

# Ground Lease

# Prime Taos Retail Land

ON TAOS' MAIN CORRIDOR WITH **Walmart** **Walgreens** **Albertsons**

814 Paseo del Pueblo Sur | Taos, NM 87571

SWQ Paseo del Pueblo Sur & Cruz Alta Rd.



## GROUND LEASE RATE

- \$90,000/Year

## AVAILABLE

- Land: ±1.25 Acres

## ZONING

- Commercial

## PROPERTY HIGHLIGHTS

- 138' frontage on Paseo del Pueblo Sur
- Centralized location in between Walmart, Albertson's and Walgreens
- Strong visibility - More than 20,000 cars per day
- Full access
- Ideal for QSR/Drive-thru

got space

**NAI SunVista**

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505 878 0001 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

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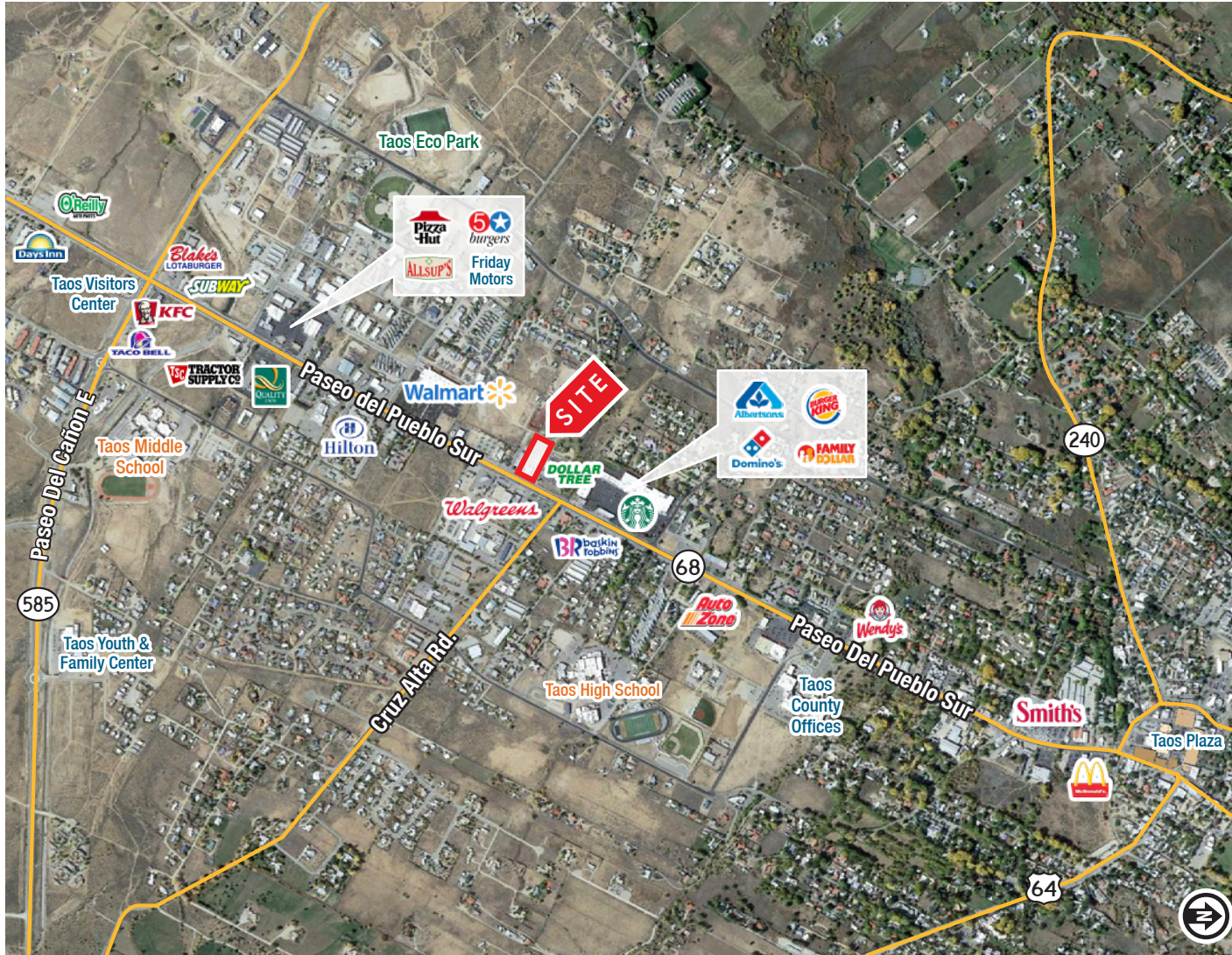


