

FOR SALE > OFFICE INVESTMENT

400 E College Blvd

400 E. COLLEGE BLVD, ROSWELL, NM 88201



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- > Sale Price: \$1,130,000
- > NOI: \$91,039
- > Cap Rate: 8.0%
- > Price Per SF: \$42.28
- > Building Size: +/- 26,727 SF
- > Lot Size: 4.29 Acres
- > Zoning: I-1

Building Amenities

- > Well-known office complex
- > Close to full retail and businesses and to the heart of Downtown
- > 100% occupied
- > Recent Improvements
- > Great visibility and parking
- > To view Offering Memorandum please click [HERE](#)

Contact Us

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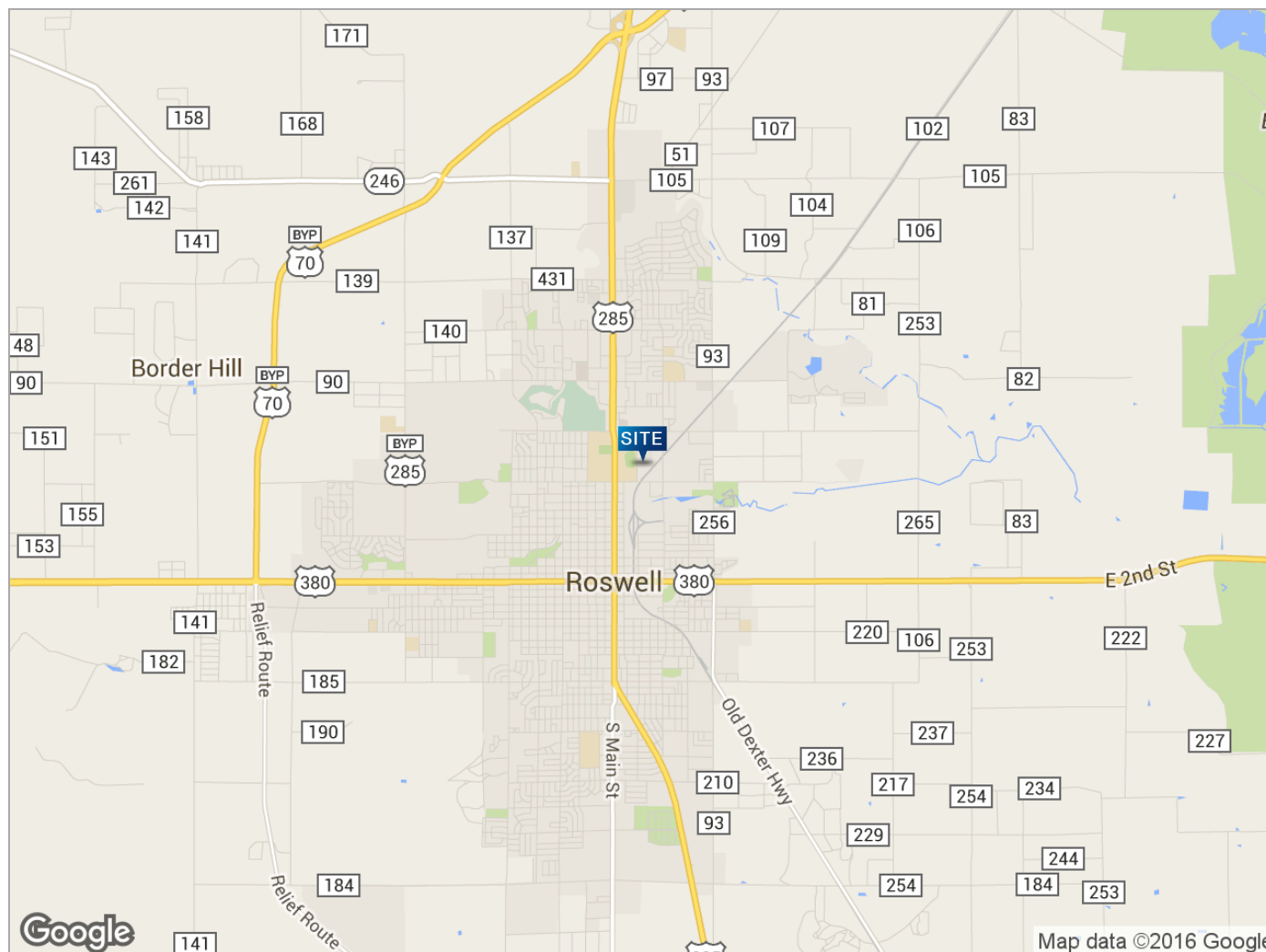
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Independently Owned and Operated

