FOR LEASE OR SALE ($499,000)

Owner User or Value Add (Medical, Retial, Office, Financial) - 901 N. Florida, Alamogordo NM 88310



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Offering Memorandum

The Offering: The property consists of a two-story commercial office building totaling approximately 7,751 square feet, situated on an approximately 0.53-acre corner lot at the intersection of North Florida Avenue and East 9th Street in Alamogordo, New Mexico. The site benefits from multiple curb cuts and strong visibility along two roadways, providing convenient access for both users and visitors.

The building is currently vacant, presenting a flexible opportunity for an owner-user, investor, or tenant seeking to customize the space to meet operational needs. The vacancy allows for immediate occupancy or repositioning, without the constraints of an in-place lease.

The property is well-suited for a range of professional and commercial uses, including medical, administrative, governmental, or general office, subject to zoning and intended use. Its size and layout make it adaptable for either a single occupant or potential multi-tenant configuration.

Located within the economic core of Alamogordo, the property benefits from proximity to regional employers, government services, and retail corridors. Within an approximate three-mile radius, the surrounding population exceeds 27,000 residents, supported by a stable employment base tied to Holloman Air Force Base, healthcare, education, and tourism.

Alamogordo serves as the principal commercial hub of Otero County, with sustained demand for well-located office and professional space. This offering represents an opportunity to acquire or lease a strategically positioned commercial asset in a market with limited comparable inventory of similar size.

Subject Property Overview

Building Size: ±7,751 SF

Status: Vacant

Sales Price: $499,000

PSF/YR Lease: Flexible (Call for Details)
First Floor Option
Second Floor Option
Whole Building Option