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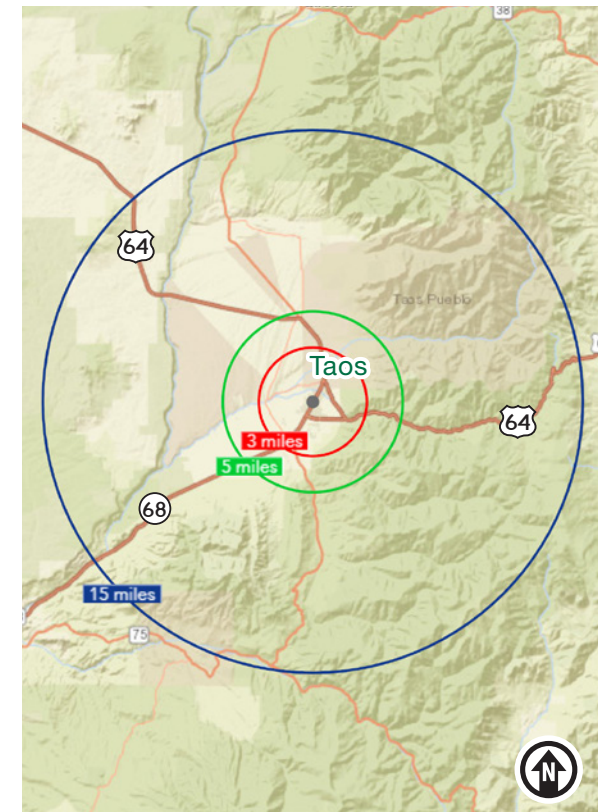
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## LOCATION

2021 Demographics	3 mile	5 mile	15 mile
Total Population	12,353	18,611	25,650
Average HH Income	\$59,899	\$63,300	\$67,793
Daytime Employment	9,498	10,006	10,936

2021 Forecasted by Esri



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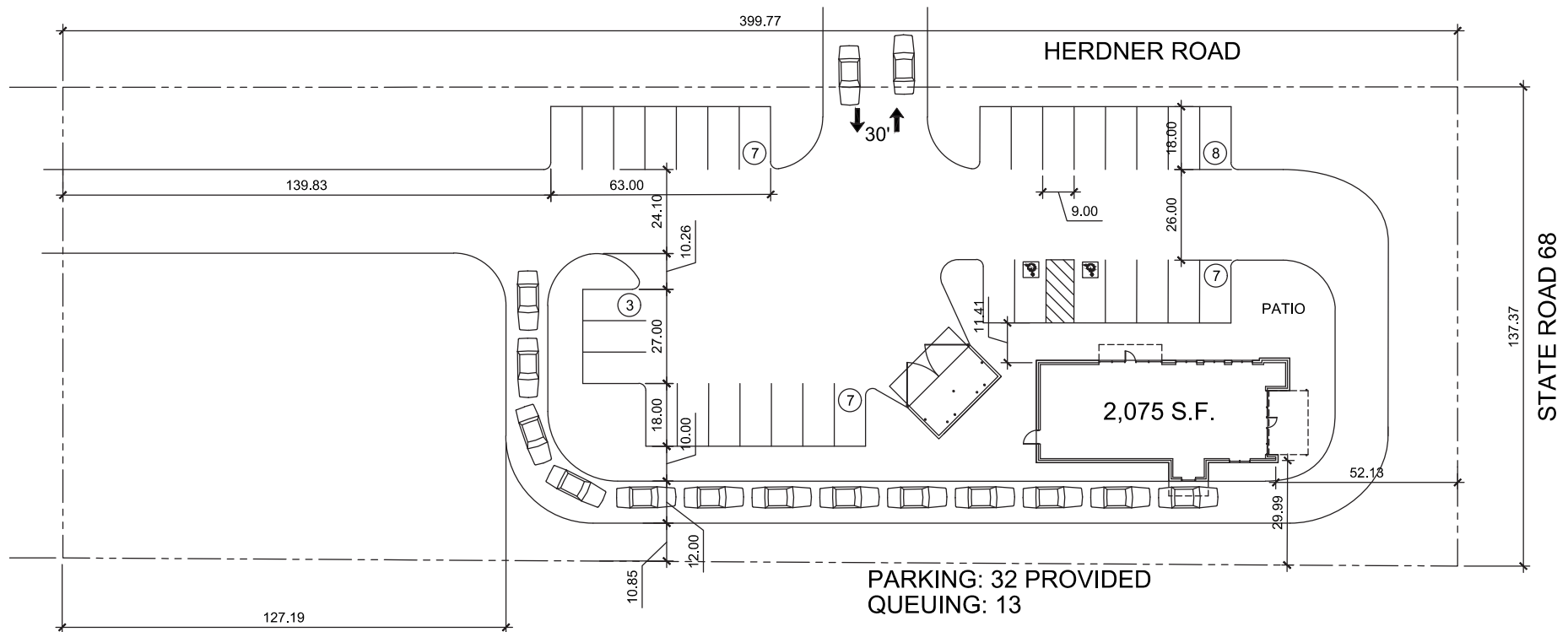
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CONCEPTUAL SITE PLAN

