

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
 - Dairy Queen
- 20-Mile Regional Draw
 - Population: 67,200
 - Avg. Household Income: \$94,408
 - Daytime Employment: 21,462

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LOCATION

Demographics	1 mile	3 mile	5 mile	20 mile
Total Population	4,095	15,154	22,820	67,200
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 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.

Española | Where Cultures Unite

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Española by the Numbers (ESRI 2021 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
- TESUQUE PEAK TRAIL

