FOR SALE, GROUND LEASE OR BUILD TO SUIT
Walmart Anchored Pad
21 I-25 Bypass, Belen, New Mexico 87002

LOCKEHOUSE RETAIL GROUP

JOIN WALMART, TRACTOR SUPPLY COMPANY, TACO BELL AND ALLSUPS!

1 - 4.17 ACRES AVAILABLE

Features:

- Excellent visibility and access from I-25 Bypass
  - Established commuter and growing retail corridor
  - 21,452 vehicles per day fronting site
- Cross-access with Walmart
  - Rare ZERO Walmart use exclusives on property
- Belen "The Hub City"
  - Businesses serve 29,000+ area residents from surrounding communities (including Los Chavez, Tome, Rio Communities, Jarales, Bosque, Veguita, Las Nutrias and Casa Colorada)
  - BNSF Railway Hub (one of the largest employers in Valencia County)
  - Affordable bedroom community for Albuquerque employees

Available:

- Up to ±4.17 acres total
  - ±1 acre
  - ±1.53 acres
  - ±1.64 acres
    - Ideal for QSR, banking, retail, medical, dental, food service and more



LOCKEHOUSE RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

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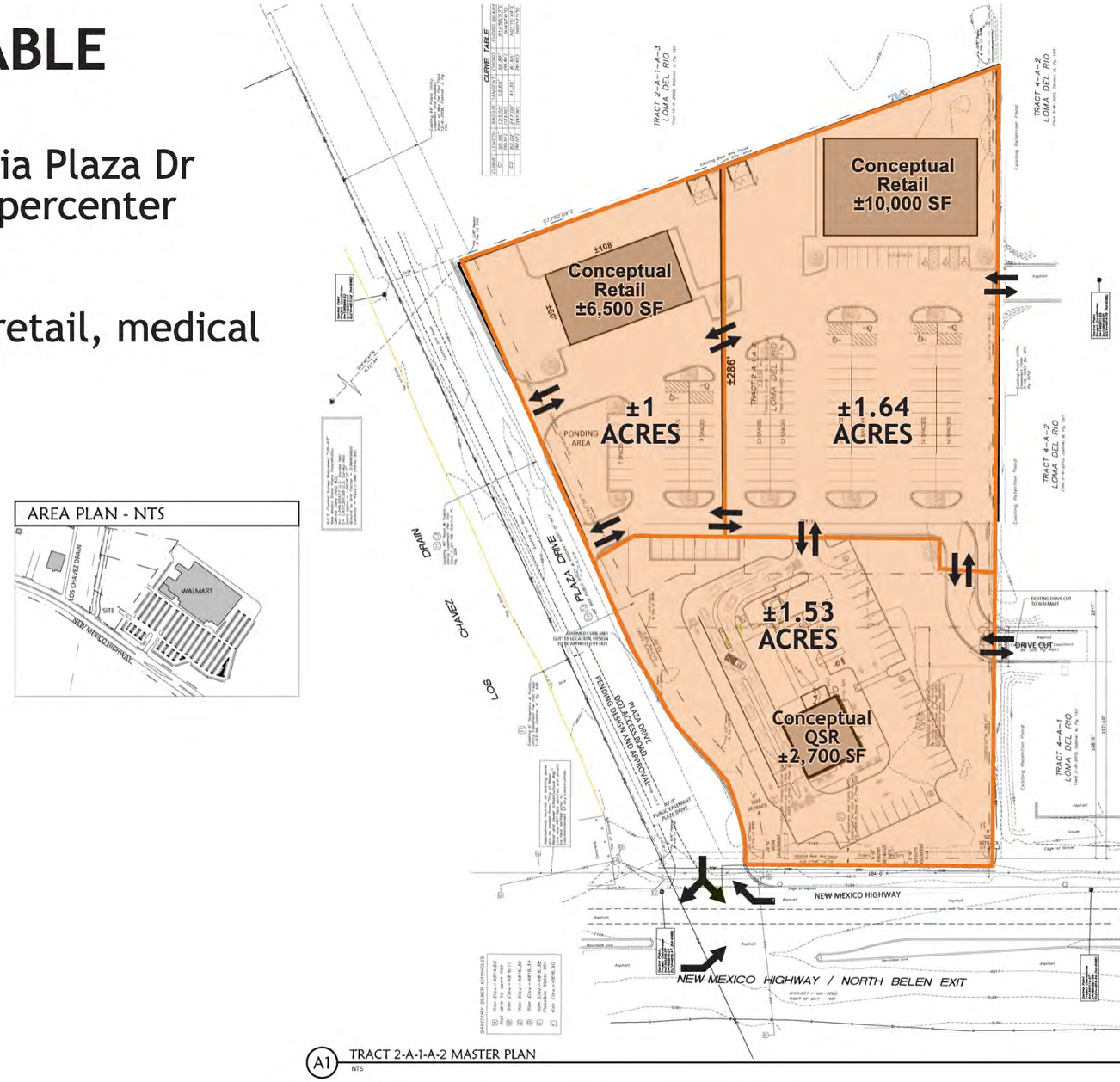
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1 - 4.17 ACRES AVAILABLE