AVAILABLE

Land: ±1.25 Acres



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# Taos

## TRADE AREA ANALYSIS

### Taos | New Mexico

**Taos** is located amid the awe-inspiring Sangre de Cristo Mountains of the southern Rockies with impressive features both new and historic. Taking full advantage of the high mountain terrain, Taos Ski Valley is a winter enthusiasts' haven and is undergoing a \$350 million total upgrade to remain one of America's premier ski vacation destinations. The Taos airport is expanding to increase aircraft size and all-weather capabilities, sparking new retail and commercial growth. Additionally, outdoor enthusiasts flock to the area to take advantage of the Rio Grande del Norte National Monument. The challenging landscape is comprised of open plains, steep canyons and rivers alike, with vistas that capture the imagination of all. Taos Pueblo is one of the most significant historical and cultural landmarks in the world. It is also the only Native American community declared both a National Historic Landmark and a World Heritage Site, attracting 100,000 visitors annually.

#### Village of Taos by the Numbers (ESRI 2021 Demographics)



"North America's 4th **BEST SKI TOWN**", *USA Today (2020)* | "One of the 10 Best Road Trips in the U.S.", *Smarter Travel (2020)*



#### TAOS SKI VALLEY FUN FACTS

**Average Annual Snowfall**  
Taos Ski Valley **321"**  
Town of Taos **35"**

**Taos Ski Valley is home to the world-renowned Ernie Blake Snowsports School**

**16 lifts • 112 runs**  
**±260,000 visitors/year**

#### Interesting Things About Taos

- Oldest continuously-inhabited community in the U.S. (more than 1,000 years)
- Taos Pueblo, a UNESCO World Heritage site, draws 100,000 visitors a year.
- In the 1800s, Taos Ski Valley was a small copper mining town named "Twining".
- Taos boasts 285 sunny days per year and a comfort index of 69/100 (U.S avg: 44)
- Ranked in "The Top 20 places that Americans are Dreaming About Right Now", *Forbes (2020)*
- An ongoing low-frequency noise, audible only to some, is thought to originate somewhere near this town and is consequently sometimes known as the Taos Hum.



The Kachina lift serves the highest elevation of any triple chair on the North American continent, to a peak elevation at of 12,481 ft.



**Taos Ski Valley** is the first ski resort in the world to receive B Corporation certification, meeting rigorous standards of social and environmental performance, accountability, and transparency.



**TAOS AIRPORT:** 5,800-ft. runway, no commercial service  
**SANTA FE AIRPORT:** 1 hour, 15-min. drive  
**ALBUQUERQUE AIRPORT:** 2 hours, 30-min. drive, shuttles to Taos

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