

Blue Mountain Junction



Property Description:

Anchored by Petco, Famous Footwear, Rue 21 and Alltel, this 36,000 square foot retail project is the first phase of a potential 80,000 square foot development. The shopping center is adjacent to the Roswell Mall directly across the street from the Wal-Mart SuperCenter and a Sam's Club. Located on the northside of Roswell just south of the intersection of US 285 and US 70, the center serves a very large geographic area. The closest largest shopping area is in Lubbock, Albuquerque or El Paso.

Traffic Counts:

N. Main at Berrendo: 20,695

Availabilities:

1,037 SF, 1,210 SF

Demographics June 2009

	5 Miles	15 Miles	25 Miles
Population:	35,934	57,737	61,089
Households	14,093	20,994	21,972
Avg. HHI	\$52,467	\$50,769	\$51,012



For more information,
please contact:

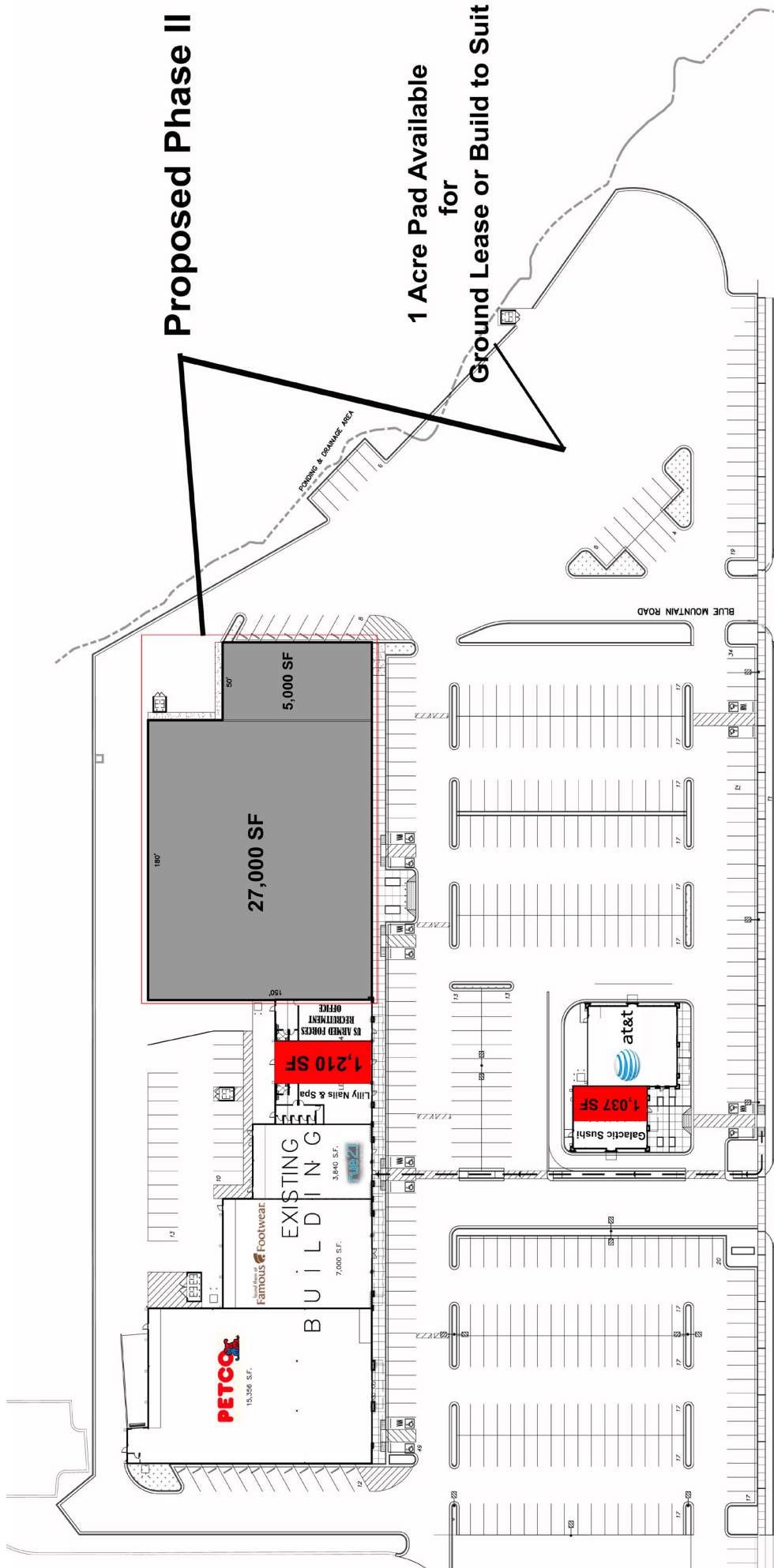
David Silverman
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Blue Mountain Junction

4301 N. Main Street
Roswell, NM 88201-0318



BLUE MOUNTAIN JUNCTION CENTER **SITE PLAN - SCHEME 1** **PSRBB**

SCALE: 1" = 30'-0"