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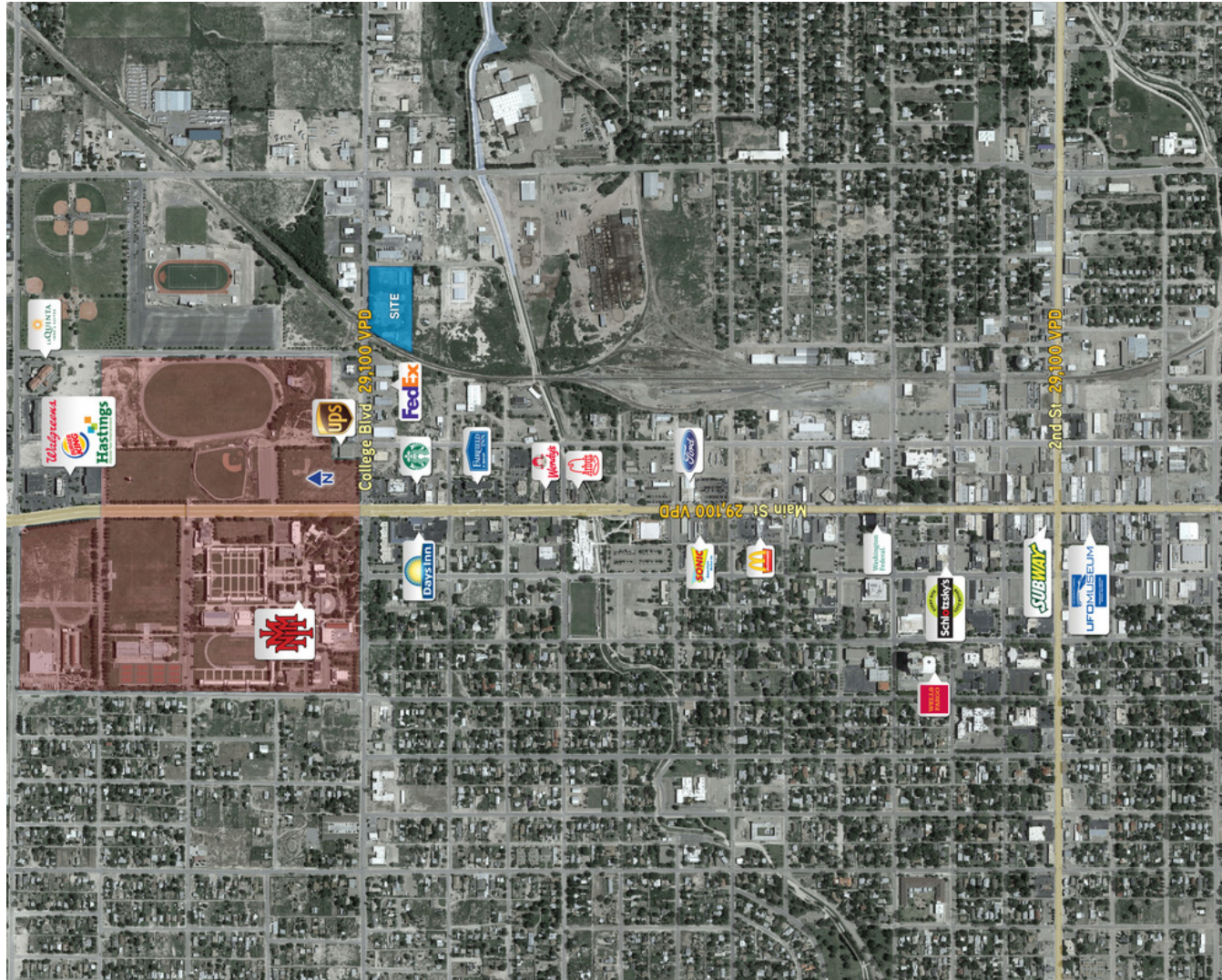
LOCATION DESCRIPTION

