

Hard Corner Value Add Retail

Located in Alamogordo's Core Retail Trade Area

2201 - 2221 N White Sands Blvd | Alamogordo, NM 88310



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale

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Property Details



Sale Price

Building \$517,500 | \$225/PSF
Land \$714,380 | \$10/PSF

Both Building + Land can be Purchased Together or Separately



Land Size

1.64 ac (0.82 acres per Parcel)



Building Size

± 3,600 sf



Zoning

Commercial

* Underground Fuel Storage Tanks have been removed



This high-visibility, hard corner property offers exceptional potential for retail, redevelopment, or expansion in a growing commercial corridor. Featuring a 3,600 SF existing building and excess land for additional development, this site is well-positioned for single-tenant retail, multi-tenant concepts, or a complete redevelopment.

With 21,175 vehicles per day (VPD) and retail synergy from national brands and new developments in the area, this location ensures maximum exposure and fantastic accessibility.

Property Benefits

- 2.26-acre hard corner site with excellent frontage & visibility
- 3,600 SF existing building – adaptable for multiple uses
- 21,175 VPD delivers high traffic exposure
- Close proximity to White Sands Mall with surrounding national retailers
- Excess land for expansion, additional pad sites, or redevelopment
- Flexible zoning allows for a variety of retail & commercial uses



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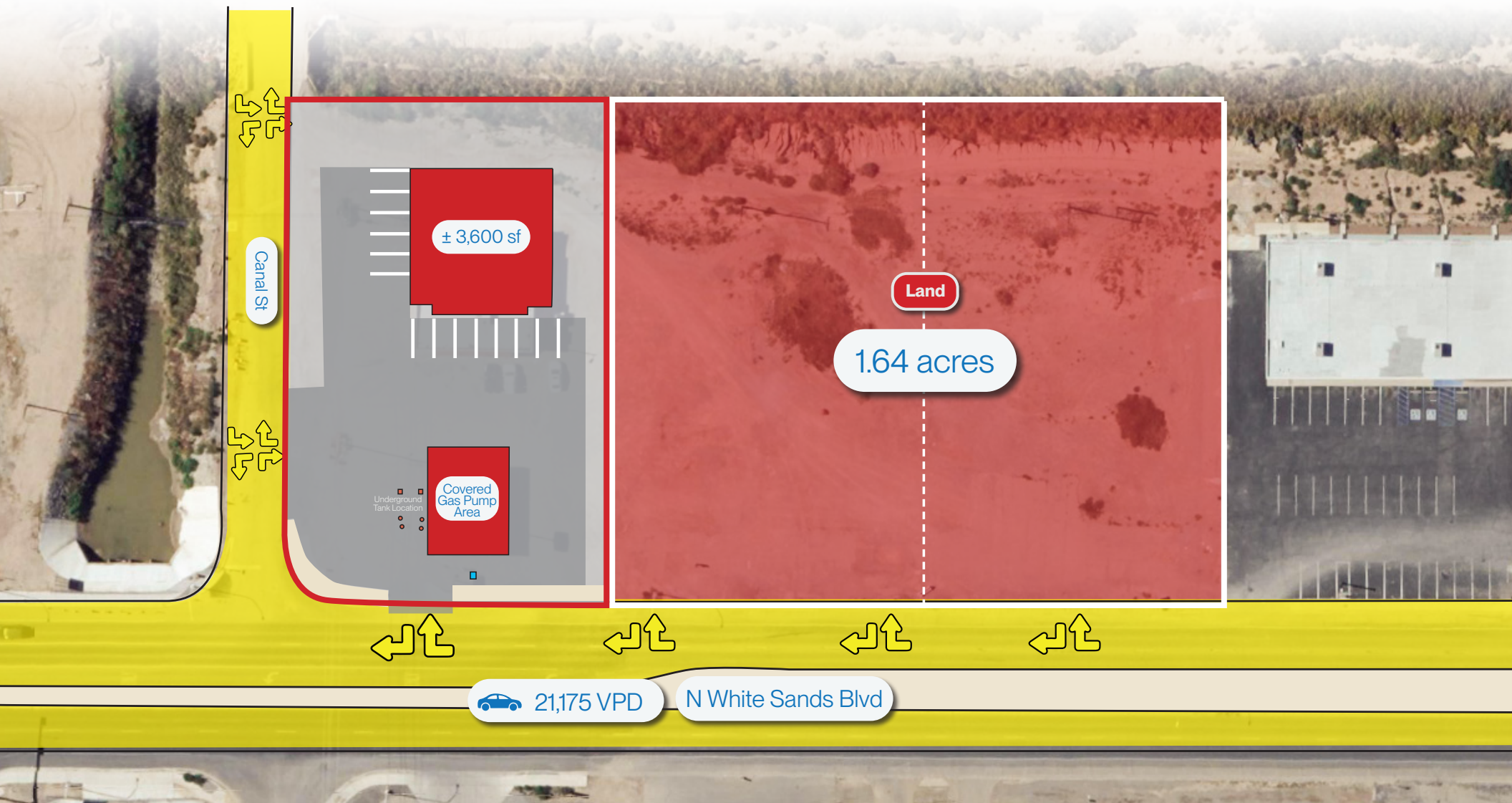
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Site Map



