

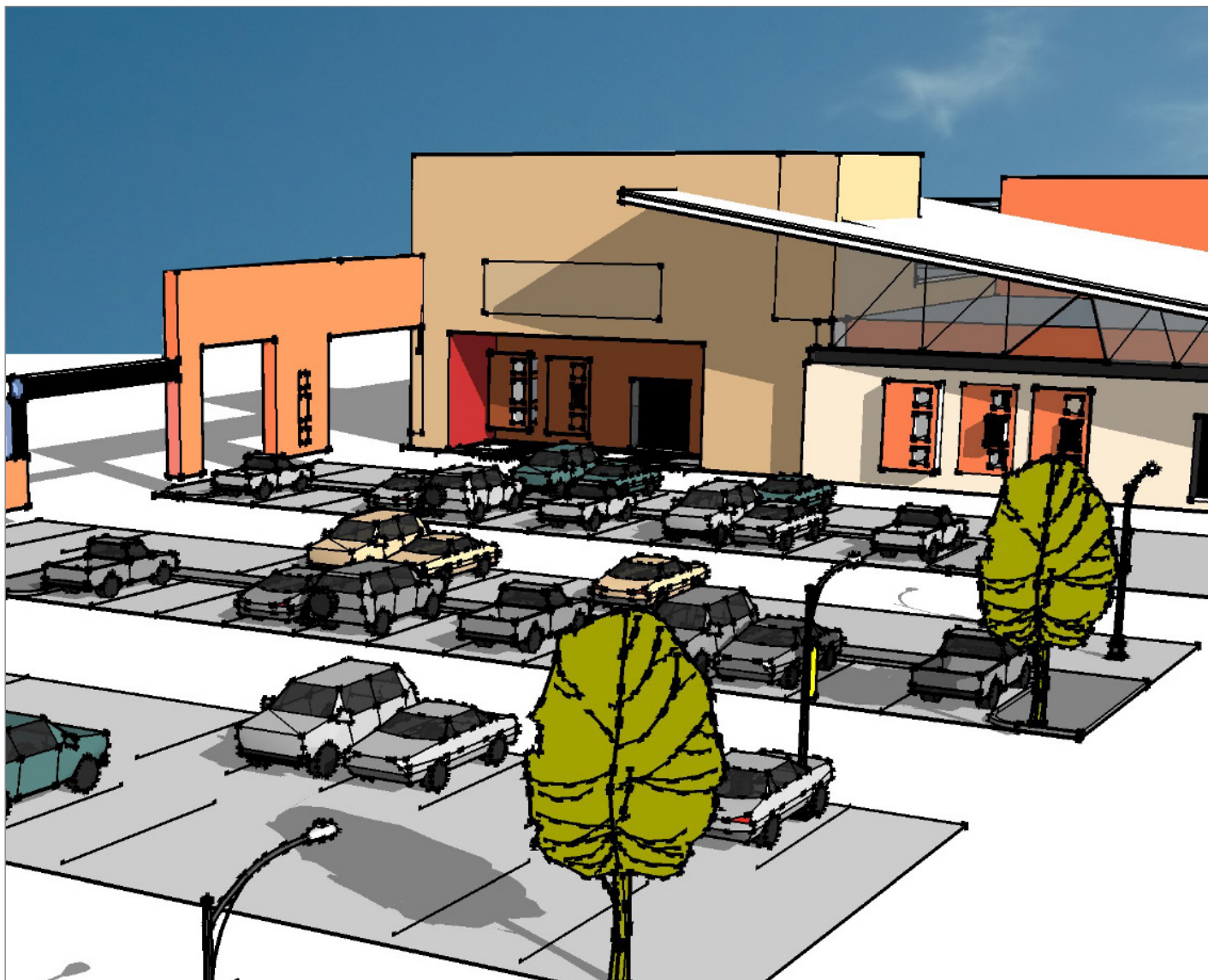
**FOR SALE OR LEASE**

1509 N. Riverside Dr. | Española, NM 87532

*SEQ Riverside Dr. & Valley Dr.*

# Las Fuentes @ Riverside

PAD SITES AVAILABLE



## LEASE RATE

- Ground Lease: See Broker
- Retail Lease: See Broker

## SALE PRICE

- \$12.00 - \$18.00/SF

## LAND

- ±17.088 Acres

## BENEFITS

- Strategically positioned in 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:
  - Super Walmart
  - McDonald's
  - Chili's
  - Freddy's
  - Autozone
  - Wendy's
  - Taco Bell

got space

**NAI SunVista**

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

**Carlos Garcia**

Owner/Broker

[carlos@sunvista.com](mailto:carlos@sunvista.com) | 505 670 3181

**Joel Cumplido**

[joel@sunvista.com](mailto:joel@sunvista.com)

