

HARBOR FREIGHT  
SPORTING GOODS

BIG  
5  
SPORTING GOODS

Carlos Garcia

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Ndel  
Norte  
CREDIT UNION

Garcia Tree LLC

NEW MEXICO  
BANK & TRUST

DOLLAR TREE

MURPHY  
USA

Wendy's

Speedway

TACO  
BELL

petsense

GameStop

Freddy's  
STEAKBURGERS

LOWE'S

Starbucks

Chili's

McDonald's

ANYTIME  
FITNESS

AutoZone

Blue Bus

DEL TACO

CHAMPION  
XPRESS CARWASH

Denny's

Mariscos La Playa

SONIC

El Centro

Española  
Transit Mix

N. Riverside Dr.

SITE

±16.86 Ac

Rio Grande

# FOR SALE & LEASE

## Retail Development Opportunity

1509 N. Riverside Dr. Española, NM 87532

AVAILABLE

±16.86 Ac.

SALE PRICE

\$5,952,000 (\$8.00/SF)

LEASE RATE

See Advisors

ZONING

B-2 | General Commercial

GARSAGROUP  
COMMERCIAL REAL ESTATE



# PROPERTY OVERVIEW

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Pad Sites: See Advisors

## LEASE RATE

See Advisor

## ZONING

B-2 | General Commercial

## HIGHLIGHTS

- A future destination for shopping, dining & recreation
- Strategically positioned in the main retail corridor of the Española Valley
- Property is comprised in 3 separately deeded lots
- Great visibility
- Excellent national co-tenancy:
  - Walmart Supercenter
  - Lowe's Home Improvements
  - McDonald's
  - Chili's
  - Freddy's
  - Starbucks

**SALE/LEASE** Retail Development Opportunity

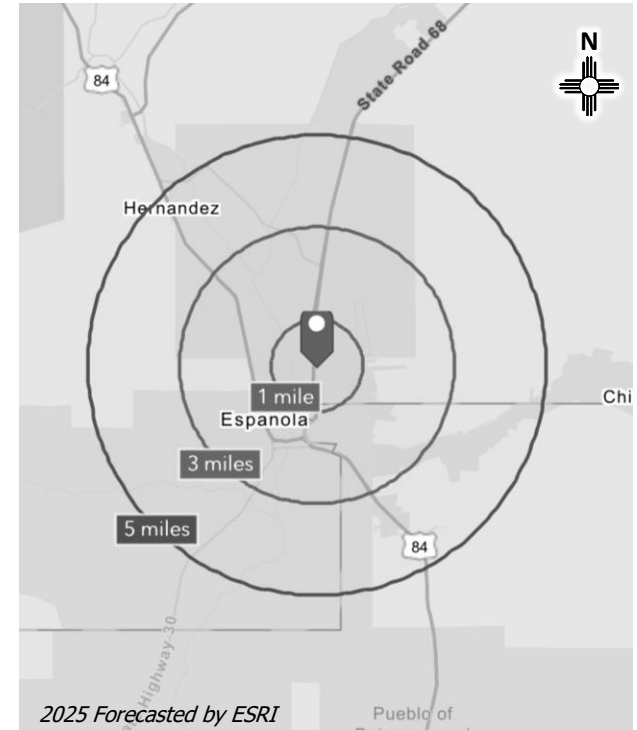




# MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,937	15,649	23,197
Average HH Income	\$71,591	\$71,121	\$75,083
Total Business	164	618	710
Total Employees	1,829	7,089	7,948

**SALE/LEASE** Retail Development Opportunity





# PAD SITES

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**SALE/LEASE** Retail Development Opportunity

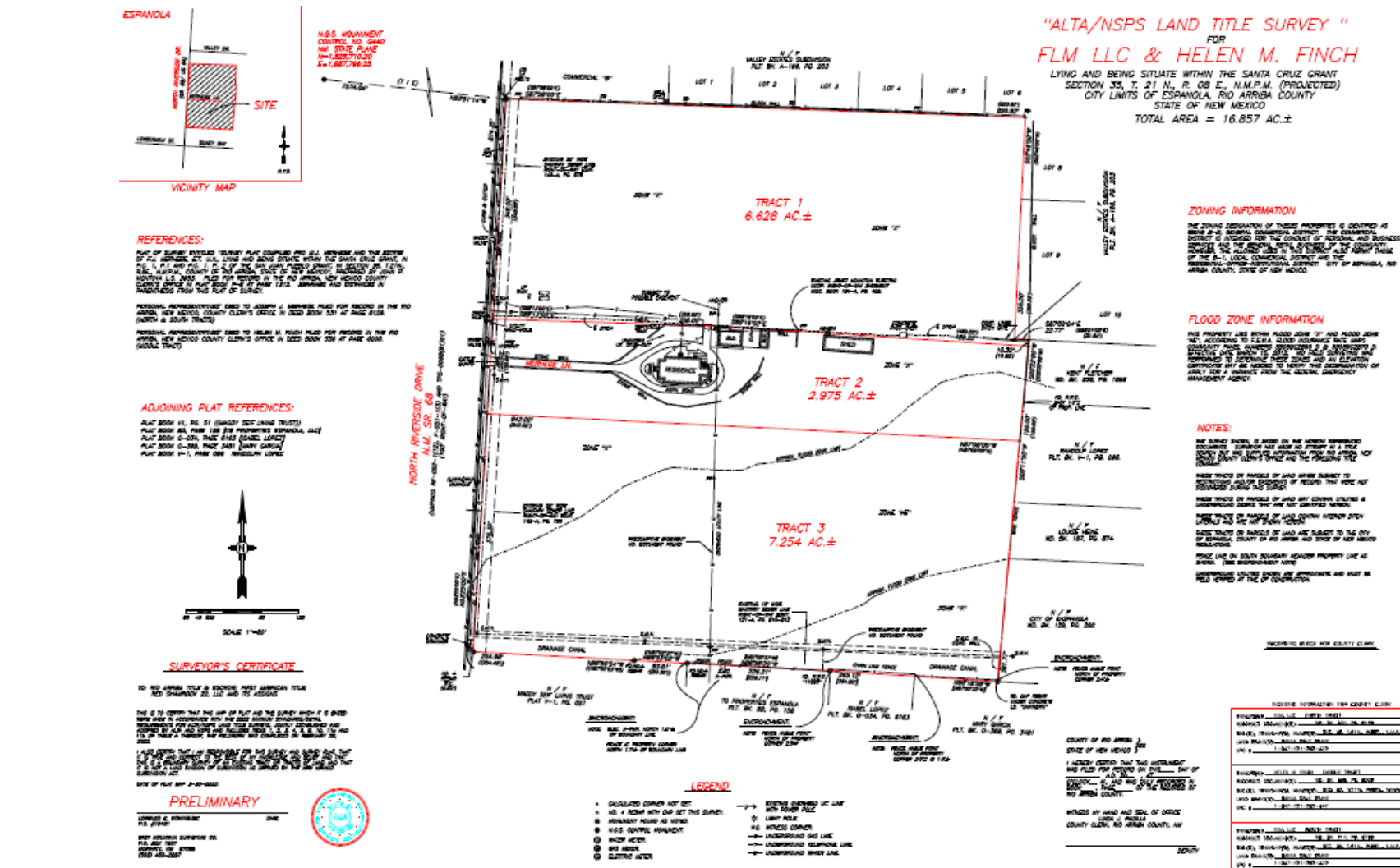


## SURVEY

## Joel Cumplido

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[www.garsagroup.com](http://www.garsagroup.com)

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