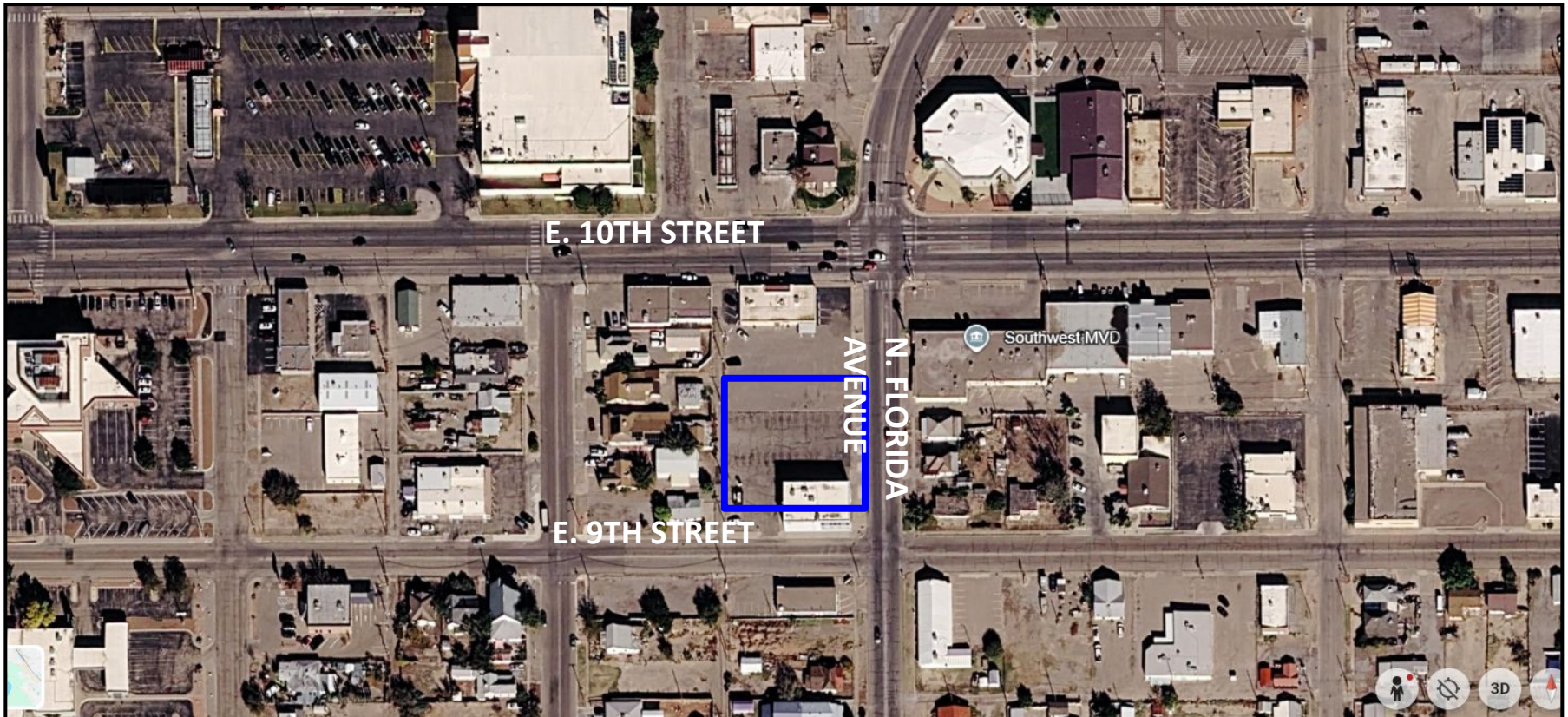


Property Description

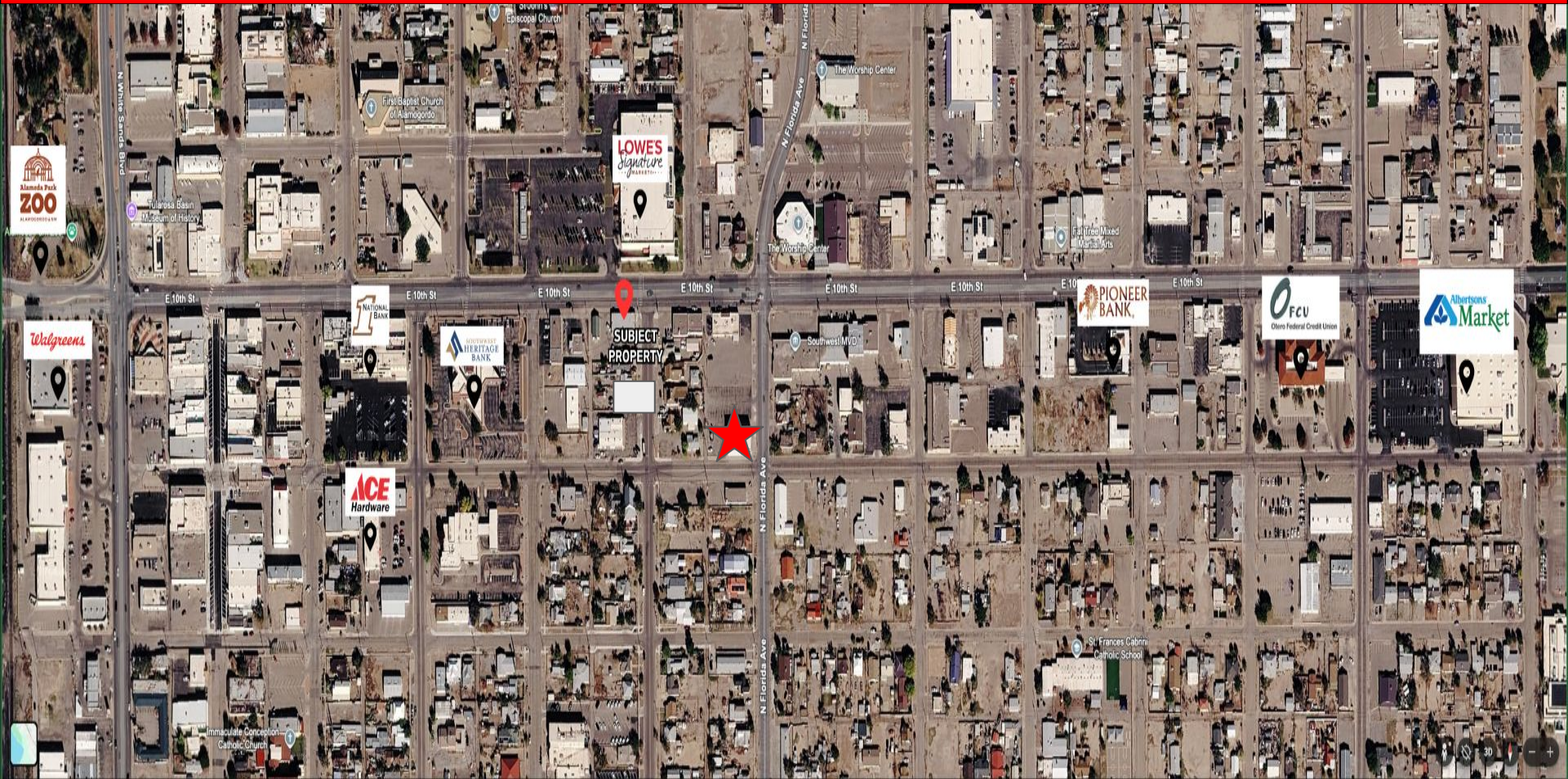
Property	**Medical, Financial, Retail, Office, Owner User / Value Add**
Address	**901 N. Florida Ave, Alamogordo NM 88310 Otero County**
Parcel Number	**01N4055094294203**
Bldg Size	**7,751 Square Feet**
Year Built	**1975**
Zoning	**Commercial / Industrial**
Acres	**0.517**
Roof, Ext Walls, Structure	**Flat, Block, Structural Steel**
Number of Floors	**Two**