Located in southeast portion of New Mexico, Roswell is the county seat of Chaves County. According to the latest census, more than 48,000 people live in Roswell and is the fifth largest city in New Mexico. Chaves County is a rural area with major industries that include irrigation farming, dairying, ranching, manufacturing, distribution, petroleum production, and, of course, tourism. Roswell is home to 12 of the headquarters of major oilfield companies, largely because of the livability of the city with numerous parks, retail, restaurants and access to outdoor recreation. The famous Roswell UFO landing brings 175,000 visitors per year, who stay to enjoy nearby mountains, lakes and Carlsbad Caverns. Roswell has been home to the New Mexico Military Institute since 1891. This four year high school and two year junior college has been the breeding ground for many talented young men and women from around the nation. Among its most notable graduates are Conrad Hilton, Roger Staubach, and Sam Donaldson. Will Rogers, who once said that Roswell was the prettiest little town west of the Pecos, had a son who also went to NMMI. This school contributed to New Mexico becoming a state in 1912. It also holds a long history of appointing its graduates to West Point and other military academies, as well as important appointments in the nation's military forces.

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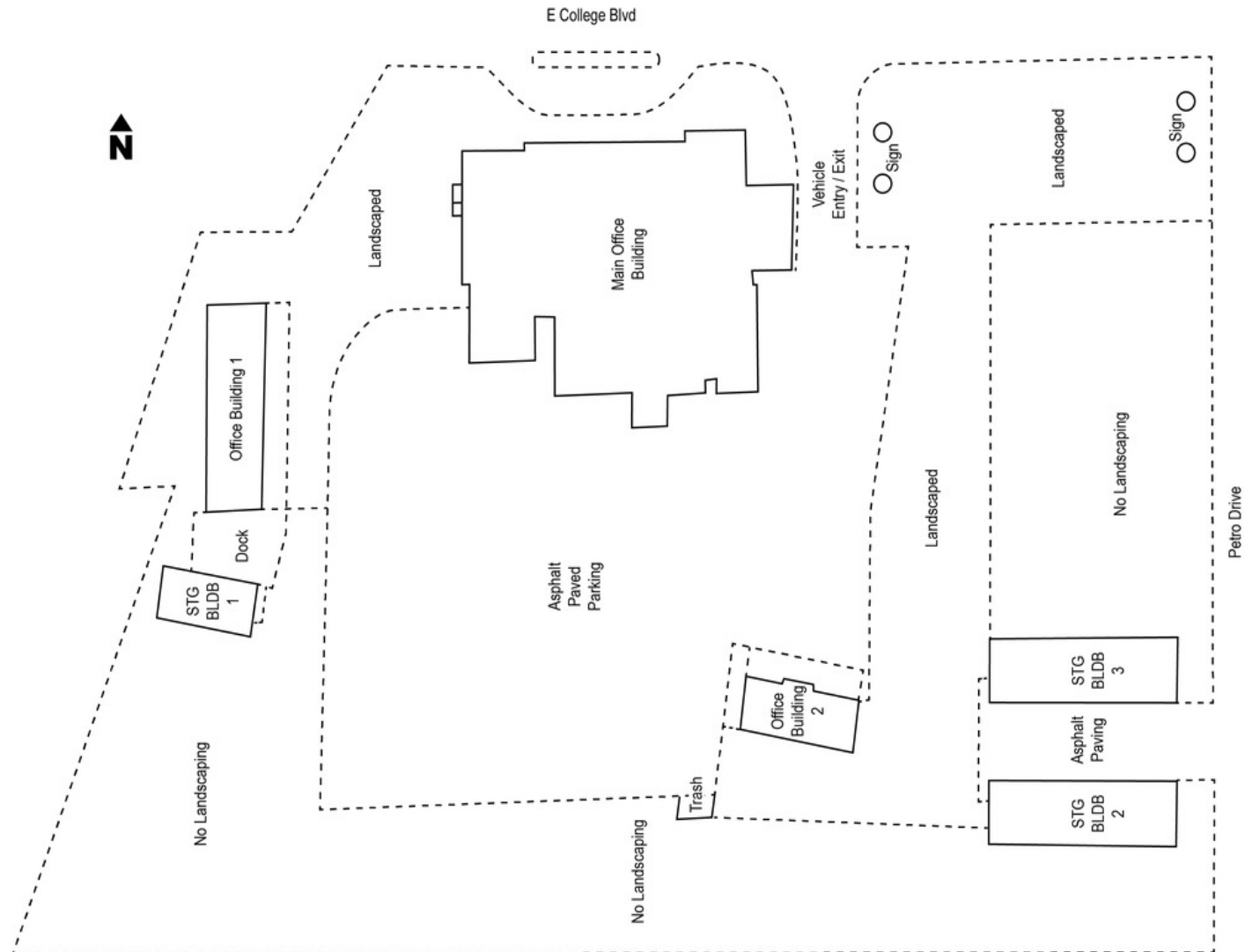
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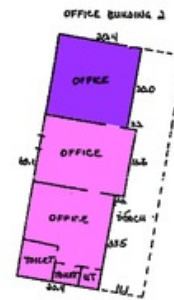
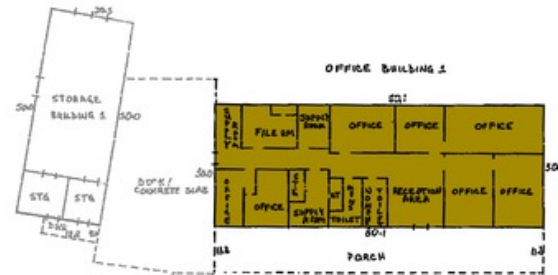
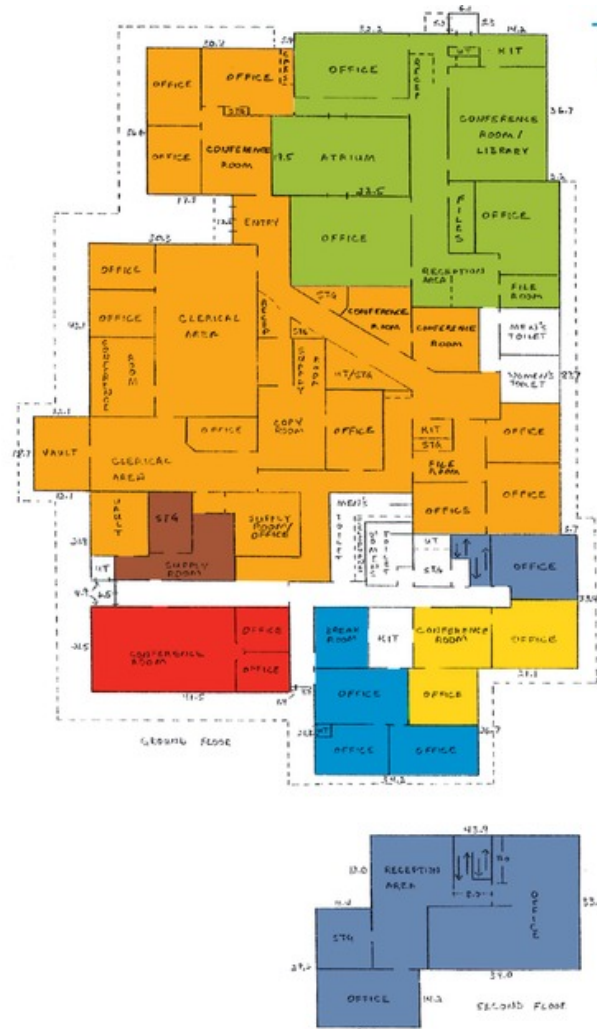
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Tenant Suite Locations



NOT TO SCALE

Suite	Tenant
-	Common Area
A-1	Dickson Law, P.C.
A-1	Patterson Law
A-3	Apple Electrical Contractors, Inc
A-4	Core Insurance & Financial, LLC
B	Ritter & Company, LLC
C	Carson Ryan Law, LLC
2nd Floor	Staeden Appraisals
D	Structure Specialties
D-1	La Luna Spa
E	Zia Milk w/ S.W. Dairy Prod.

