

# 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 Walmart 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:

10,000 SF; 6,500 SF; 3,500 SF

## Demographics 2016 \*

	5 Miles	15 Miles	25 Miles
Population	38,822	59,651	62,697
Households	15,154	22,254	23,208
Avg. HHI	\$59,729	\$57,469	\$57,418
Est. Daytime Pop	16,065	20,641	21,357

\* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.



For more information,  
please contact:

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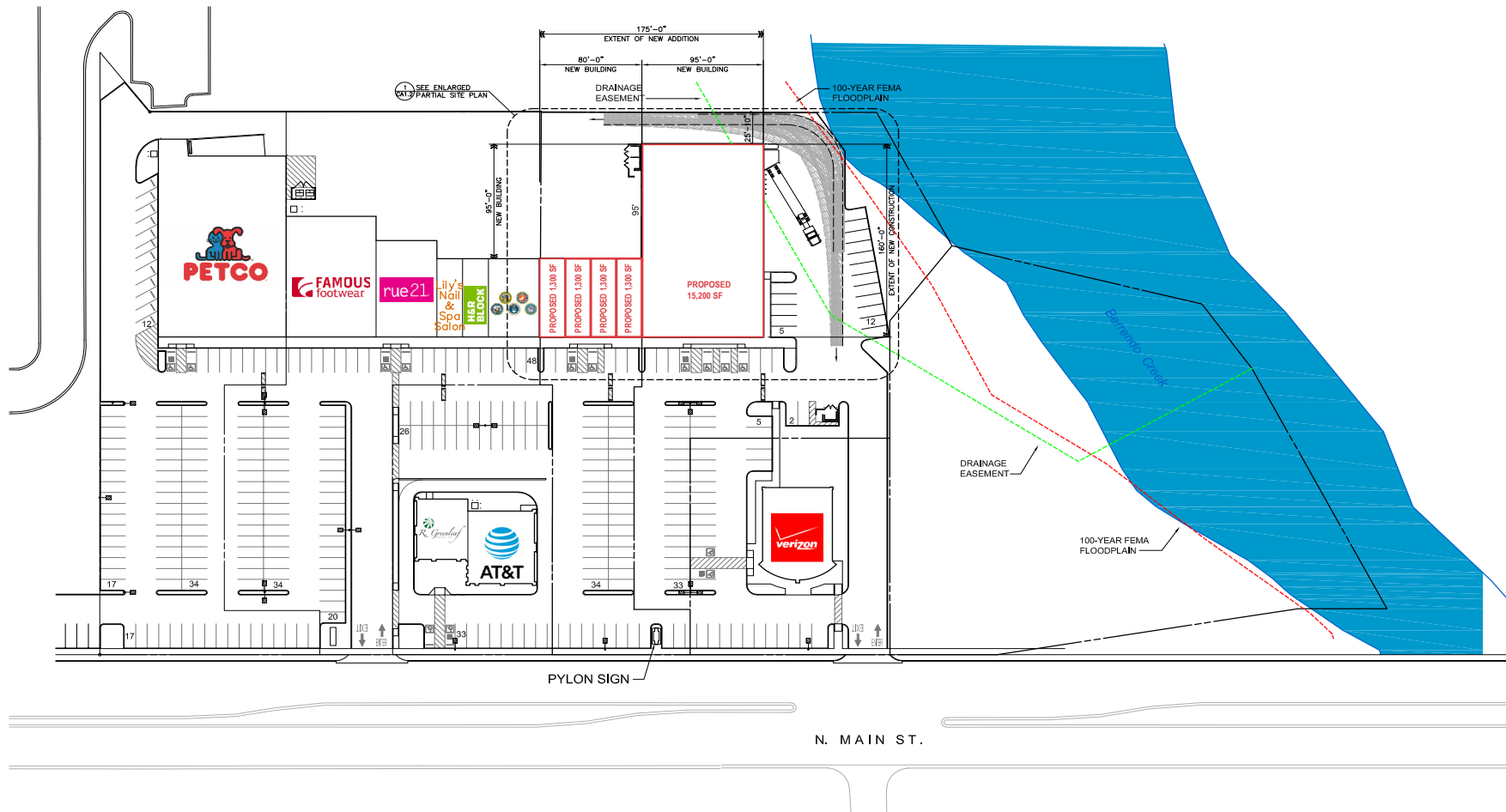


201 Coal Avenue SW  
Albuquerque, NM 87102  
505.294.8625  
www.geltmore.com

## Blue Mountain Junction

4301 N. Main Street  
Roswell, NM 88201-0318

TENANT	SQ. FOOTAGE
petco	15,356 S.F.
famous footwear	7,000 S.F.
rue 21	3,840 S.F.
lily's nail & spa salon	1,171 S.F.
h&r block	1,210 S.F.
u.s. armed forces	2,819 S.F.
r. greenleaf	2,000 S.F.
at&t	3,153 S.F.
verizon	4,000 S.F.
4 SPEC SPACES @ 1,300	5,800 S.F.
PROPOSED ANCHOR	15,200 S.F.



**OVERALL SITE PLAN**  
SCALE: 1" = 40'-0"

An Addition To  
**BLUE MOUNTAIN JUNCTION CENTER**

ROSWELL, NEW MEXICO 86201



1810 Wyoming Ave  
Albuquerque, NM 87102  
505.294.8625  
www.geltmoregroup.com

**OVERALL SITE PLAN**  
COMMISSION No.  
19-022  
DATE: 08-02-19

SHEET: **CA1.1**  
OF



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