505 670 3328



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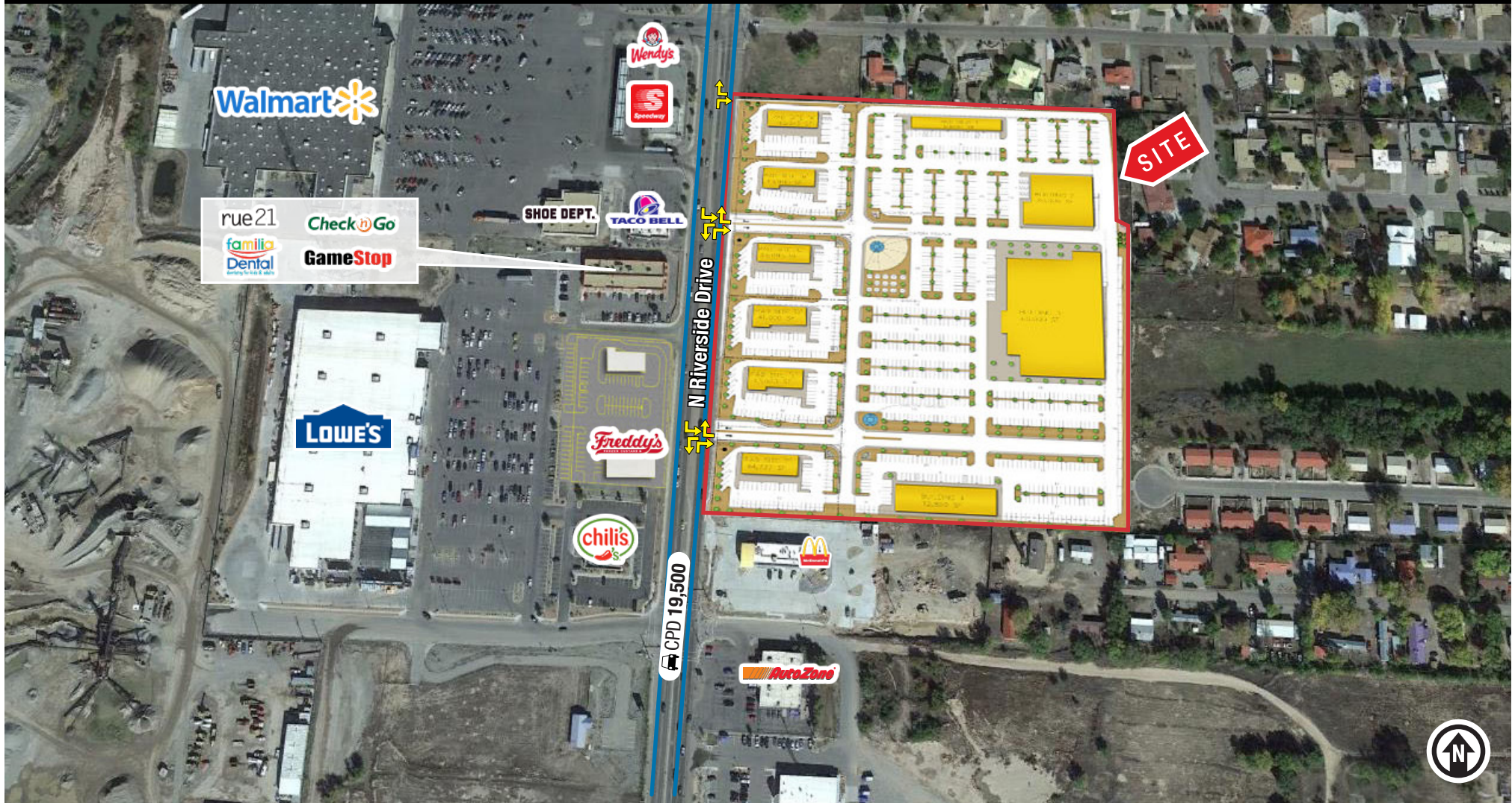
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Las Fuentes @ Riverside promises to be a fun community destination for shopping, dining & recreation!



