# First-Generation Retail Endcap

GALLUP RETAIL WITH HIGH-VISIBILITY



915 E. Hwy. 66 | Gallup, NM 87301

N SunVista Got Space

**±1,545 SF Available** 

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### **PROPERTY**

### **AVAILABLE**

■ ±1,545 SF

#### **LEASE RATE**

See Advisors

#### **HIGHLIGHTS**

- Excellent visibility
- Seconds from I-40
- National co-tenant
- In the heart of Gallup along Historic Hwy. 66 just off busy I-40
- Gallup is a regional trade center serving almost 100,000 people within 50 miles

### ZONING

HC

### LOCATION

• SWQ I-40 & S. Ford Dr.

**N** SunVista

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LOCATION			
Demographics	3 Mile	5 Mile	50 Mile
Total Population	18,684	22,352	95,047
Average HH Income	\$80,707	\$79,623	\$64,714
Daytime Employment	15,191	16,310	33,736

2024 Forecasted by Esri





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# Gallup

## TRADE AREA ANALYSIS

### GALLUP | PAST AND PRESENT CONVERGE

Gallup features a diverse culture with 43% of the local population being Native American. The predominant local tribes are Navajo, Hopi, and Zuni. The city was founded in 1881 as a railhead for the Atlantic and Pacific Railroad, and named after David Gallup, a paymaster for the railroad. It is on the Trails of the Ancients Byway, one of the designated New Mexico Scenic Byways. The town has a long association with the mining and railroad industries, although tourism has been most significant to the local economy more recently. Gallup has long served as a regional trade center to almost 100,000 people within 50 miles. It also serves as a primary stop for many on highly-traveled I-40.

#### GALLUP BY THE NUMBERS (ESRI 2024 Demographics)



Gallup has been named America's **Most Patriotic Small Town** by map publisher Rand McNally.

### **Native Culture**

Gallup is home to three major events that showcase and celebrate Native American arts and culture:

- Gallup Inter-Tribal Indian Ceremonial
- Gallup Native Arts Market
- Summer Nightly Indian Dances



## **Healthcare Hub**

The City of Gallup is the regional health care hub for an estimated 200,000 people

living in northwest New Mexico and northeast Arizona, including a service area that covers a substantial portion of the Navajo Nation. Such a large population provides for health care business stability and opportunity. Efforts are underway to develop the next generation of health care infrastructure necessary to ensure City of Gallup as a central health care hub.

### LARGEST EMPLOYERS IN GALLUP

Santa Fe

Clovis

Roswell

Carlsbad

- Gallup-McKinley County Schools
- Gallup Indian Medical Center

Las Cruces

Wal-Mart

Farmington

Albuquerque

Gallup

- Rehoboth McKinley Christian Hospital
- City of Gallup
- Bureau of Indian Affairs
- UNM-Gallup
- Zuni Public School District
- Peabody Energy
- Andeavor/Western Refining



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 counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

### **Alexis Lovato**

**Randall Parish**