Property Description (Location Aerial)

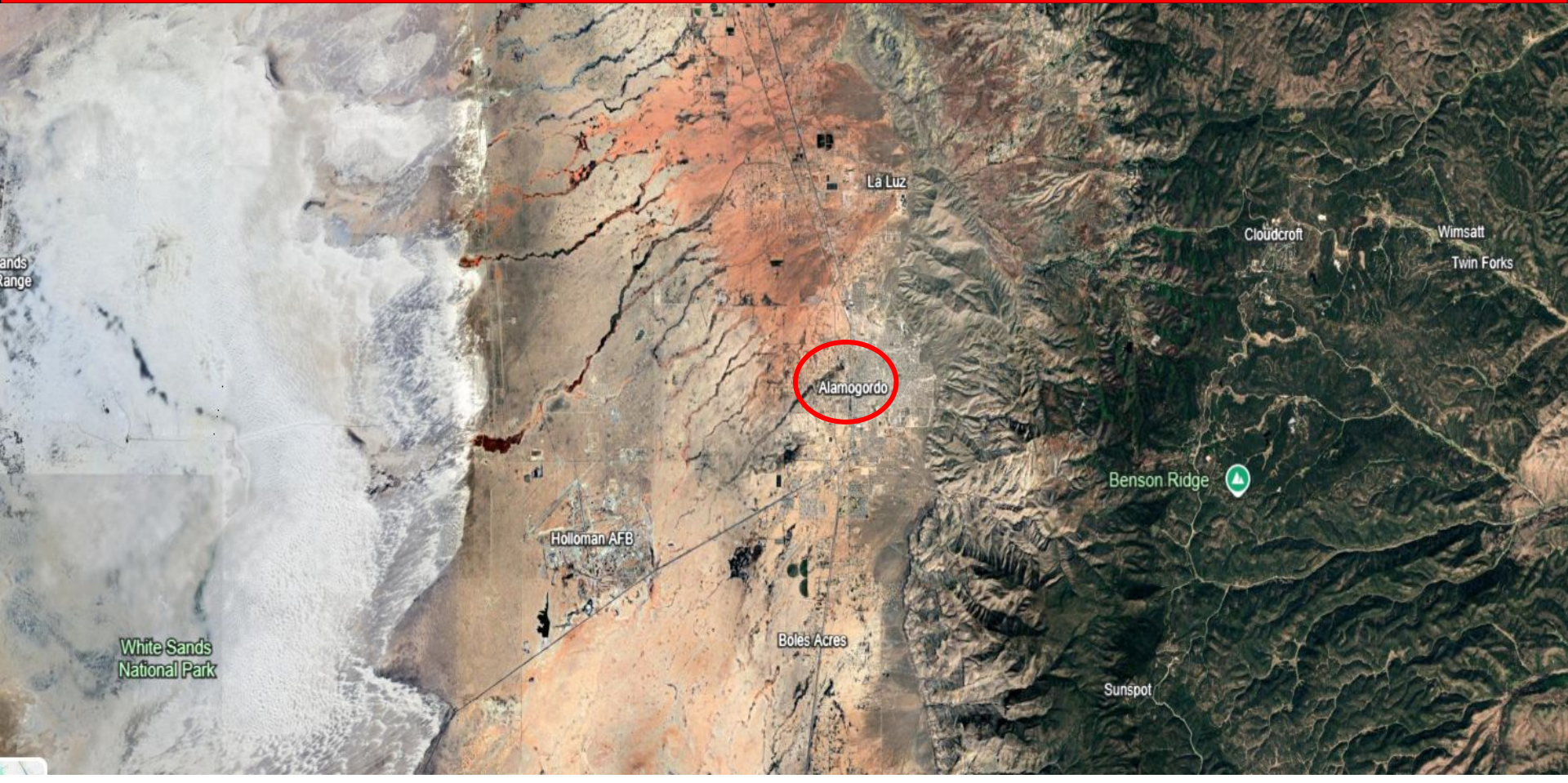
Commercial Office or Retail Space (901 N. Florida, Alamogordo NM 88310)



