For Sublease

Retail Office/Warehouse Space

LOCATED ON WHITE SAND'S BLVD.



MAJOR RENT REDUCTION!

$8,250/Mo. + NNN
±32,578 SF on ±1.94 Ac.

2318 N. White Sands Blvd. | Alamogordo, NM 88310

DJ Brigman SIOR, CCIM
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Victoria Scragg
Co-Broker, Steinborn Commercial Real Estate
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NAISunVista Got Space™
Opening the Door to Commercial Real Estate Excellence

STEINBORN COMMERCIAL REAL ESTATE

For Sublease

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PROPERTY

AVAILABLE

Main Building:

Office:	±2,483 SF
Warehouse:	±17,253 SF
Total:	±19,736 SF

Additional Buildings:

Separate Warehouse:	±2,440 SF
Open Shed:	±5,472 SF
Canopy:	±4,930 SF
Total:	±12,842 SF

LEASE RATE

~~$12,200/Mo.~~ $8,250/Mo. + NNN

HIGHLIGHTS

- Great location on White Sands Blvd.
- Fully fences yard space and extra covered storage space
- Master lease expires on 7/31/2032

ZONING

Business, C-3 (City)

LOCATION

SEC White Sands Blvd. & 24th St.

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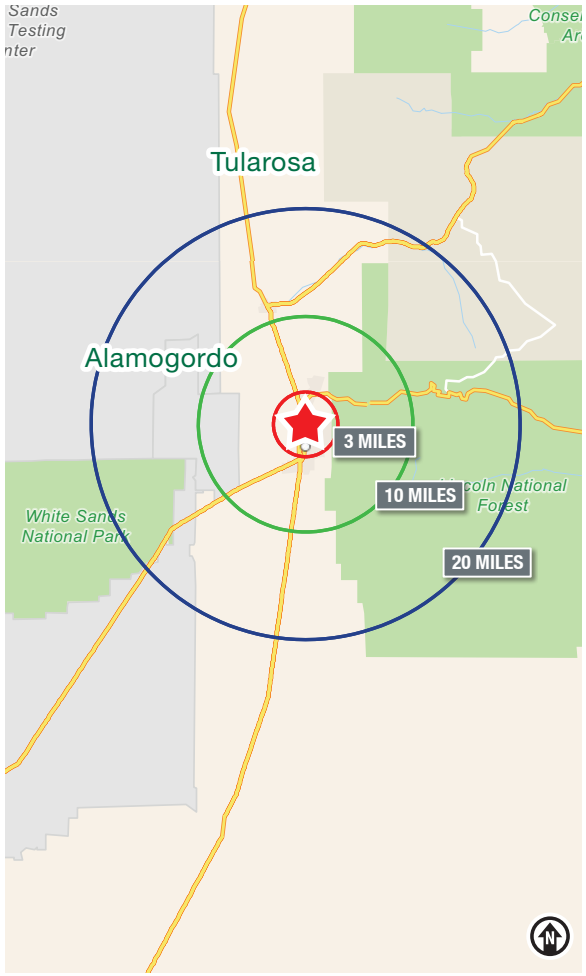
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	26,898	44,993	53,251
Average HH Income	$71,079	$74,800	$76,920
Daytime Employment	11,876	14,159	15,892

