

For Sale Del Rio Plaza

Shopping Center

**Belen, NM (30 minutes south of Albuquerque)
Northeast corner Highway 309 & Jarales Rd.**

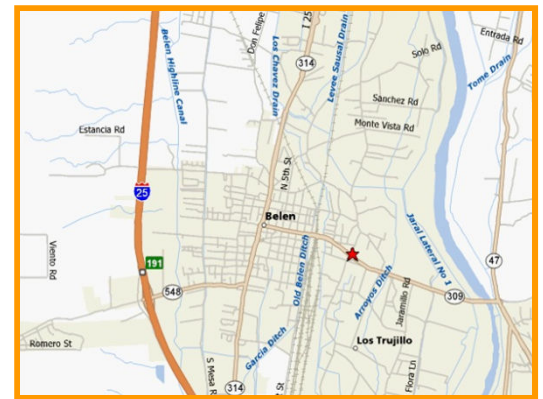


Available

- ❑ 42,490 SF Shopping Center
- ❑ \$1,700,000 (\$40 / SF)
- ❑ \$163,455 NOI (9.615% cap)
- ❑ 100% leased and occupied

Features

- ❑ Anchored by Beall's and Family Dollar
- ❑ Less than 1/2 mile from Rail Runner station
- ❑ Below market rents for many of the leases
- ❑ Ample parking
- ❑ 55,655 SF Adjacent Space is not a part of sale



Demographics

	<u>1 Mile</u>	<u>5 Mile</u>	<u>50 Mile</u>
Population	4,299	19,433	41,023
Med. Income	\$32,244	\$36,574	\$40,506

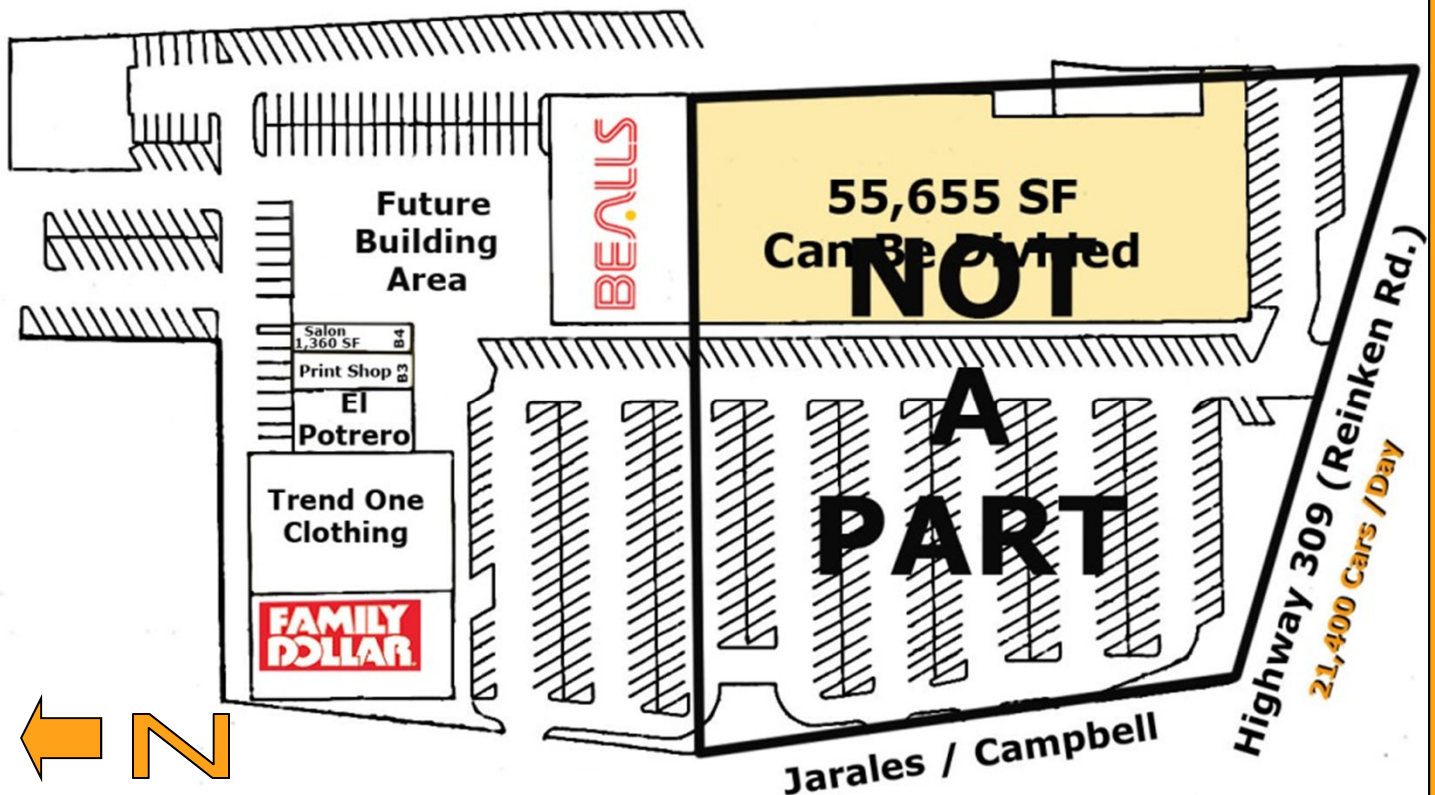
**Contact Doug Peterson, 505.884.3578
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