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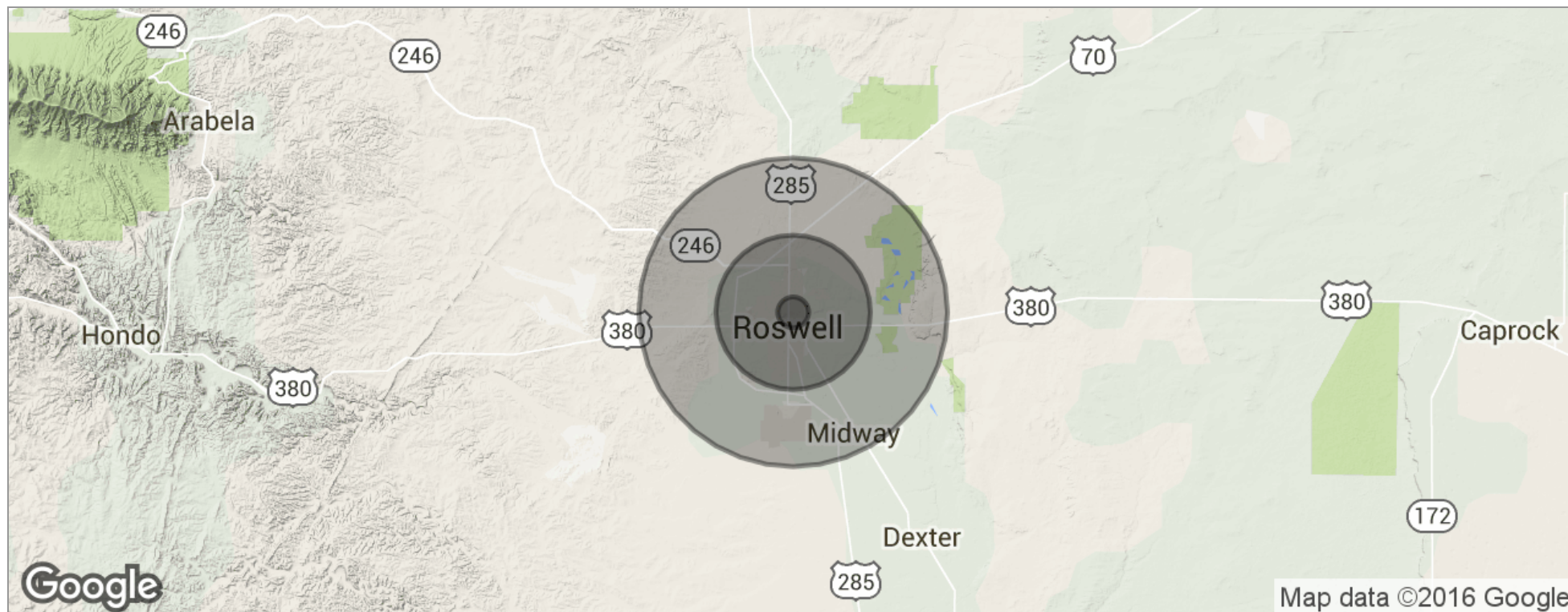
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Total Population
Population Density
Median Age
Median Age (Male)
Median Age (Female)
Total Households
of Persons Per HH
Average HH Income
Average House Value

	1 Mile	5 Miles	10 Miles
Total Population	3,696	54,757	62,436
Population Density	1,176	697	199
Median Age	34.6	35.2	34.8
Median Age (Male)	29.7	33.6	33.3
Median Age (Female)	38.2	36.5	36.1
Total Households	1,478	20,919	23,332
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$39,748	\$49,357	\$49,126
Average House Value	\$108,618	\$153,984	\$155,548

* Demographic data derived from 2010 US Census