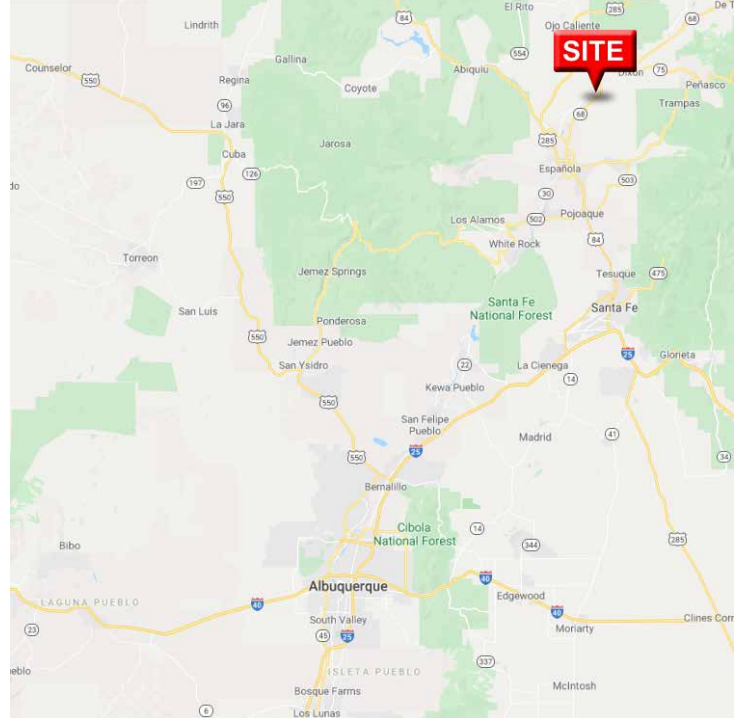
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PROPERTY OVERVIEW

Lease Rate:	\$13 PSF
Lease Structure:	NNN
Available SF:	8,320 SF
Lot Size:	1.21 Acres
Year Built:	2015
Frontage:	271' on Hwy 68
Signage:	Pylon

PROPERTY OVERVIEW

1101 Highway 68 is a former Family Dollar, built in 2015, and is ready to be leased by a new tenant. Although Velarde is a small town, this area is a huge draw for the northern cities and it creates a great opportunity for a retailer looking to capitalize on the rural communities. The building is incredibly visible from the highway and features a large pylon sign with easy access for travelers to stop in.

LOCATION OVERVIEW

This property is located in Velarde, NM; a beautiful northern New Mexico town found along Highway 68. Velarde is north of Santa Fe and Española on the way to Taos. Just north of this building is the popular Black Mesa Winery and the Rio Grande Gorge landmark.

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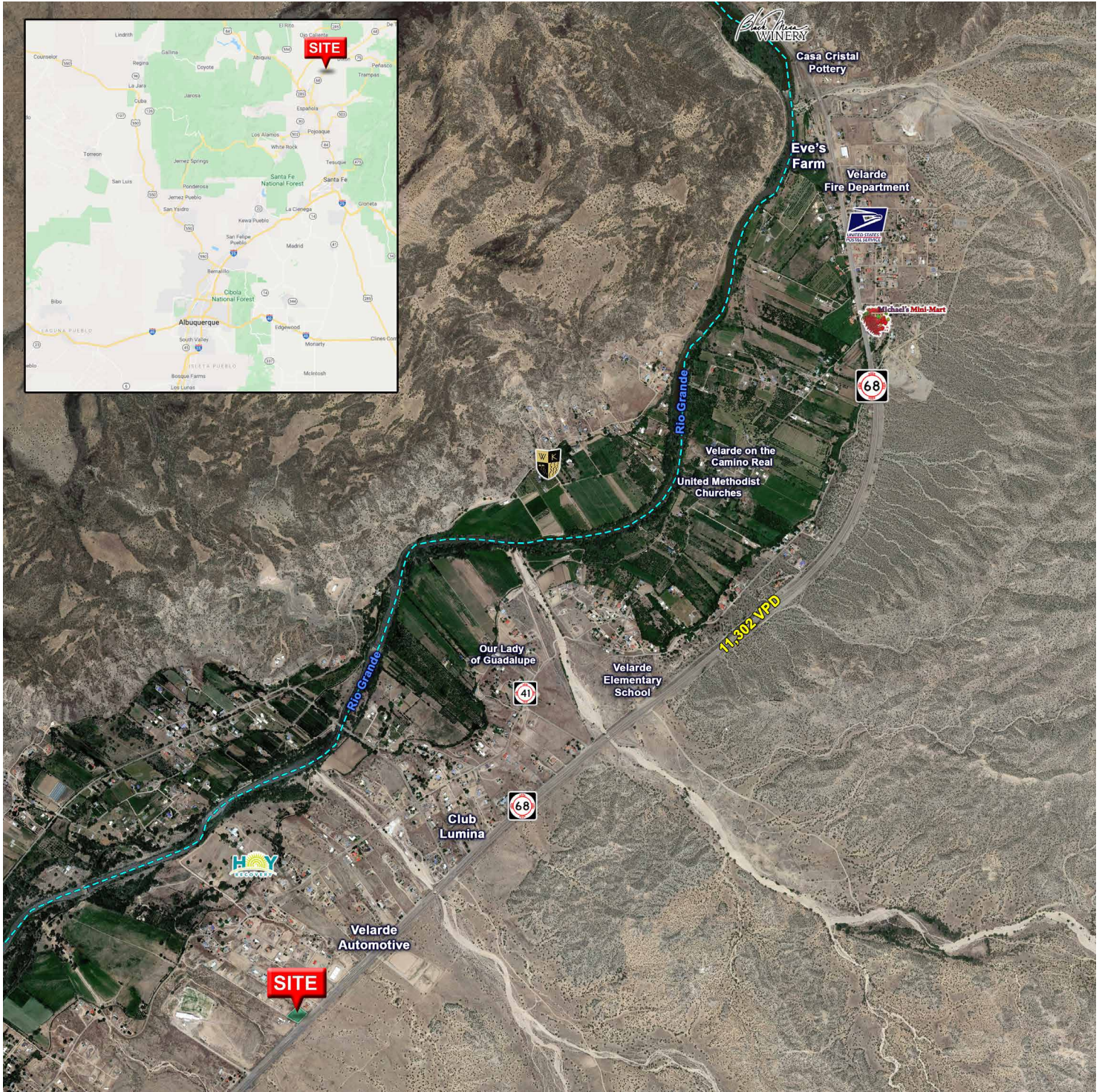
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