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Market Aerial



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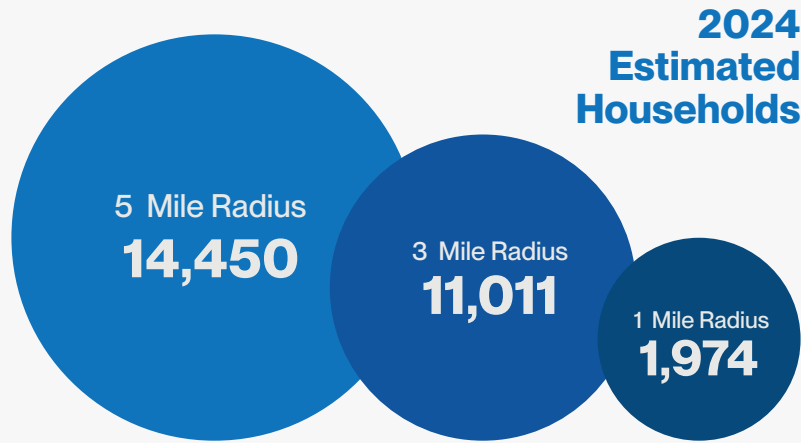
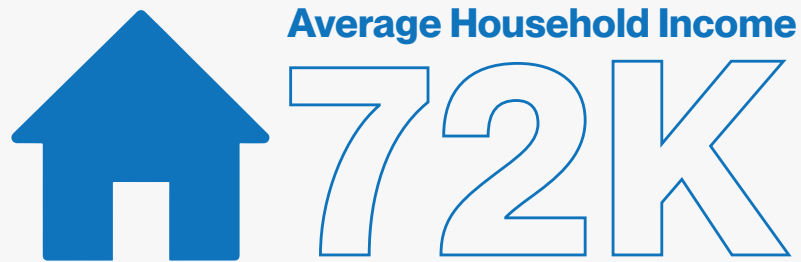
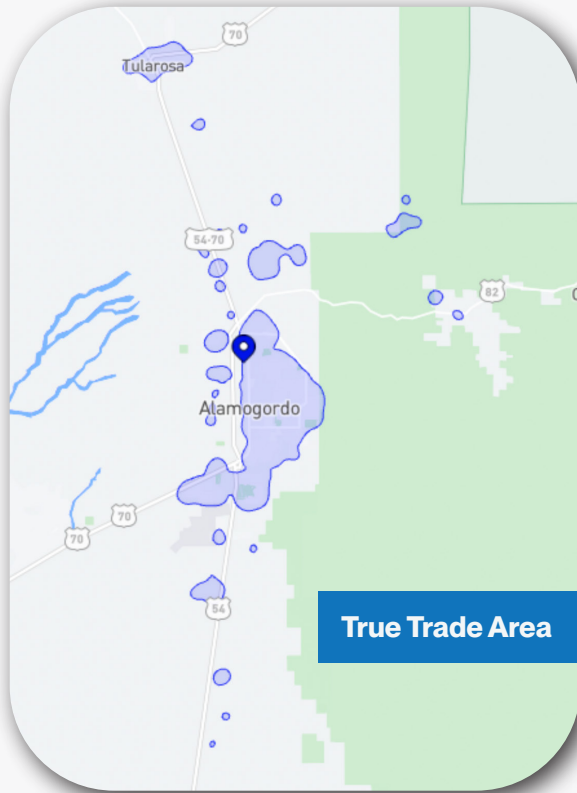
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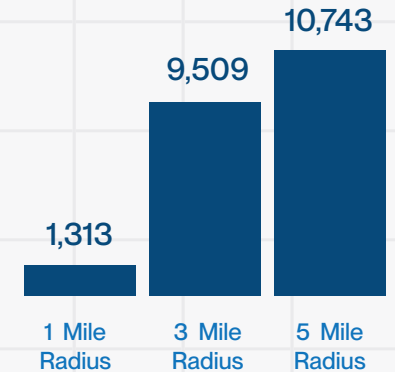


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Market Overview



2024 Estimated Total Employees



2024 Estimated Total Businesses



Population



1-Mile
4,226



3-Miles
24,699



5-Miles
32,681



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