



## **SERGIO CASTILLO**

ASSOCIATE BROKER SERGIO@ALLENSIGMON.COM +1 505 469 2927





# **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 EST.	5,281	13,854	16,771
AVG. HH INCOME	\$67,879	\$68,6 <mark>75</mark>	\$71,241

#### AREA ATTRACTIONS













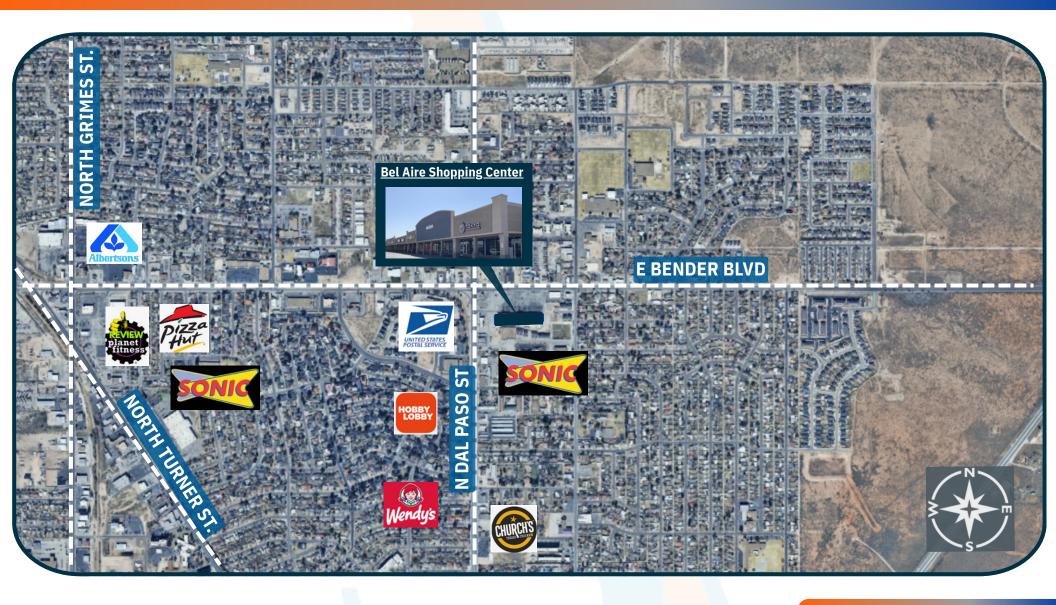


## TRAFFIC COUNTS

- 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

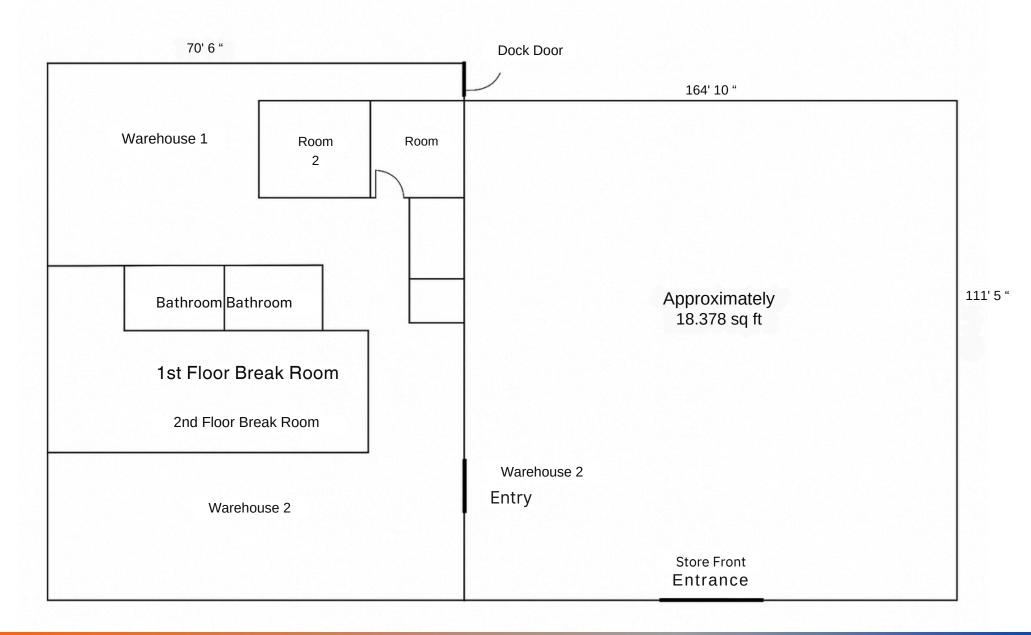




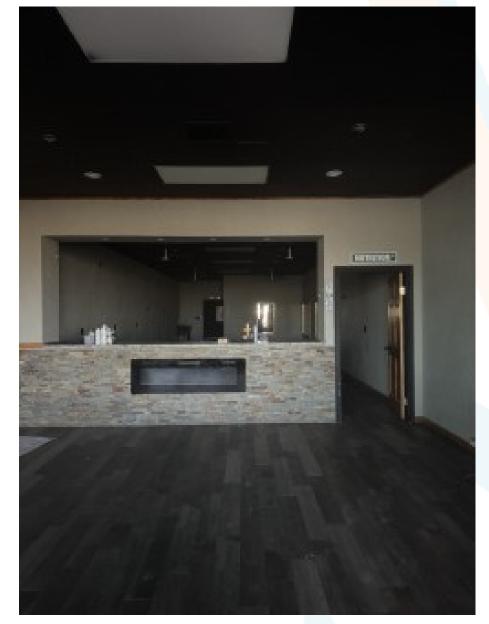




## 903 E BENDER BLVD- \$7.50 PSF + \$1.65 NNN



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







ALLEN SIGMON REAL ESTATE GROUP
9201 MONTGOMERGTY BLVD NE, BLDG 1
ALBUQUERQUE NM 87111
T 505.884.4699 | F 505.503.1381
ALLENSIGMON.COM



SERGIO CASTILLO
ASSOCIATE BROKER
SERGIO@ALLENSIGMON.COM
+1 505 469 2927

The information provided herein is deemed reliable, however, its accuracy has not been verified, and no guarantee, warranty, or representation is made regarding its accuracy or completeness. It is incumbent upon the recipient to independently verify its accuracy and comprehensiveness. Any projections, opinions, assumptions, or estimates presented are for illustrative purposes only and do not constitute a representation of the current or future performance of the subject property. The efficacy of this transaction is contingent upon various factors, which should be assessed by qualified tax, financial, and legal advisors. The recipient and their advisors are advised to conduct a thorough independent investigation of the property to ascertain its suitability for their purposes.