83,548 S.F. TOTAL BUILDING AREA

LEGAL DESCRIPTION
 A CERTAIN PORTION OF SECTION 15, T10S, R10E, N44P, M.
 TOGETHER WITH BERNARDINO RIVER NORTH SUBDIVISION
 CHAVES COUNTY, CITY OF ROSWELL, NEW MEXICO

1845 North Mountain Blvd., Suite A
 Roswell, NM 88201-0318
 Phone: 913.877.2020



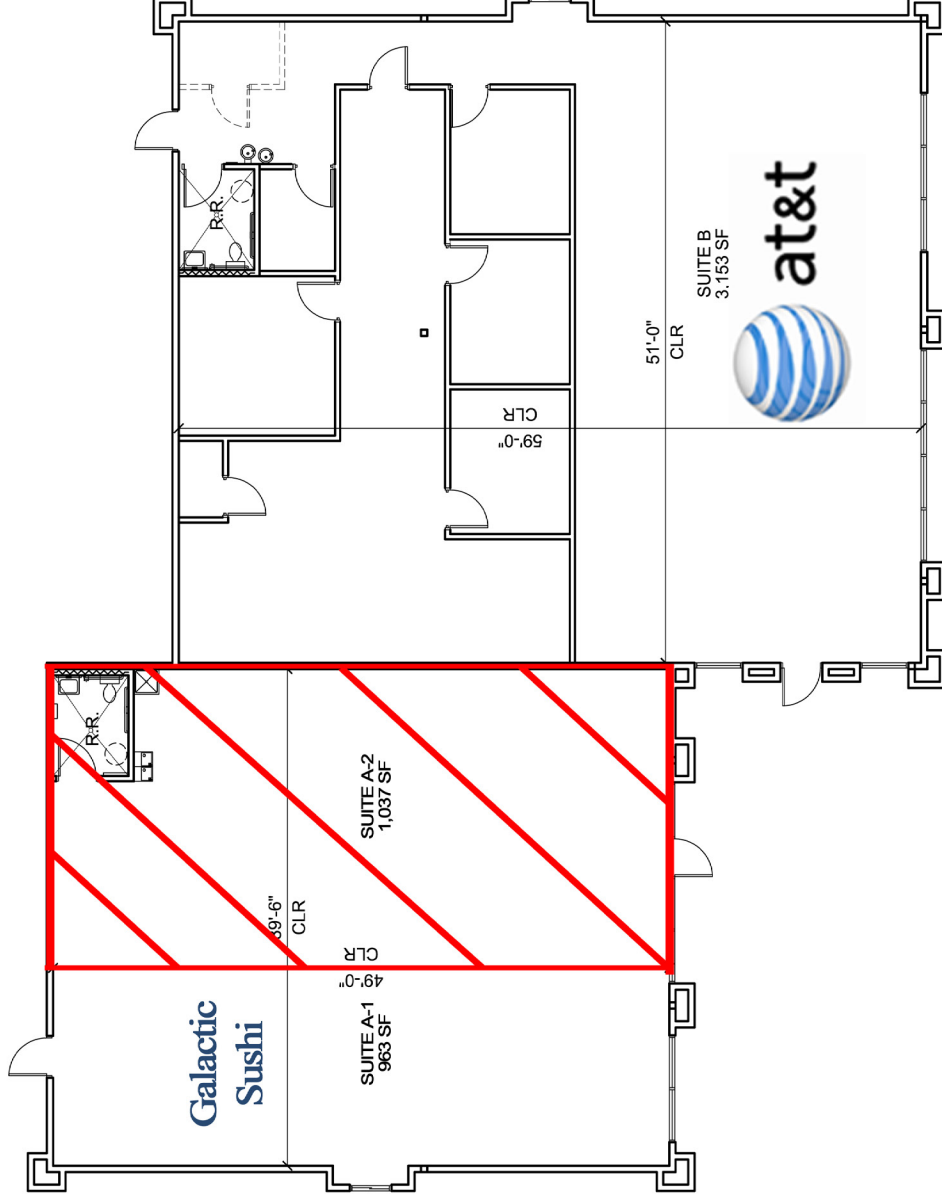
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SUITE A

GLA (GROSS LEASABLE AREA): 2,000 SF
CEILING HEIGHT: 10'-0"
CLEAR HEIGHT: 14'-7"
HEIGHT TO TOP OF STRUCTURE: 16'-0"
ELECTRICAL SERVICE SIZE: 225A
SIZE OF WATER LINE: 2"
SIZE OF WASTE LINE: 4"
SIZE OF BACK DOOR: 3'-0" WX 7'-0" H
SIZE OF FRONT DOOR: 3'-0" WX 7'-0" H
SIZE OF SIDE DOOR: None
SIZE OF TRUCK DOOR: None
HVAC: 2 Units- 7.5 & 6 tons, gas heat

