



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

903 E BENDER BLVD HOBBS, NM 88240

AS Allen Sigmon
REAL ESTATE GROUP

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Property Overview

Located within the well-established Bel Aire Shopping Center, 903 E Bender Blvd in Hobbs, NM offers an exceptional retail leasing opportunity with approximately 28,000 square feet of space formerly occupied by Big Lots. Available at \$7.50 PSF plus NNN charges of \$1.65 PSF, this large-format space is ideal for a wide range of retail users. The Bel Aire shopping Center spans approximately 74,146 square feet and sits on a 6.29-acre lot with ample on-site parking. Constructed in 1959, the property is home to a strong mix of national and regional tenants including Family Dollar, Verizon, Tokyo Japanese Steak House, Elite Nails, Watermill Express, and Erika Becerra Lashes. The center is strategically positioned along East Bender Boulevard, near the signalized intersection at North Dal Paso Street, providing excellent visibility and accessibility in one of Hobbs' busiest commercial corridors. As the largest city in southeastern New Mexico, Hobbs serves as the primary retail hub for a region encompassing roughly 125,000 residents within a 55-mile radius, making this a prime location for retailers looking to tap into a broad and growing customer base.

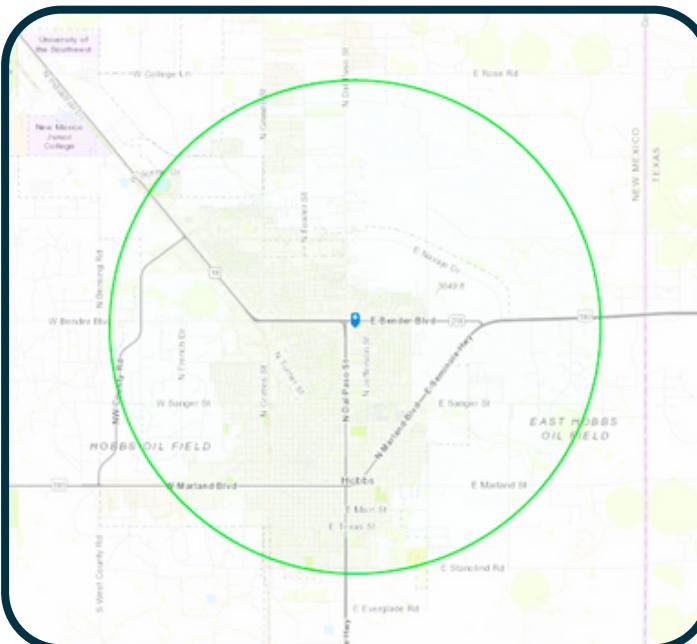
PROPERTY DETAILS

Address	903 E Bender Blvd Hobbs, NM 88240
Location	E Bender Blvd & North Sal Paso Street
Building Type	Retail Building
Gross Leasable Area	±28,000 SF
Lease Type	Triple Net
Lease Rate	\$7.50 PSF + \$1.65 NNN
Lease Term	5 + Years
Land	6.29 Acres
Zoning	C-2
Parking	6.4/1000

