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 - 2.64 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 2.64 acres total
  - 1 acre and 1.64 acres pads
    - Ideal for retail, medical, dental, food service and more
- Pricing: Contact Broker

LOCKEHOUSE RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

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

LOCKEHOUSE
RETAIL GROUP

1 - 2.64 ACRES AVAILABLE

LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

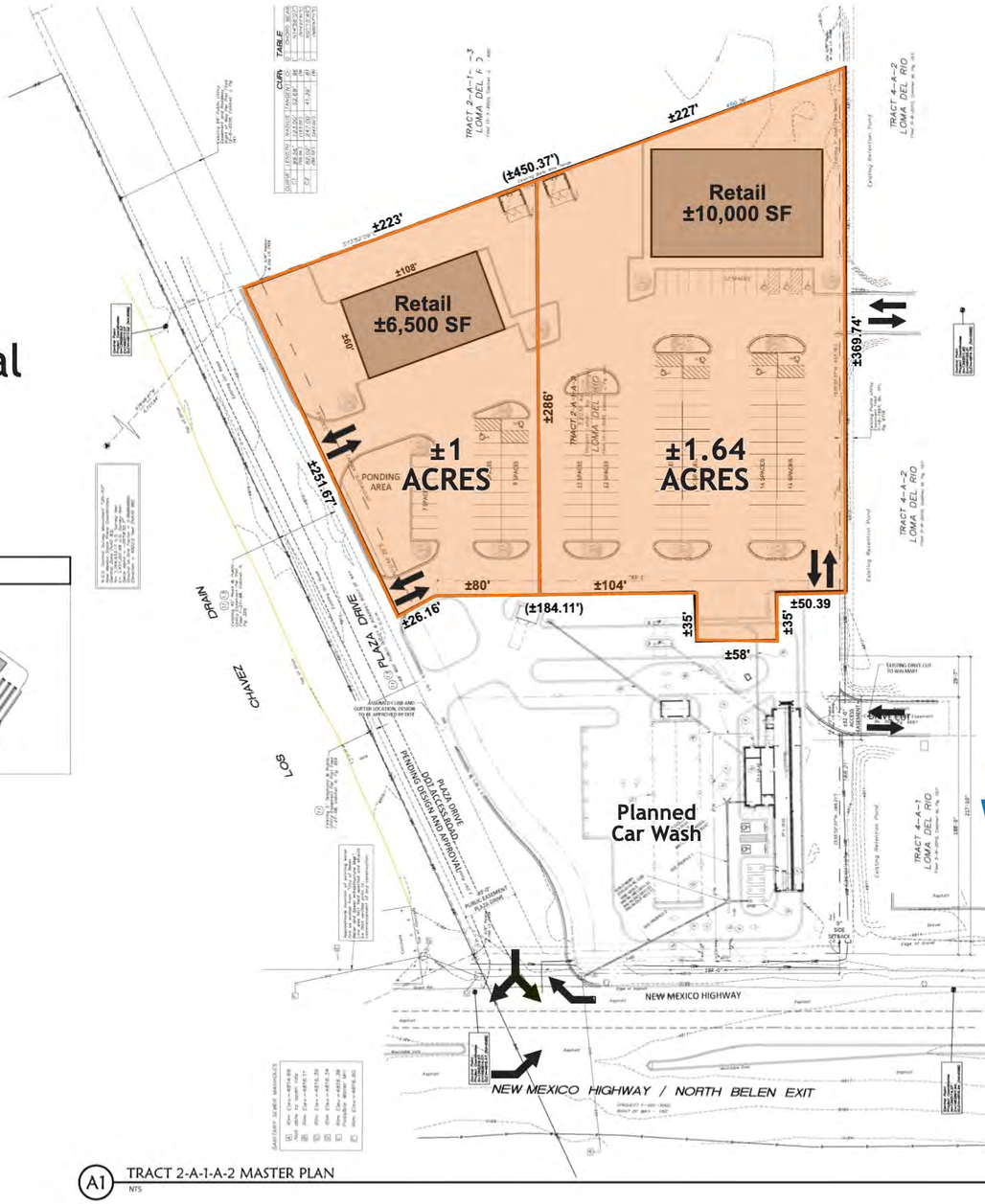
FOR SALE, GROUND LEASE OR BUILD TO SUIT
Walmart Anchored Pad
21 I-25 Bypass, Belen, New Mexico 87002

LOCKEHOUSE
RETAIL GROUP

1 - 2.64 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
- Pricing: Contact Broker

