

For Sale / Ground Lease / BTS

Alamogordo Mall Pad

3199 N White Sands Blvd
Alamogordo, NM 88310



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NA 1st Valley
Commercial Real Estate Services, Worldwide.

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1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
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Listing Overview



Contact Broker for Pricing

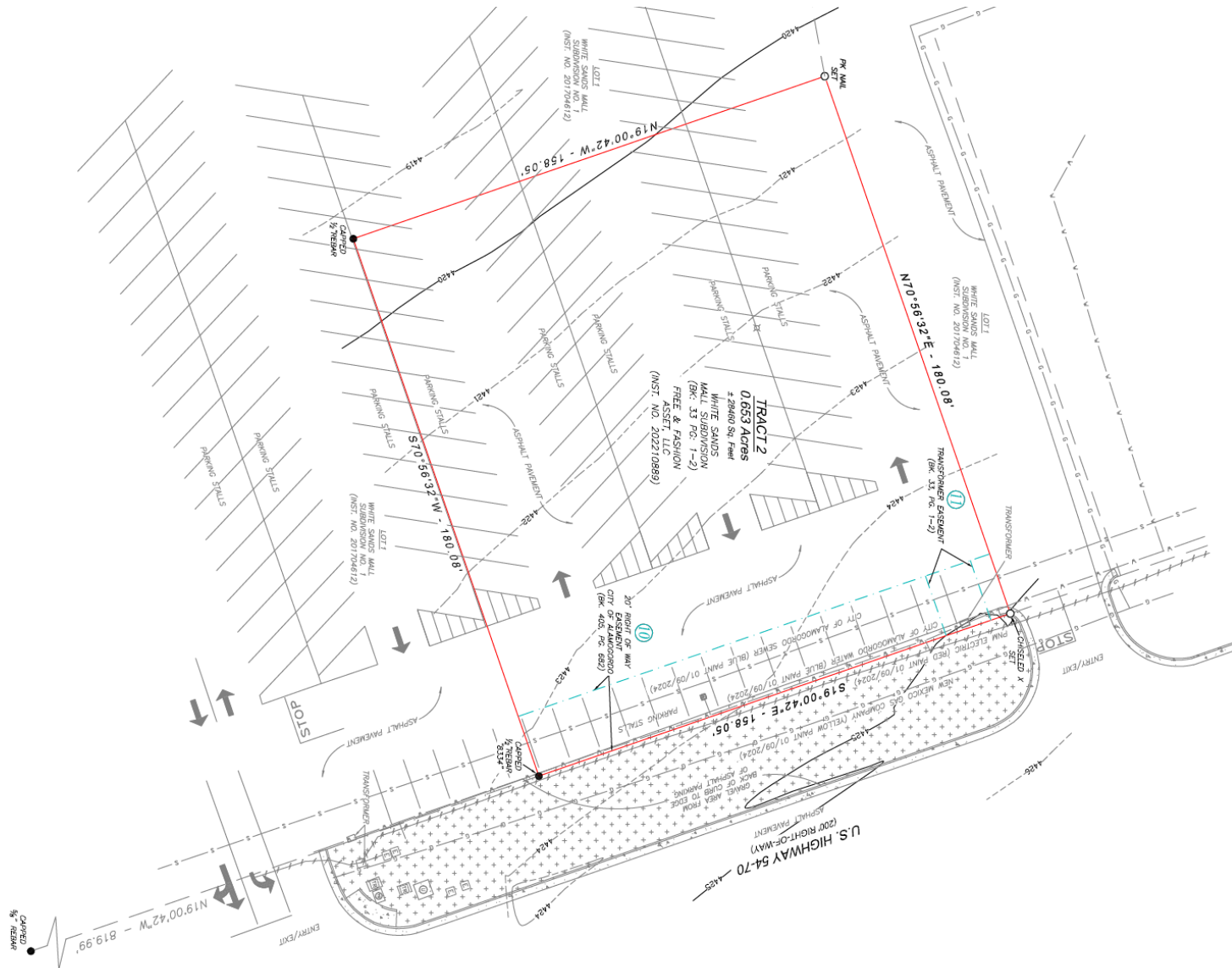
Lot Size	± 0.653 AC
Zoning	Commercial
Primary Use	Retail

This vacant outparcel is located within the White Sands Mall in Alamogordo, NM, offering direct visibility from North White Sands Boulevard. The site benefits from cross-access with the mall and proximity to established national retailers including Ross, Hobby Lobby, Harbor Freight Tools, Marshall's, and more. This parcel presents a strong opportunity for development in a high-traffic commercial corridor.

- High Traffic Retail Pad in front of White Sands Mall
- Mall Tenants include Ross, Marshall's, Hobby Lobby, and more
- Excellent visibility and access from N White Sands Blvd - the key retail corridor in the market

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Alamogordo, New Mexico

Alamogordo is a city in southern New Mexico, serving as the county seat of Otero County. Located in the Tularosa Basin, the city is bordered by the Sacramento Mountains to the east and the famous White Sands National Park to the west. Alamogordo enjoys a warm desert climate, with over 285 sunny days per year, low humidity, and minimal rainfall.

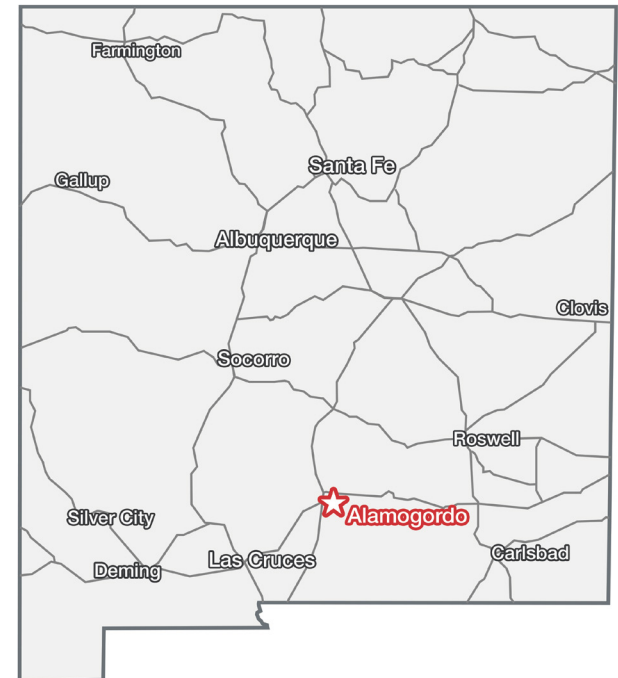
The city has a population of about 31,248 residents (Otero County Population: approx. 68,835). Alamogordo is 70 miles northeast of Las Cruces, NM, 85 miles north of El Paso, TX, and 210 miles south of Albuquerque, NM.

Key Attractions & Landmarks

- **White Sands National Park** - stunning gypsum sand dunes, welcoming 600,000+ visitors annually
- **New Mexico Museum of Space History** - features astronaut exhibits and the International Space Hall of Fame
- **Alameda Park Zoo** - oldest zoo in the southwest, spanning 13 acres
- **Cloudcroft & Ruidoso** - nearby mountain towns offering outdoor recreation, skiing, and scenic drives; major contributor to Otero County's multi-million dollar tourism industry

Major Employers

- Holloman Air Force Base
- Gerald Champion Regional Medical Ctr
- Alamogordo Public Schools
- White Sands National Park & Missile Range
- New Mexico State University - Alamogordo Branch



Otero County Demographics

Population	68,835
Total Households	24,285
Average HH Income	\$52,717

Source: US Census Bureau, 2023