2025 Forecasted by Esri



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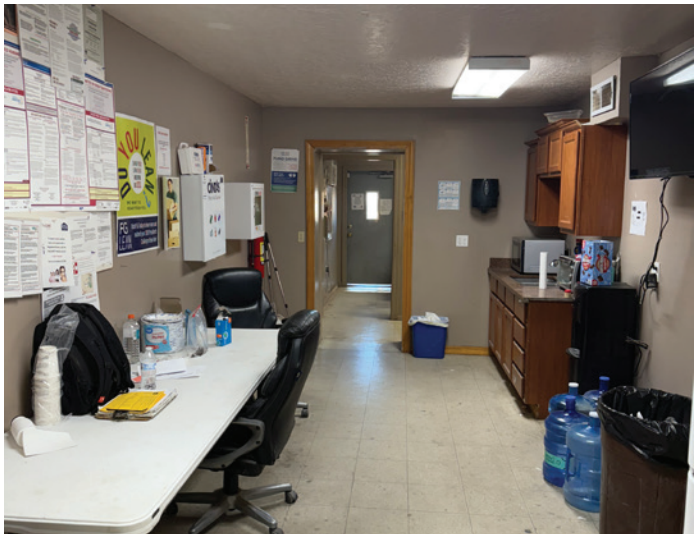
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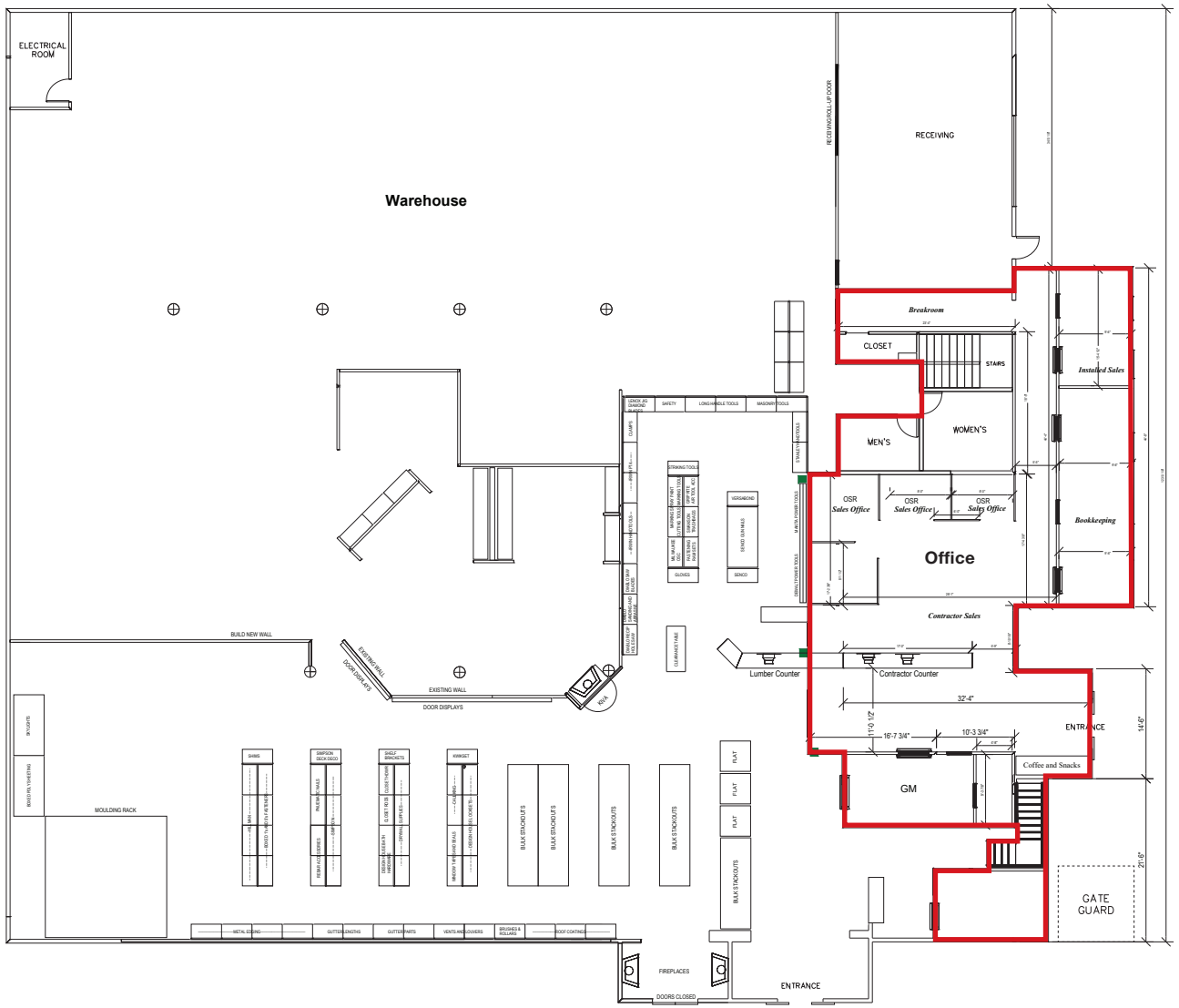
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FLOOR PLAN



AVAILABLE

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Total:	±19,736 SF

Floor plan not to scale.

LEASE RATE

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Alamogordo]

TRADE AREA ANALYSIS

ALAMOGORDO | NEW MEXICO

Located in the high desert at the base of the Sacramento Mountains, Alamogordo is the perfect location. Just 15 minutes to the southwest is one of the world's great natural wonders, White Sands National Park. The glistening white sands and wave like dunes of white gypsum cover 275 square miles of the desert and are an incredible sight to see. Just past Holloman Air Force Base, on highway 70 west, start your White Sands tour at the Spanish Pueblo adobe architecture visitors center, constructed on site between 1936 and 1939. Not far from the world's largest gypsum dune field is the world's largest pistachio! The Tularosa Basin has the perfect climate for growing pistachios, pecans and grapes. There are numerous wineries and nut farms where you can enjoy delicious wine and nut tastings and beautiful views.

69,654
CBSA Population



ALAMOGORDO BY THE NUMBERS *(ESRI 2025 Demographics)*

31,780	13,866	$73,058	$45,285	1,141	12,288
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

New Mexico State University has operated a branch campus in Alamogordo since 1958.

Tourist Destination

Tourism is a multi-million dollar industry in Otero County. The flagships of the region's tourism destinations are the Lodge in Cloudcroft and the Inn of the Mountain Gods Resort and Casino. These two facilities employ over 1,000 hospitality workers.

In addition, Otero County is home to the newest national park, White Sands National Park, which attracts hundreds of thousands of visitors each year.



White Sands

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.

AREA TOP EMPLOYERS

- Holloman Air Force Base
- Christus Health
- Alamogordo Public Schools

Holloman AFB

Holloman is the area's largest employer and the cornerstone of its economy. The base is home to the 49th wing, which provides combat-ready Airmen and trains F-16 and MQ-9 pilots and sensor operators. Holloman is the location of the 46th Test Group, which tests many of the Department of Defense's latest technologies like radar and weapons systems. The high-speed test track used by the 46th Test Group holds the land speed record of over Mach 9.

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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