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	\$68,675	\$71,241

AREA ATTRACTIONS

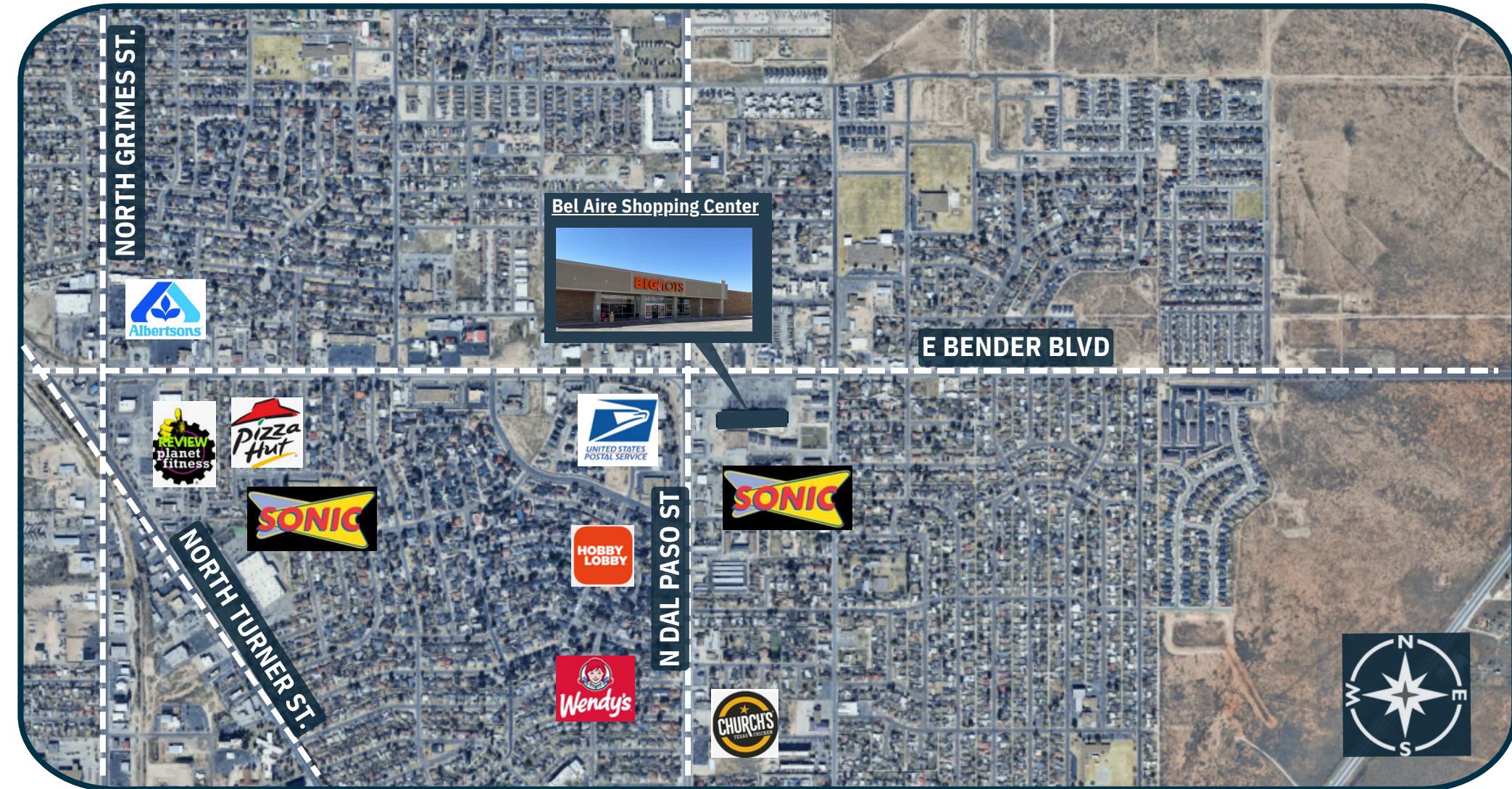


TRAFFIC COUNTS

- 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



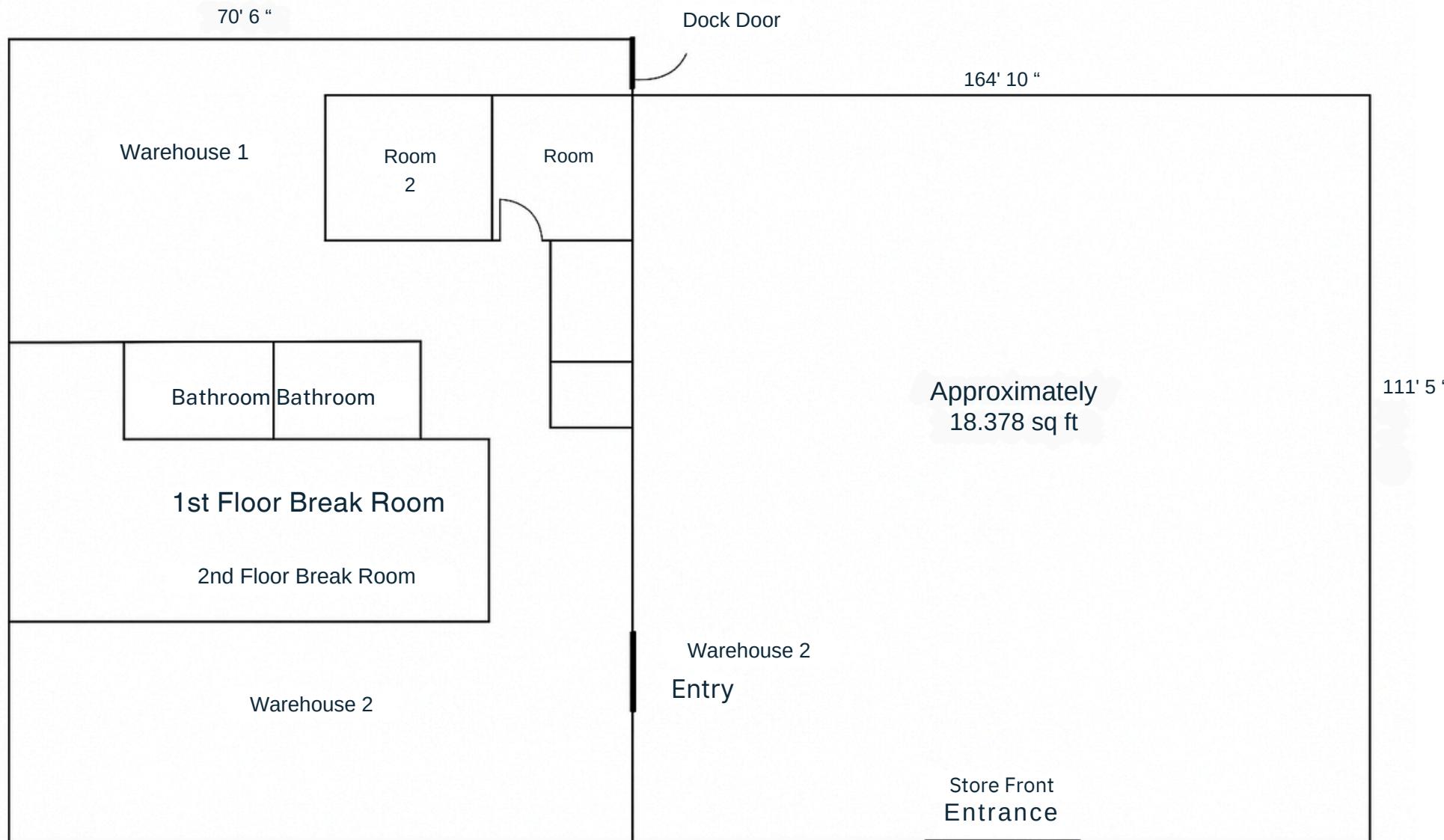
903 E BENDER BOULEVARD
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