

FOR SALE - \$218,000

COMMERCIAL | RETAIL | RESTAURANT



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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Building Size: ±2,624 SF

Lot Size: 0.138 Acres (600 WS) + 0.138 Acres (521 New York)

Year Built: 1965

Dining Areas: Tri Level

Condition: Vacant, former restaurant use

Sales Price: \$218,000 (Include all Furnishings and Equipment) + Lot

Construction: Masonry / Block with Stucco Exterior

Interior Systems: EVAP Cooling; GFA

Utilities: Public Water, Sewer, Electric

Interior Layout: Commercial Kitchen Infrastructure in place; Open

Dining/Service Area; Conference/Private Rm

ZONING & LAND USE

Zoning: Commercial

Land Use: Commercial / Industrial Use

Tax Area: 01- NR

Parcel: 01N4055094095312

Legal Description: ALAMO BLOCKS Lot 1, 2, Block 11

Subd: ALAMO BLOCKS Lot: 13, 14 Block: 10

PARKING & ACCESS

Frontage: on White Sands Blvd, a primary north - south arterial

Visibility: Strong visibility and easy ingress/egress

Parking: On street and nearby parking typical of corridor retail + Extra Lot for additional Parking



On-site Parking & Arterial Exposure

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Highlights:

- Freestanding former restaurant building
- $\pm 2,624$ SF masonry construction
- High-visibility location on White Sands Boulevard
- Strong daily traffic exposure
- Flexible multi-level dining configuration
- Public utilities including natural gas
- Surrounded by established retail and restaurant operators
- Includes additional ± 0.138 -acre parcel at 521 New York Avenue
- Potential for expanded parking, storage, outdoor seating, or redevelopment
- Located in a stable market supported by military, healthcare, tourism, and government employment
- Suitable for owner-users, investors, restaurant operators, or redevelopment opportunities





Property Description

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The Offering:

600 N White Sands Blvd presents a rare opportunity to acquire a highly visible freestanding restaurant property located along Alamogordo's premier commercial corridor. Positioned on White Sands Boulevard, the city's primary north-south thoroughfare, the property benefits from exceptional exposure, strong daily traffic counts, and convenient access to the area's major retail, dining, healthcare, government, and military employment centers.

Formerly operated as a restaurant, the property offers approximately 2,624 square feet of flexible commercial space featuring multiple dining levels, an efficient floor plan, and a durable masonry construction. The building is fully serviced by public utilities, including natural gas, and provides an excellent foundation for a wide range of food service concepts, including quick-service, fast-casual, café, coffee shop, specialty food, or traditional restaurant operations.

The tri-level interior layout creates unique dining environments while allowing future operators flexibility in configuring customer seating, private dining areas, entertainment space, or specialty service concepts. The property's visibility and prominent location make it well suited for both local operators and regional brands seeking a strategic presence in the Alamogordo market.

Alamogordo continues to benefit from a stable economic base driven by Holloman Air Force Base, Gerald Champion Regional Medical Center, White Sands National Park tourism, government employment, education, and regional commerce. This diversified economic foundation supports consistent restaurant demand and long-term business sustainability.

Adding significant value to the offering, the sale includes an additional parcel located at 521 New York Avenue, Alamogordo, NM. This parcel encompasses approximately 0.138 acres and provides additional flexibility and future potential for the owner. While the existing structure contributes limited value, the site itself offers opportunities for expanded parking, outdoor dining, equipment storage, service yard use, or future redevelopment, subject to zoning and buyer verification.

The combination of a highly visible restaurant property and an additional adjacent development parcel creates a unique opportunity rarely available in the Alamogordo market. Whether pursuing an owner-operated restaurant, redevelopment project, investment strategy, or expansion of an existing business, this offering provides flexibility, visibility, and long-term upside in one of the city's most recognized commercial corridors.

Trade Area Analysis

Trade Area Definition:

- Primary Trade Area (0–3 miles): Core Alamogordo market serving surrounding residential neighborhoods, downtown employment, and daily commuter traffic along White Sands Boulevard supports consistent QSR, fast-casual, and casual dining demand driven by repeat local customers and workforce activity.
- Secondary Trade Area (3–10 miles): Includes Holloman Air Force Base, medical facilities, and nearby communities such as Tularosa and La Luz. Generates steady weekday lunch and dinner traffic from military personnel, healthcare workers, and service employees.
- Tertiary Trade Area (10–30 miles): Encompasses Cloudcroft and regional visitors traveling to White Sands National Park. Provides destination and weekend dining traffic, particularly for recognizable or locally branded restaurant concepts.

Economic Drivers

- Holloman Air Force Base: Stable population of military personnel, civilian employees, and contractors supporting consistent restaurant demand.
- Healthcare & Government Employment: CHRISTUS Regional Medical Center and nearby offices generate reliable weekday food-service traffic.
- Tourism: White Sands National Park contributes seasonal and supplemental dining demand from regional and national visitors.

