

Property Information

For Lease // 1608 E Spruce Street
Portales, NM



Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	20,440 SF
Available SF:	1,500 SF 5,043 SF
Traffic Count:	±12,000

Property Overview

A Walmart outparcel, this property is situated on Highway 70 in Portales. With up to 5,043 square feet available, this space lends itself to a wide variety of tenant needs. One suite is ready for your restaurant concept and the endcap suite is excellent for retail. There is also a suite ready to be designed specific to your needs. This shopping center is located at the popular intersection of Spruce Street and Highway 70. Excellent co-tenancy, including: Snap Fitness, MetroPCS, USA Nails, Interim HealthCare.

Property Highlights

- Walmart outparcel
- High visibility
- Easy access
- Easy ingress and egress
- Excellent co-tenancy
- Situated on major thoroughfare

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32812027060

Retailer Map

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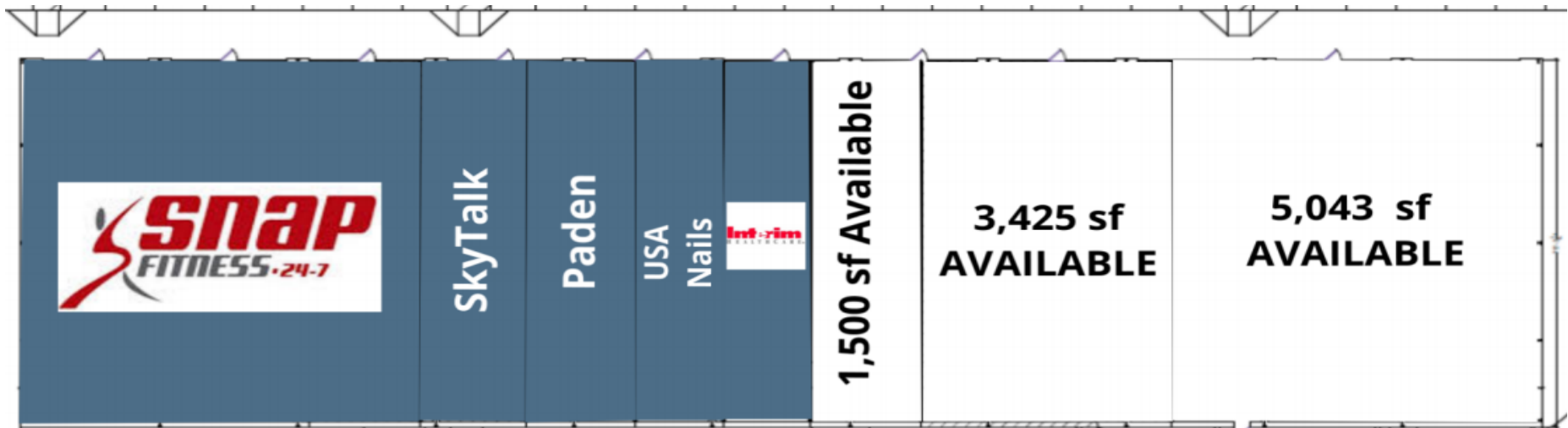
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SITE PLAN

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Available Spaces

Suite	Tenant	Size	Type	Rate	Term	Description
Suite 750	Available	1,500 SF	NNN	\$12.00 SF/yr	Negotiable	Finished out; prior use was a Subway
Suite 850	Available	3,425 SF	NNN	\$12.00 SF/yr	Negotiable	Unfinished shell space w/ slab & storefront
Suite 900	Available	5,043 SF	NNN	\$12.00 SF/yr	Negotiable	Finished out; prior use was a Hibbett Sports

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