SUITE B

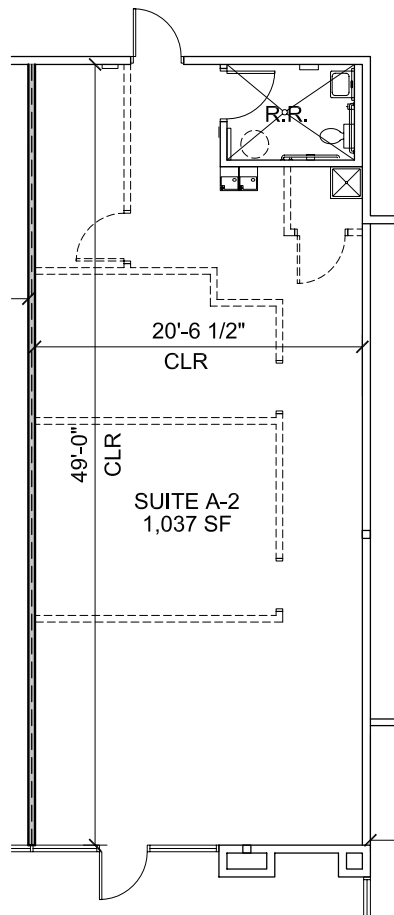
GLA (GROSS LEASABLE AREA): 3,153 SF
CEILING HEIGHT: 10'-0"
CLEAR HEIGHT: 14'-10"
HEIGHT TO TOP OF STRUCTURE: 16'-3"
ELECTRICAL SERVICE SIZE: 225A
SIZE OF WATER LINE: 2"
SIZE OF WASTE LINE: 4"
SIZE OF BACK DOOR: 3'-0" WX 7'-0" H
SIZE OF FRONT DOOR: 3'-0" WX 7'-0" H
SIZE OF SIDE DOOR: None
SIZE OF TRUCK DOOR: None
HVAC: 2 Units- 7.5 & 6 tons, gas heat

GROSS LEASABLE AREA: 5,153 SF



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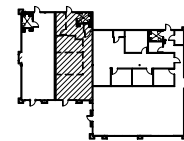


SUITE INFORMATION

GLA (GROSS LEASABLE AREA):	1,037 SF
CEILING HEIGHT:	10'-0"
CLEAR HEIGHT:	14'-7"
HEIGHT TO TOP OF STRUCTURE:	16'-0"
ELECTRICAL SERVICE SIZE:	150A
SIZE OF WATER LINE:	2"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	3'-0" WX 7'-0" H
SIZE OF FRONT DOOR:	3'-0" WX 7'-0" H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	1 Unit- 6 tons, gas heat

BUILDING

BSUITE:A-2



KEYPLAN



Geltmore LLC

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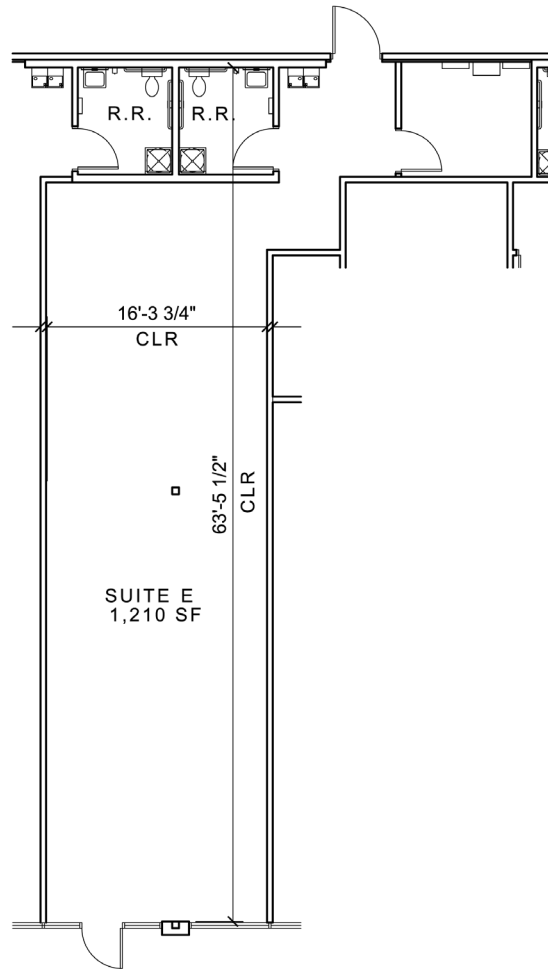
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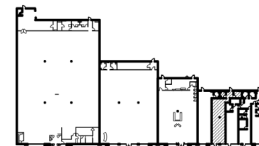
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SUITE INFORMATION

GLA (GROSS LEASABLE AREA):	1,210 SF
CEILING HEIGHT:	12'-9"
CLEAR HEIGHT:	16'-11"
HEIGHT TO TOP OF STRUCTURE:	19'-3"
ELECTRICAL SERVICE SIZE:	800A
SIZE OF WATER LINE:	2"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	3'-6" WX 7'-0" H
SIZE OF FRONT DOOR:	3'-0" WX 7'-0" H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	7.5 tons, gas heat



KEYPLAN



BUILDING

DSUITE:E

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