For Ground Lease

N SunVista

Prime Española Pad Site

AT A SIGNALIZED HARD CORNER ON MAIN RETAIL CORRIDOR

NEC Riverside Dr. & Valley Dr. | Española, NM 87532



qot space



AVAILABLE ±0.86-Acre Pad Site



ZONING B-2, Commercial HIGHLIGHTS

- Strategically positioned at a signalized hard corner
- On the main retail corridor of the Española Valley
- Most vibrant location in Española
- Full access and excellent visibility
- Fundamental, proven retail location for northern New Mexico
- Excellent national co-tenancy:
 - Walmart Top 5 in New Mexico
 - McDonald's #1 in New Mexico
 - Chili's
 - Freddy's
 - AutoZone
 - Wendy's
 - Taco Bell
- 20-Mile Regional Draw
 - Population: 67,200
 - Avg. Household Income: \$94,408
 - Daytime Employment: 21,462

Brett Hills brett@sunvista.com 505 998 1648

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505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquergue, NM 87110

LOCATION

Demographics	1 mile	3 mile	5 mile	20 mile
Total Population	4,095	15,154	22,820	67,200
Average HH Income	\$56,688	\$54,879	\$58,167	\$94,408
Daytime Employment	1,616	7,208	7,783	21,462

2021 Forecasted by Esri

ESPAÑOLA'S GROWING ECONOMY

A Destination for Shopping, Dining & Recreation

Española serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money in Española.

With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. In the forefront of redevelopment, Nambe Mills is relocating from Santa Fe in what will be a multi-phase move of their entire silver working operation.

The re-invention of Main Street is attracting development with over half a dozen entrepreneurs opening shops on the street within a year.

Large resort style casinos including the Cities of Gold Casino, Ohkay Casino, Santa Claran, and the Camel Rock have all opened up in the area as well. Packed nightly and providing hundreds of jobs, the benefits to Española are immeasurable.

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Española

TRADE AREA ANALYSIS

ESPAÑOLA | NEW MEXICO

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Española by the Numbers (ESRI 2021 Demographics)



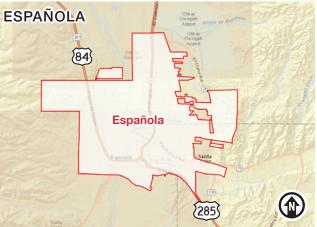
Española is situated in an area Juan de Oñate declared a capital for SPAIN IN 1598.

PLACES TO SEE IN ESPAÑOLA

- PUYE CLIFF DWELLINGS
- THE BOND HOUSE MUSEUM
- CHIMAYO TRADING POST
- SANTA CRUZ LAKE
- TESUQUE PEAK TRAIL









The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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