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2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,241	15,495	23,174
Average HH Income	\$50,607	\$54,181	\$55,971
Daytime Employment	1,653	6,956	7,582
2020 Forecasted by Esri			

## Española's Growing Economy

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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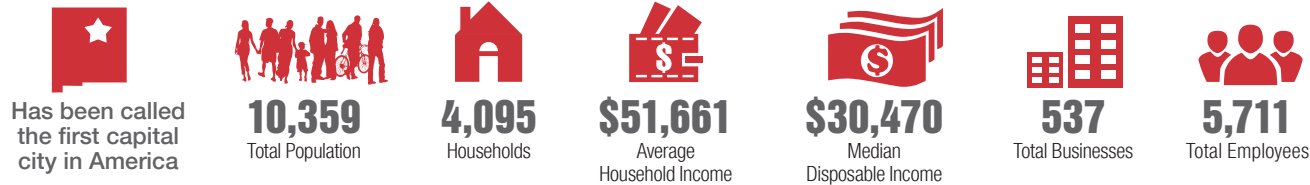
# Española

## TRADE AREA ANALYSIS

### Española | Where Cultures Unite

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#### Española by the Numbers (ESRI 2020 Demographics)



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

#### PLACES TO SEE IN ESPAÑOLA

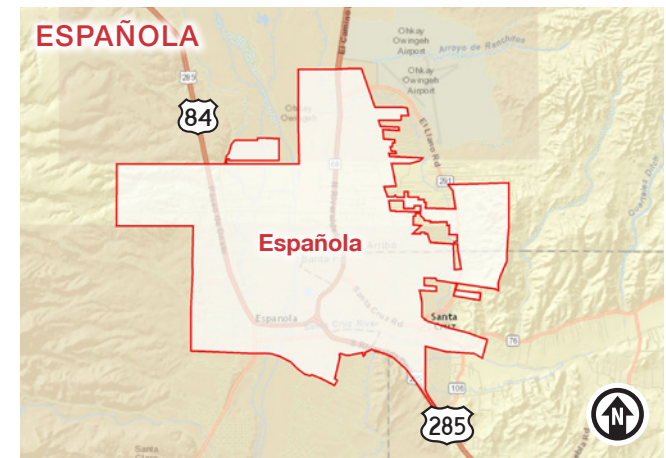
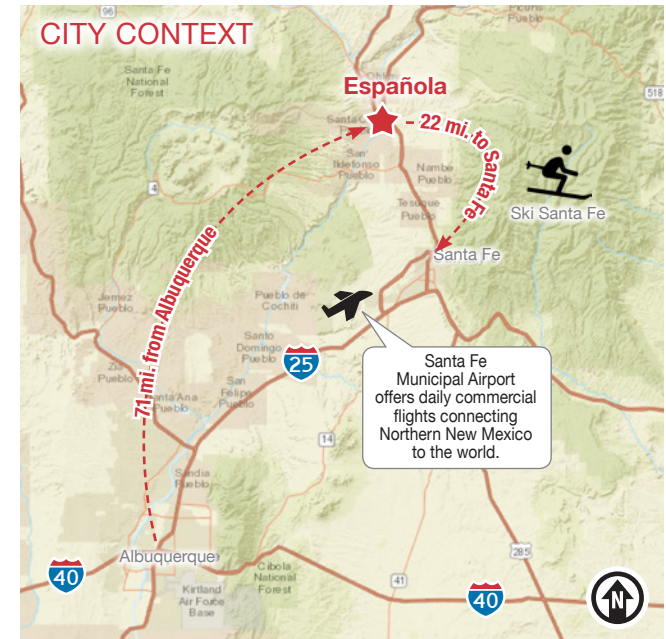
- PUYE CLIFF DWELLINGS
- THE BOND HOUSE MUSEUM
- CHIMAYO TRADING POST
- SANTA CRUZ LAKE



**\$106**  
Median  
residential  
\$/Sq.Ft. in  
Española

**\$255**  
Median  
residential  
\$/Sq.Ft. in  
Santa Fe

**\$236**  
Median  
residential  
\$/Sq.Ft. in  
Taos



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