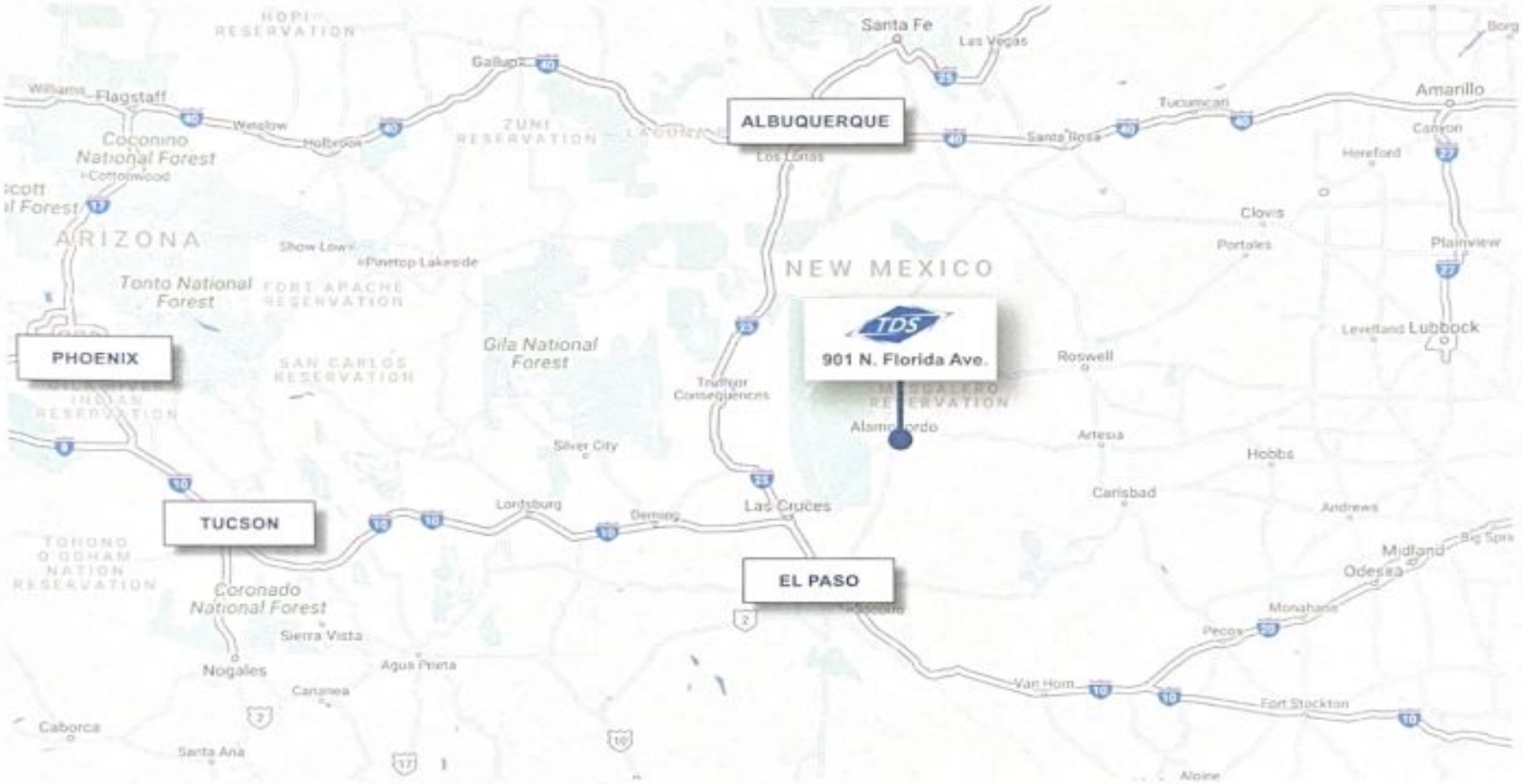
Property Description (Location Aerial)



Property Description (Location Area Aerial)



Property Description (Regional Map)



Trade Area Analysis

Trade Area Definition
Primary Trade Area (0–10 miles): Core Alamogordo market including residential neighborhoods, daily workforce, and essential services. Supports convenience retail, medical offices, QSR, and service businesses.

Secondary Trade Area (10–30 miles): Includes Tularosa, La Luz, Cloudcroft, and rural Otero County. Drives destination trips for healthcare, specialty retail, and professional services.

Economic Drivers
- Holloman Air Force Base: Provides stable federal employment, housing demand, and consistent consumer spending.
- Healthcare: Gerald Champion Regional Medical Center anchors medical, professional, and senior-service demand.
- Tourism: White Sands National Park contributes seasonal and supplemental retail and hospitality traffic.

Transportation & Access: Primary commercial corridors include White Sands Boulevard (US-70 Business) and US-70 East/West. Proximity to Holloman AFB gates enhances visibility, accessibility, and tenant demand.

Demographic Profile (Trade Area)
- City Population: ~31,000
- County Trade Area: ~68,000
- Above-average median age with strong military, healthcare, and retiree presence
- Household spending focused on necessities and services

Commercial Asset Implications
Retail: Best suited for grocery-adjacent, discount, QSR, and necessity retail.
Office: Strong demand for medical, dental, government-related, and professional offices.
Industrial/Flex: Moderate demand tied to logistics, defense contractors, and service-based operations.
Hospitality: Supported by tourism and regional travel, particularly seasonal demand.

Conclusion: Alamogordo represents a stable, service-driven commercial market supported by military, healthcare, and government employment. Properties serving essential needs benefit from consistent demand and lower volatility relative to purely tourism- or commodity-driven markets.