Walmart Supercenter



AREA PLAN - NTS

Contact Broker:

Michael Butler
Managing Partner
Lockehouse Retail Group
505.730.8404
michael@lockehouse.com

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

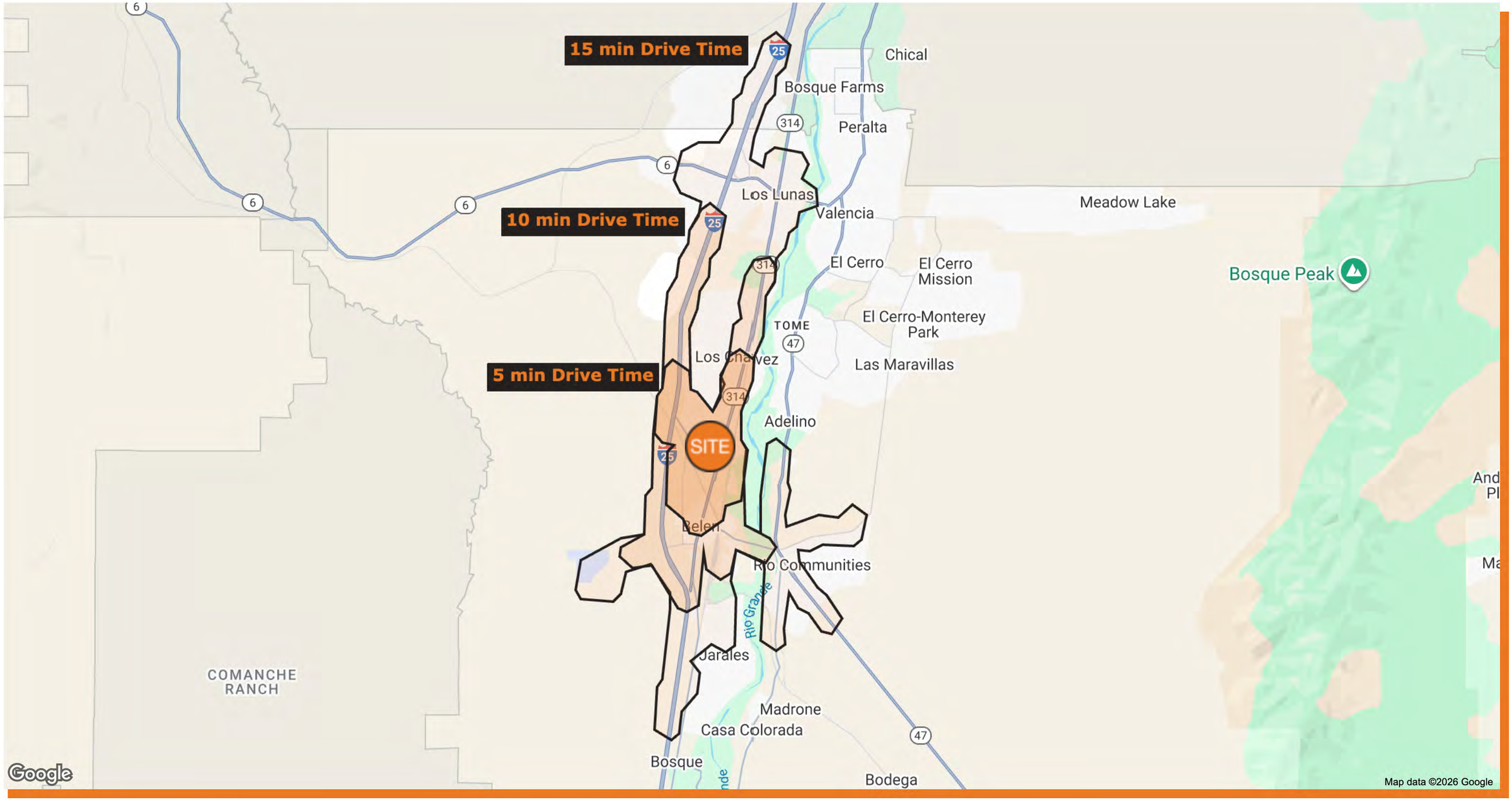
LOCKEHOUSE RETAIL GROUP

LOCKEHOUSE RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

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

LOCKEHOUSE
RETAIL GROUP



LOCKEHOUSE RETAIL GROUP
Michael Butler | 505.730.8404 | michael@lockehouse.com