- High visibility
- Full access from I-25 Bypass via Plaza Dr
- Cross-access with Walmart Supercenter
- Zero Walmart use exclusives
- Growing retail trade area
- Ideal for QSR, fuel, banking, retail, medical and more

Walmart Supercenter



AREA PLAN - NTS

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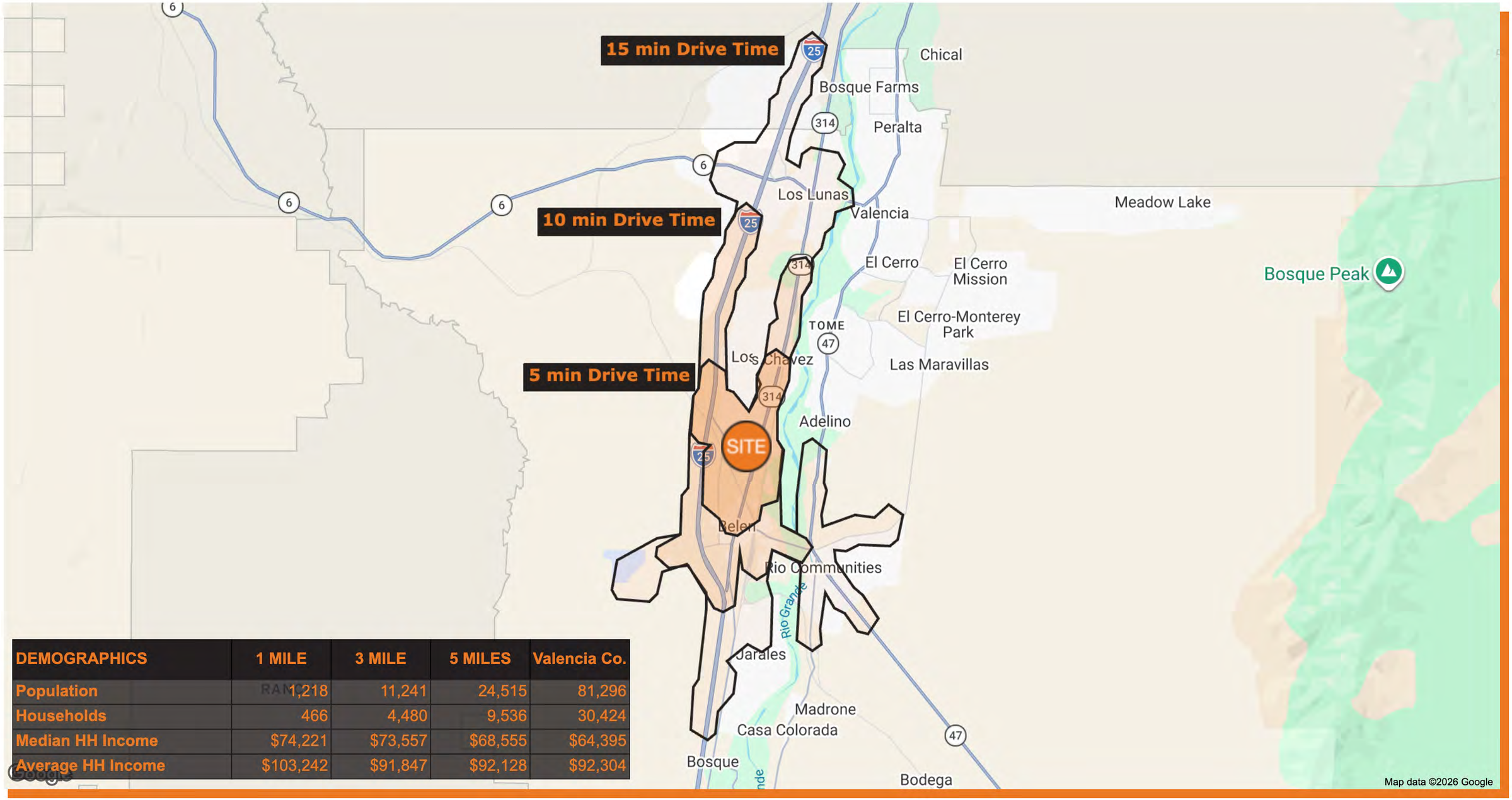


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILES	Valencia Co.
Population	1,218	11,241	24,515	81,296
Households	466	4,480	9,536	30,424
Median HH Income	$74,221	$73,557	$68,555	$64,395
Average HH Income	$103,242	$91,847	$92,128	$92,304

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