

For Ground Lease

Prime Española Pad Site

SIGNALIZED HARD CORNER ON THE MAIN RETAIL CORRIDOR

1611 N. Riverside Dr. | Española, NM 87532

SEC N. Riverside Dr. & Valley Dr.



AVAILABLE
±0.82-Acre Pad Site



GROUND LEASE
See Advisor For Rate

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
 - McDonald's - #1 in NM in Sales Volume
 - Chili's
 - Freddy's - #1 in NM for Visits
 - Taco Bell - Top 5 in NM for Visits
 - AutoZone - Top 5 in NM for Visits
 - Starbucks
 - Wendy's
- 20-Mile Regional Draw:
 - Population: 69,386
 - Avg. Household Income: \$113,341
 - Daytime Employment: 45,573

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PRIME ESPAÑOLA PAD SITE

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LOCATION

Demographics	1 mile	3 mile	5 mile	20 mile
Total Population	3,784	15,575	22,973	69,386
Average HH Income	\$74,698	\$71,149	\$74,614	\$113,341
Daytime Employment	1,569	7,967	9,011	45,573

2024 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 Clara, 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.

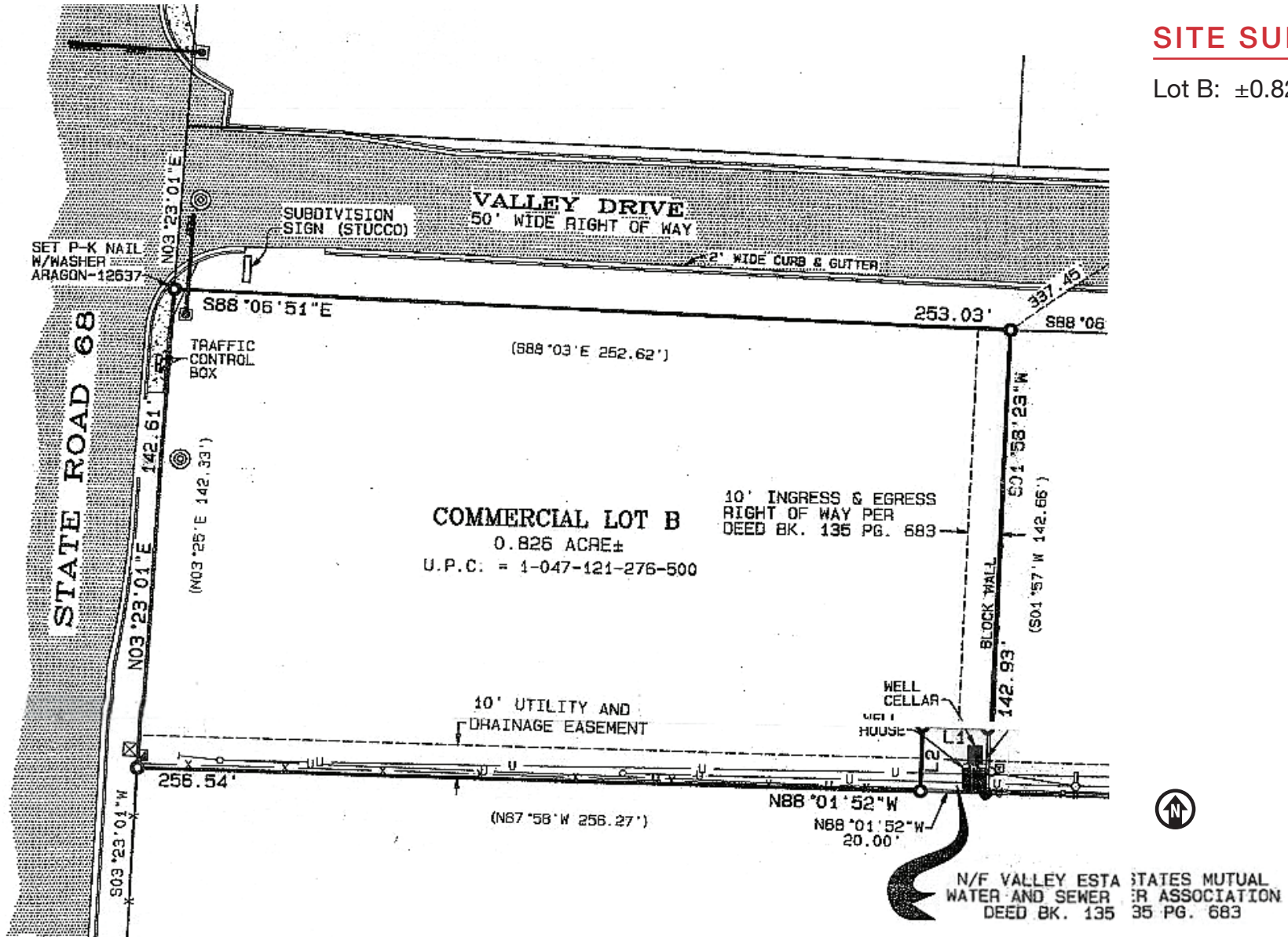
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SITE SURVEY

Lot B: ±0.82 Acres



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.



40,176
Española
MSA
Population



ESPAÑOLA BY THE NUMBERS (ESRI 2024 Demographics)



10,464
City Population



4,230
Households



\$68,260
Avg. Household Income



\$38,018
Md. Disposable Income



552
Total Businesses



6,569
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.

