

For  
Sublease

# New-Construction Turn-Key Drive Thru

LOCATED IN ESPAÑOLA'S CORE RETAIL TRADE AREA



Conceptual photo. Actual location may vary.

1321 N. Riverside Dr. | Española, NM 87532

NEQ N. Riverside Dr. & E. Fairview Ln.



**AVAILABLE**  
±2,400 SF



**LEASE RATE**  
See Advisors

- Superior visibility to ±29,150 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top-performing fast-food restaurants

**NA SunVista**

got space™

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## NEW-CONSTRUCTION TURN-KEY DRIVE THRU

1321 N. Riverside Dr. | Española, NM 87532

### LOCATION

#### AVAILABLE

Building: ±2,400 SF

#### ZONING

- B-2, General Commercial

#### HIGHLIGHTS

- Superior visibility to ±29,150 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top performing fast food restaurants
- Enjoy co-tenancy with nearby Walmart, Lowe's, McDonalds, Starbucks, and others
- Located in a regional, retail trade area pulling from local residents and eight pueblos surrounding the site
- Building constructed in 2019





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# NEW-CONSTRUCTION TURN-KEY DRIVE THRU

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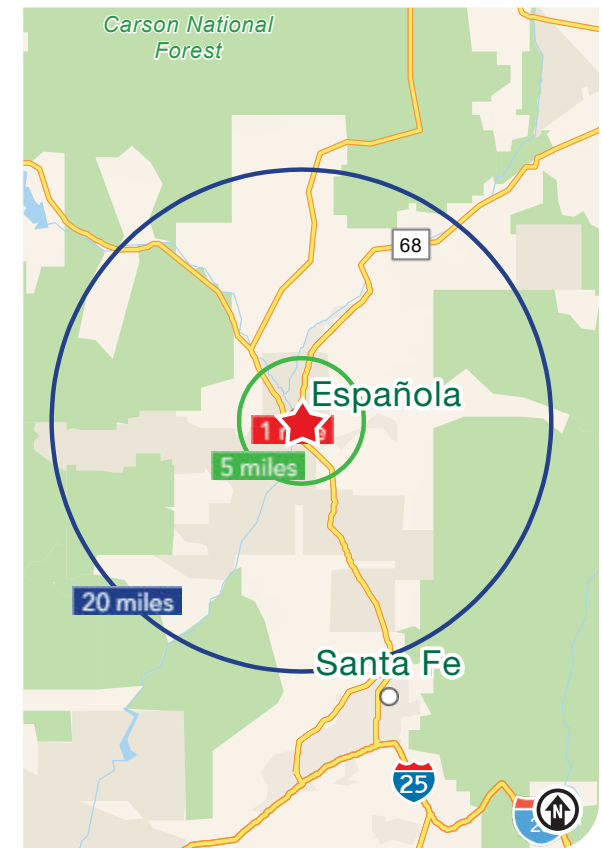


### DEMOGRAPHICS | 1, 5 & 20 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
Population	3,849		23,175		69,622	
Households	1,613		9,299		28,879	
Families	1,051		5,984		18,342	
Average Household Size	2.38		2.48		2.40	
Owner Occupied Housing Units	1,051		6,566		21,796	
Renter Occupied Housing Units	562		2,733		7,083	
Median Age	36.9		39.2		43.5	
<b>Trends: 2023-2028 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
<b>Households by Income</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	347	21.5%	1,982	21.3%	3,791	13.1%
\$15,000 - \$24,999	208	12.9%	1,053	11.3%	2,267	7.8%
\$25,000 - \$34,999	143	8.9%	834	9.0%	1,915	6.6%
\$35,000 - \$49,999	217	13.5%	1,221	13.1%	3,091	10.7%
\$50,000 - \$74,999	243	15.1%	1,545	16.6%	4,223	14.6%
\$75,000 - \$99,999	122	7.6%	892	9.6%	3,250	11.3%
\$100,000 - \$149,999	192	11.9%	1,025	11.0%	4,101	14.2%
\$150,000 - \$199,999	95	5.9%	388	4.2%	2,653	9.2%
\$200,000+	47	2.9%	359	3.9%	3,589	12.4%
Median Household Income	\$41,367		\$43,495		\$68,504	
Average Household Income	\$65,343		\$67,283		\$109,329	
Per Capita Income	\$26,753		\$26,941		\$45,583	

Demo Snapshot	1 mile	5 mile	20 mile
Total Population	3,849	23,175	69,622
Average HH Income	\$65,343	\$67,283	\$109,329
Daytime Employment	1,587	8,246	33,349

2023 Forecasted by Esri



## ESPAÑOLA | NEW MEXICO

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 locally. With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. Large resort-style casinos such as the Cities of Gold, Ohkay, Santa Claran, and Camel Rock have all enhanced the area as well. Providing hundreds of jobs, the benefits to Española are immeasurable. The city is investing in transportation, expanding its number of parks and creating trails and open space while conserving public lands and critical habitats.



**40,217**

Española  
MSA  
Population



### ESPAÑOLA BY THE NUMBERS (ESRI 2023 Demographics)



**10,445**  
City Population



**4,167**  
Households



**\$57,189**  
Avg. Household Income



**\$29,671**  
Md. Disposable Income



**571**  
Total Businesses



**5,905**  
Total Employees

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

### ESPAÑOLA AREA ECONOMY

#### TOP EMPLOYMENT SECTORS

- Health Care/Social Assistance: **2,173 Jobs**
- Professional/Scientific/Technical: **2,172 Jobs**
- Public Administration: **1,595 Jobs**



#### PLACES TO SEE



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

#### Northern New Mexico College

Española is home to the most affordable 4-year college in the Southwestern U.S. With almost 2,000 students, the school provides students with unique opportunities for academic, personal, and professional growth.

