

# Blue Mountain Junction



## Property Description:

Anchored by Petco, Famous Footwear, Rue 21 and AT&T, this 40,000 square foot retail project is the first phase of a potential 80,000 square foot development. The shopping center is adjacent to the Roswell Mall directly across the street from the Walmart SuperCenter and a Sam's Club. Located on the northside of Roswell just south of the intersection of US 285 and US 70, the center serves a very large geographic area. The closest largest shopping area is in Lubbock, Albuquerque or El Paso.

## Traffic Counts:

N. Main at Blue Mountain Road (2022): 17,256

## Availabilities:

- 1,463 SF
- 1.21 Acres – Available for Build-to-Suit (approx. 20,000 SF of space)
- 1.21 Acres- For Sale

## Recent Capital Improvement

- New roofs
- New exterior paint



For more information,  
please contact:

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505.294.8625  
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## Blue Mountain Junction

4301 N. Main Street  
Roswell, NM 88201-0318



## PROPOSED SITE PLAN - BLUE MOUNTAIN JUNCTION CENTER

SCALE: 1" = 40'-0"



1810 Wyoming Avenue  
El Paso, TX 79903  
ph: 915.534.8082  
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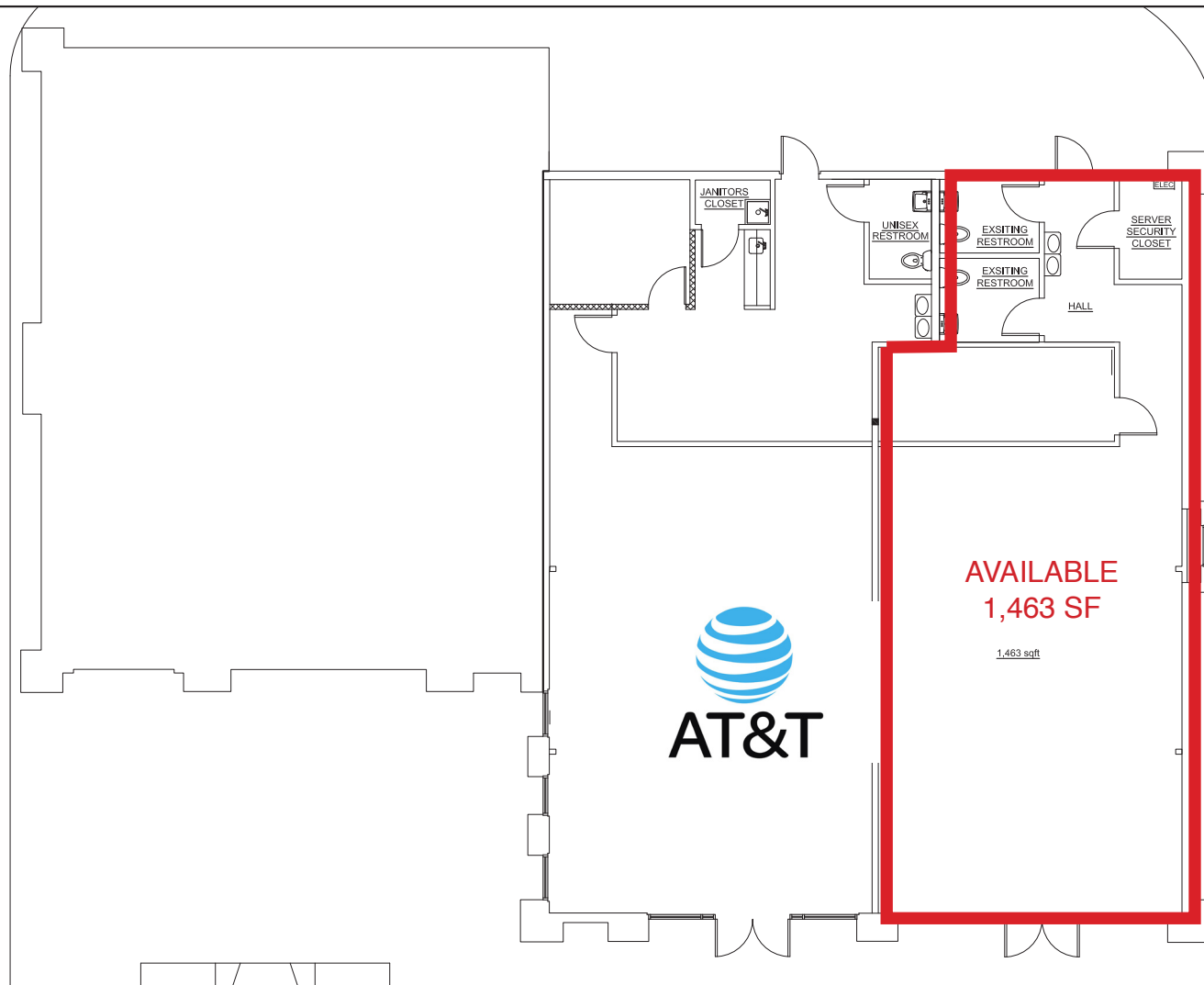


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4311 N Main Suite B-1



TENANT DEMISING WALL SCHEME A

SCALE: 1/8" = 1'-0"



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## Roswell, NM 88201: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



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