



Available for Lease | $\pm 28,000$ SF

903, 931 & 935 E BENDER BLVD HOBBS, NM 88240



Property Overview

Located within the well-established Bel Aire Shopping Center, 903, 931, and 935 E Bender Blvd in Hobbs, NM offer outstanding retail leasing opportunities in one of the city's most active commercial corridors.

903 E Bender Blvd features approximately 28,000 square feet of former Big Lots space available at \$7.50 PSF plus NNN charges of \$1.65 PSF—an excellent fit for large-format retail users seeking high visibility and strong traffic.

931 and 935 E Bender Blvd provide additional storefront options ideal for small to mid-sized retailers, service-based businesses, or local operators looking to join a thriving tenant mix.

The Bel Aire Shopping Center spans approximately 74,146 square feet across 6.29 acres, offering ample on-site parking and a strong lineup of national and regional tenants including Family Dollar, Verizon, Tokyo Japanese Steak House, Elite Nails, Watermill Express, and Erika Becerra Lashes.

Strategically positioned along East Bender Boulevard near the signalized intersection at North Dal Paso Street, the center benefits from excellent visibility, accessibility, and consistent customer draw. As the largest city in southeastern New Mexico, Hobbs serves as the primary retail hub for a region of roughly 125,000 residents within a 55-mile radius, making these storefronts prime opportunities for retailers looking to capture a broad and growing customer base.

PROPERTY DETAILS

Address	903, 931 & 935 E Bender Blvd Hobbs, NM 88240
Location	E Bender Blvd & North Sal Paso Street
Building Type	Retail Building
Gross Leasable Area	±31,000 SF
Lease Type	Triple Net
Lease Rate	\$7.50 - 10.00 PSF + \$1.65 NNN
Lease Term	5 + Years
Land	6.29 Acres
Zoning	C-2

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,535	39,153	47,976
EST. HOUSEHOLDS	5,281	13,854	16,771
EST. HH INCOME	\$67,879	\$68,675	\$71,241

AREA ATTRACTIONS



TRAFFIC COUNTS

- 14,980 VEHICLES PER DAY ON E. BENDER BLVD
- 5,000 VEHICLES PER DAY ON N. DAL PASO STREET

PROPERTY HIGHLIGHTS

- HIGH VISIBILITY ON EAST BENDER
- 74,146 SF MULTI-TENANT RETAIL CENTER
- DENSE NATIONAL RETAILER PRESENCE NEARBY
- LOCATED ON 6.29-ACRE CORNER LOT
- AMPLE PARKING



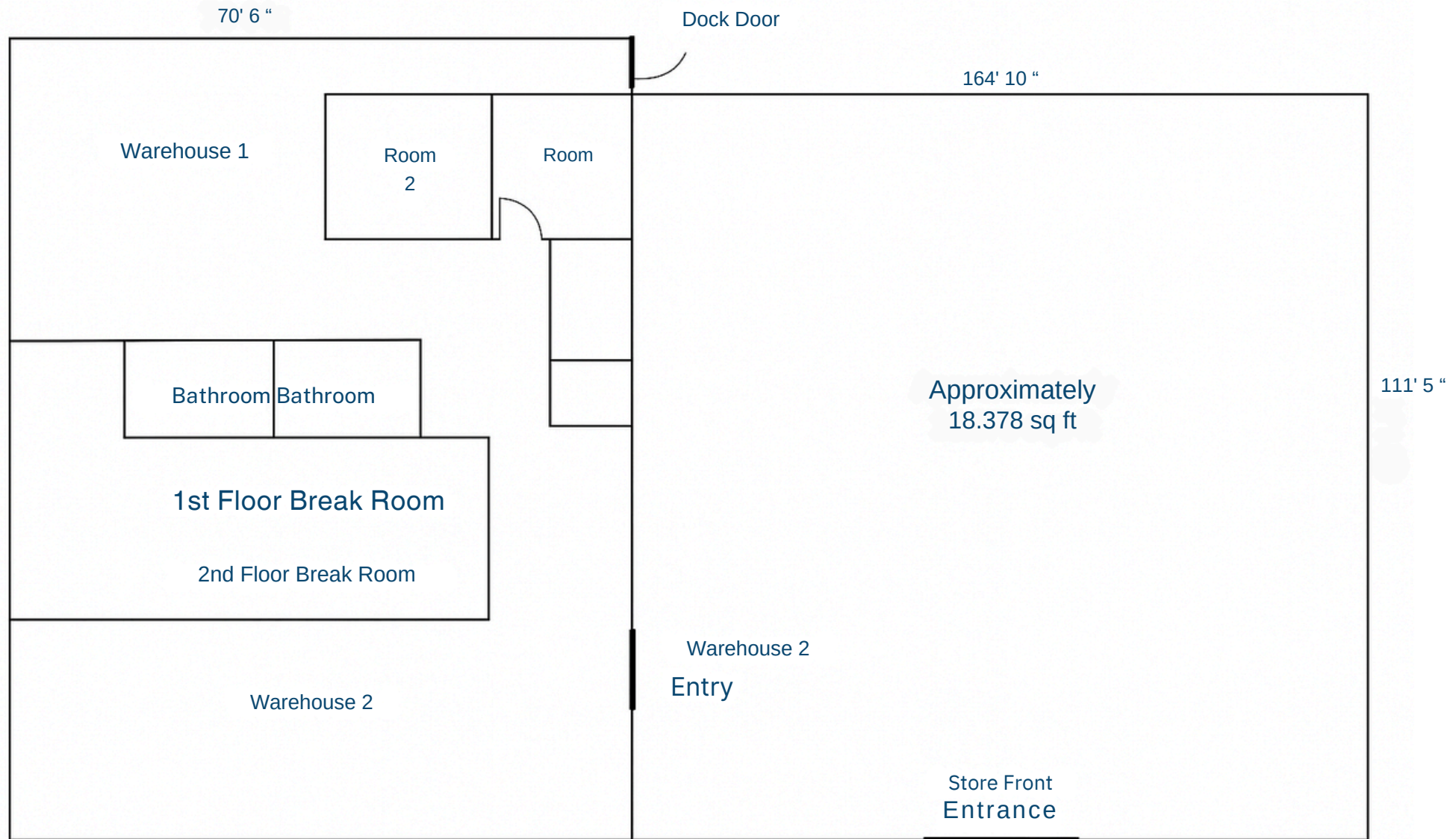


903 E BENDER BOULEVARD
HOBBS, NM 88240

903 E BENDER BLVD- \$7.50 PSF + \$1.65 NNN



903 E BENDER BLVD- \$7.50 PSF + \$1.65 NNN



931 E BENDER BLVD- 1600 SF - \$10 PSF + \$1.65 NNN





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