

For Sale

Multi-Unit Professional Office Building

LOCATED NEAR HOSPITAL & SHOPPING CENTER

1100 Mesa Verde Ave. | Grants, NM 87020

SWQ Roosevelt Ave. & Mesa Blvd.

OWNER FINANCING AVAILABLE



This property is in a
HUB Zone

For small companies operating/
employing people in Historically
Underutilized Business Zones.



Building: ±4,320 SF
Land: ±0.31 Acres



Sale Price:
\$259,000

PROPERTY HIGHLIGHTS

- Four professional office suites
- Well-maintained building
- New roof in 2021
- Electrical system update in 2021
- Updated cooling units on all suites
- Strong visibility
- Plenty of parking
- Great owner/user investment opportunity
- Existing leases have potential to remain
- Zoning: C-1, Grants

NAI SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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got space

FOR MORE INFORMATION:

Genieve Posen

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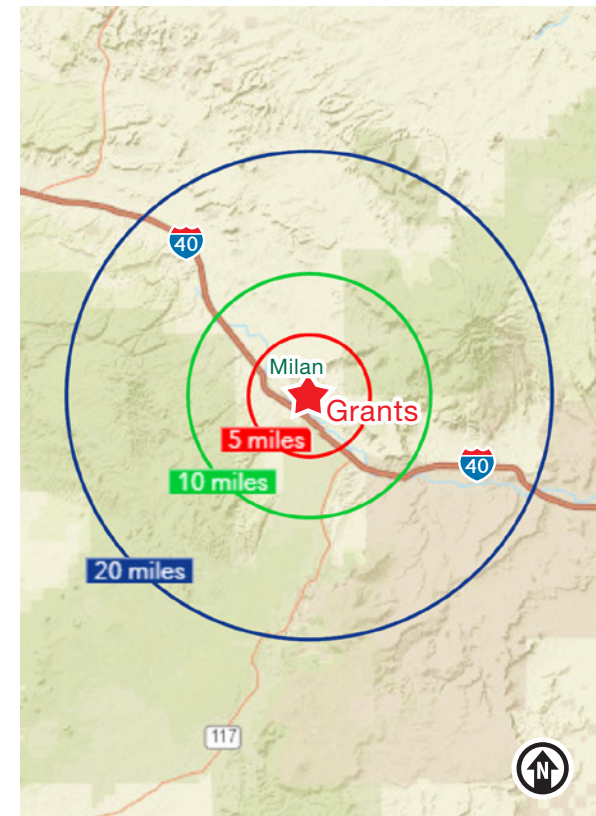
SITE

- Building: $\pm 4,320$ SF
- Land: ± 0.31 Acres

LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	13,317	14,718	20,618
Average HH Income	\$55,540	\$56,017	\$55,871
Daytime Employment	5,017	5,127	6,400

2021 Forecasted by Esri



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PHOTOS



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Grants

TRADE AREA ANALYSIS

Grants | Why Here? Why Now?

Although Grants was founded in the late 1870s, people had been making this region their home since the 12th century, when the Anasazi established an advanced civilization in Chaco Canyon to the north. With more than 5,000 inhabitants, Chaco included 40 underground ceremonial kivas and communal living quarters with more than 600 rooms. The Anasazi suddenly disappeared, but anthropologists trace the roots of today's Native American Pueblo Indians living throughout western New Mexico to these ancient people.

Today, Grants is a growing tourist destination favored for its fishing and boating at Bluewater and Ramah lakes, its championship golf, its proximity to Anasazi ruins and its outdoor recreation in national monuments and forests.

Grants by the Numbers (ESRI 2021 Demographics)



After the decline of logging in the 1930s, Grants-Milan gained fame as the “carrot capital” of the United States.



GRANTS EMPLOYMENT REPORT CARD

Primary Employment Sectors

- Retail Trade (14.4%)
- Public Administration (12.8%)
- Other Services (12.6%)
- Health Care & Social Assistance (11.8%)
- Accommodation & Food Services (8.6%)
- Finance & Insurance (7.1%)
- Real Estate (6.3%)
- Professional, Scientific & Tech (5.0%)
- Construction (3.3%)



Grants is Home to Two National Solar Power Facilities

Patricio “Paddy” Martinez, American prospector and shepherd, discovered uranium at Haystack Mesa, near Grants, New Mexico in 1950. This was the first discovery in the Grants Uranium District, and led to a uranium boom that lasted almost 30 years.



Capitalizing on Cannabis

Grants is the new home to Bright Green Corporation's \$300 Million dollar high-tech cannabis research facility, one of the largest in the nation. Construction starts in late 2021.



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