For Ground Lease

Prime Española Pad Site

AT A SIGNALIZED HARD CORNER ON MAIN RETAIL CORRIDOR

1611 N. Riverside Dr. | Española, NM 87532

SEC N. Riverside Dr. & Valley Dr.



LEASE RATE

Ground Lease: See Advisor

AVAILABLE

±0.92-Acre Pad Site

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 Top 5 in New Mexico
 - McDonald's #1 in New Mexico
 - Chili's
 - Freddy's
 - AutoZone
 - Wendy's
 - Taco Bell
 - Dollar Tree
- Dairy Queen
- 20-Mile Regional Draw
 - Population: 67,200
- Avg. Household Income: \$94,408
- Daytime Employment: 21,462



For Ground Lease

Prime Española Pad Site

AT A SIGNALIZED HARD CORNER ON MAIN RETAIL CORRIDOR

1611 N. Riverside Dr. | Española, NM 87532



LOCATION

Demographics		1 mile	3 mile	5 mile	20 mile
8	Total Population	4,095	15,154	22,820	67,200
3	Average HH Income	\$56,688	\$54,879	\$58,167	\$94,408
	Daytime Employment	1,616	7,208	7,783	21,462

2021 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 Claran, 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.



Española

TRADE AREA ANALYSIS

Española | Where Cultures Unite

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. 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 Claran, 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. The City is investing in transportation, expanding its number of parks and creating trails and open space while conserving public lands and critical habitats.

Española by the Numbers (ESRI 2021 Demographics)



Has been called the first capital city in America



10,174 Total Population



4,025Households



\$53,446 Average



\$28,425 Median



545Total Businesses



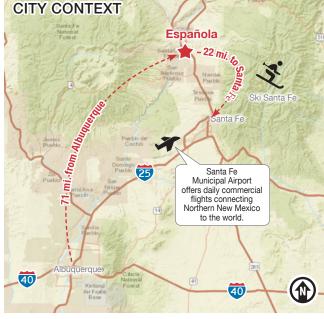
6,169 Total Employees

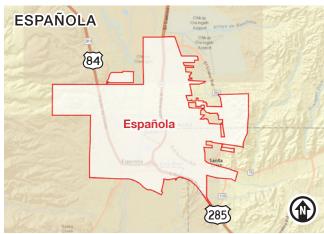
Española is situated in an area Juan de Oñate declared a capital for SPAIN IN 1598.

PLACES TO SEE IN ESPAÑOLA

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









The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal coursel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.