Transportation & Access

- White Sands Boulevard (US-70 Business) serves as the city's primary commercial corridor.
- Strong visibility, easy ingress/egress, and proximity to major intersections enhance restaurant accessibility.
- Corridor positioning supports drive-by awareness and repeat patronage, key for QSR and fast-casual operators.

Demographic Profile (Trade Area)

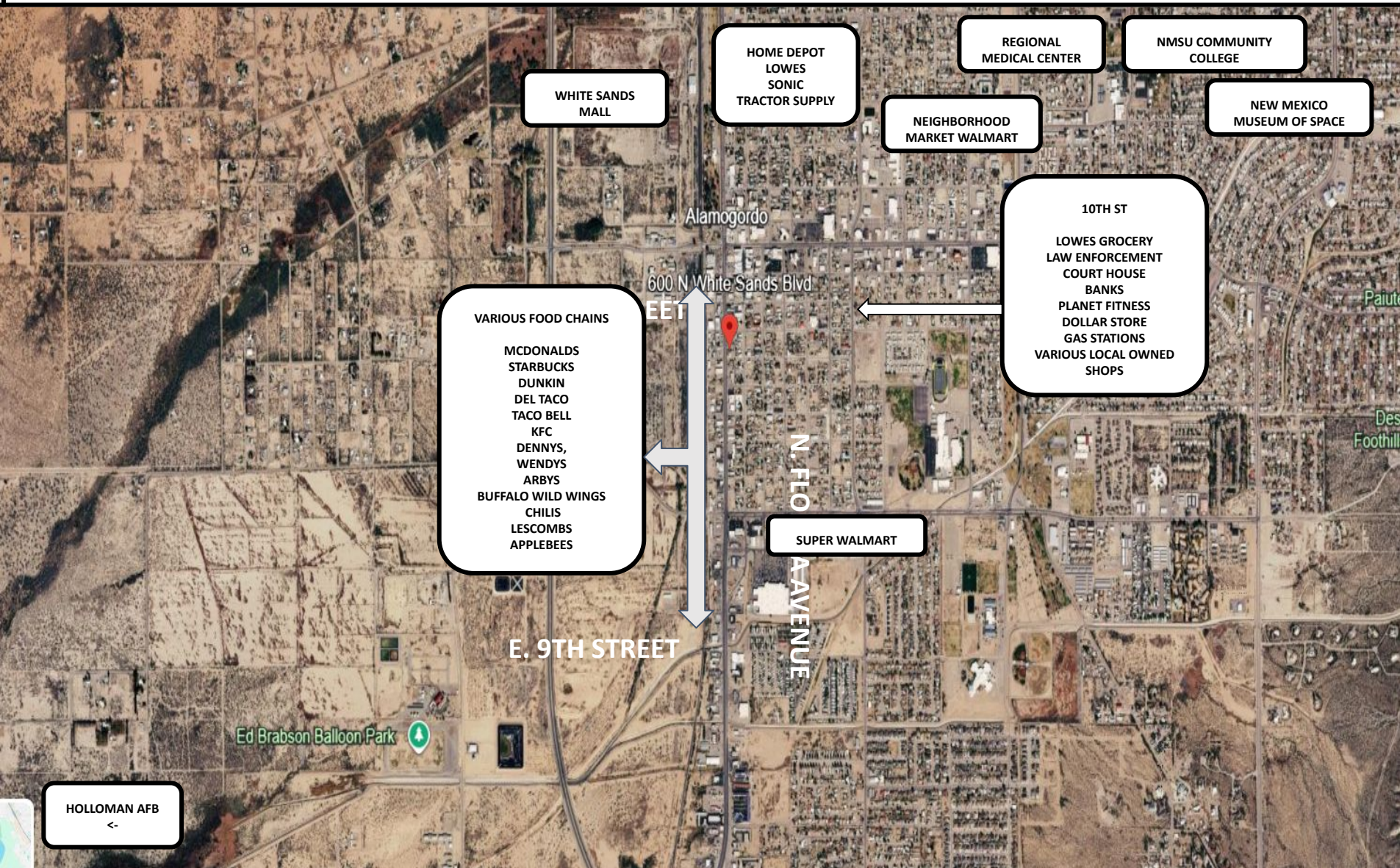
- City Population: ~31,000
- County Trade Area: ~68,000
- Demographic Mix: Military households, healthcare professionals, retirees, and long-term residents
- Spending Patterns: Favor convenience, value-oriented dining, take-out, and casual restaurant formats

Restaurant Market Environment

- Presence of national QSR brands and established local restaurants confirms proven food-service demand.
- Balanced mix of chain and independent operators indicates opportunity for both franchise and local concepts.
- Limited availability of freestanding restaurant properties along the corridor enhances site competitiveness.

Property Description (Market Overview)

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Property Description (Location Area Aerial)





Exceptional Value on a Primary Corridor

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Freestanding restaurant properties with equipment and furnishings included along primary corridors routinely command higher pricing in comparable markets. At \$218,000, this offering represents a rare opportunity to acquire at a basis well below replacement cost.

Virtual Tour Link:

<https://my.matterport.com/show/?m=kY4Ay7fGHAE&mls=1>