

# VERSATILE BUILDING FOR SALE

2515 Route 66 | MORIARTY, NM 87035

Located between Route 66 & I-40

High visibility with 56,300 CPD



CLAY AZAR, CCIM | (505) 480-9777 | [clay@mcrcnm.com](mailto:clay@mcrcnm.com)  
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

**Metro Commercial**  
REALTY. INC.



## 2515 Route 66 | MORIARTY, NM 87035

### Details:

- Building: 5,844 sf office / showroom / warehouse
- Land Size: 1.083 AC
- Zoning: C-2 Heavy Commercial (City of Moriarty)



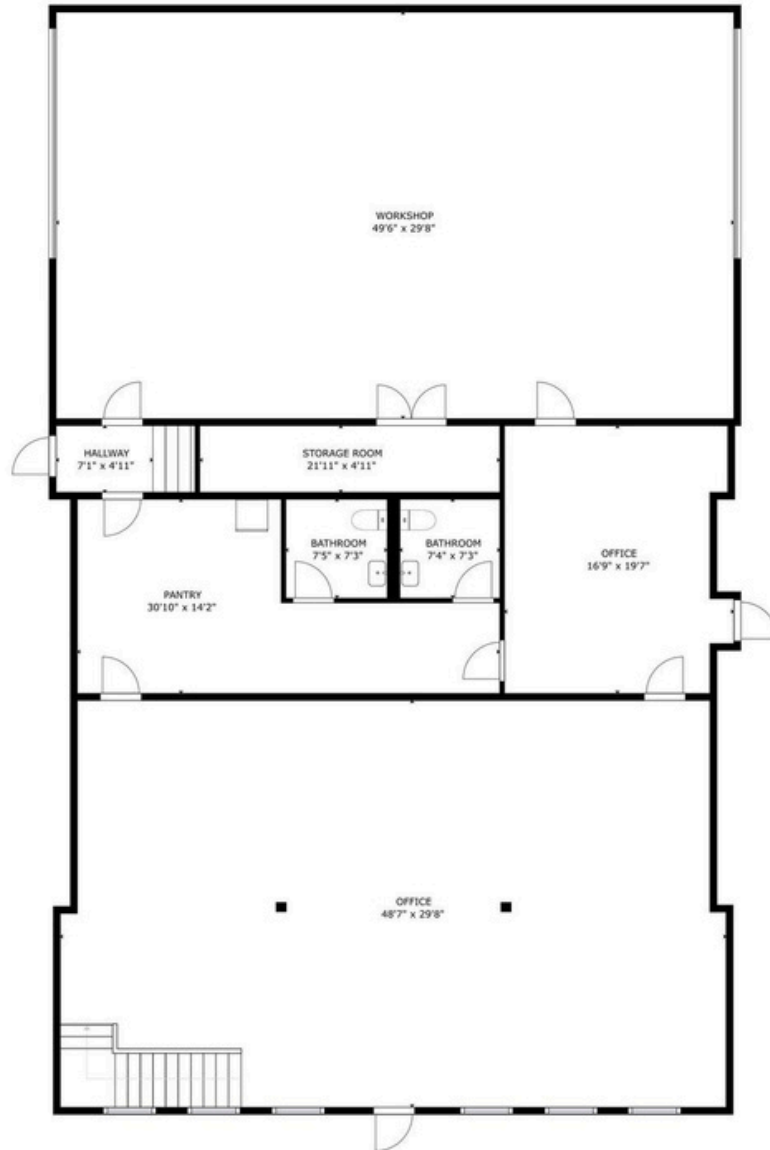
### Highlights:

- Situated between Route 66 and I-40, just West of Exit 194 (Kings Farm Rd. & Green Rd.)
- Excellent signage and visibility from I-40
- Approx. 30 miles outside of Albuquerque
- 16' warehouse ceiling height
- 80' x 25' metal truck port (14' - 18' clear height)

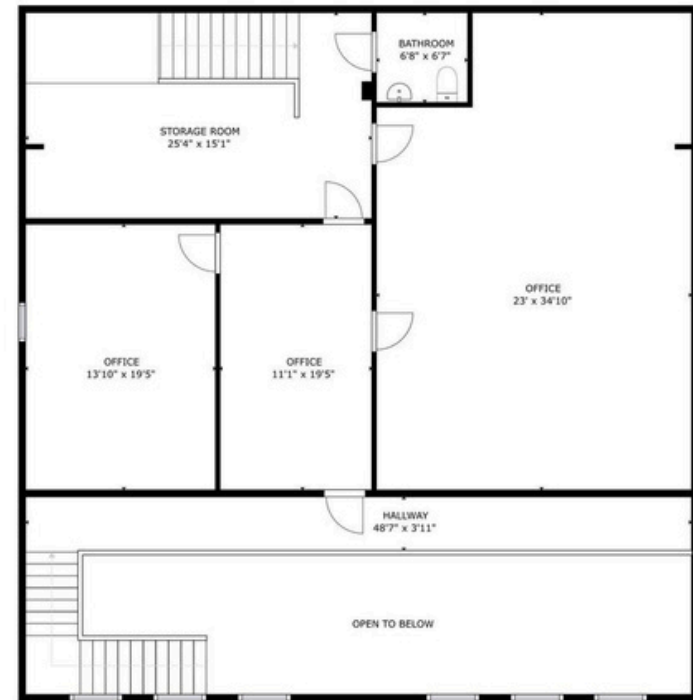
**FOR SALE: \$549,000** (\$94/sf)



# FLOOR PLANS



FLOOR 1

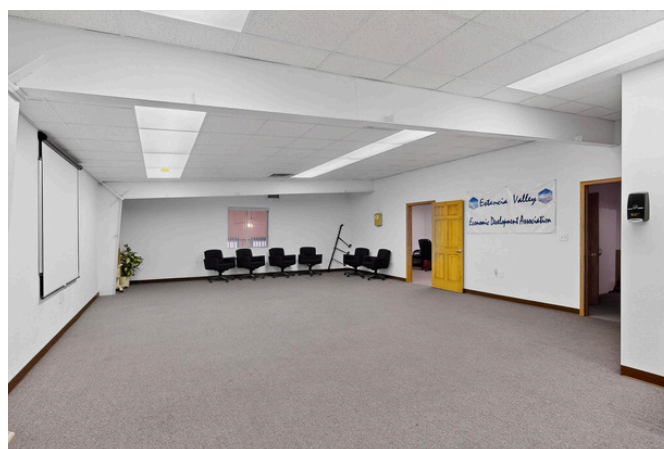
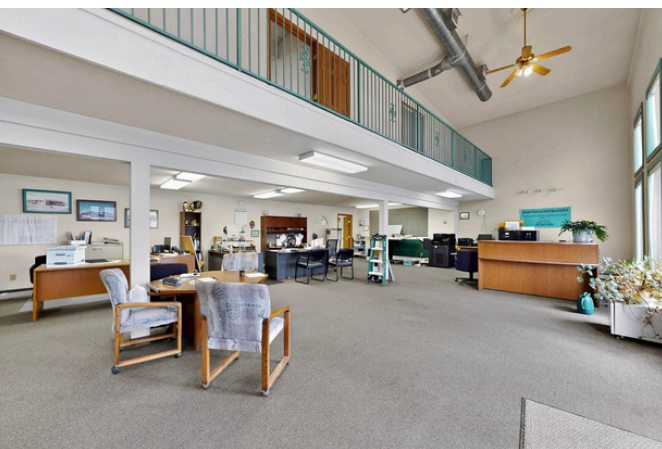


FLOOR 2











# TRADE AREA

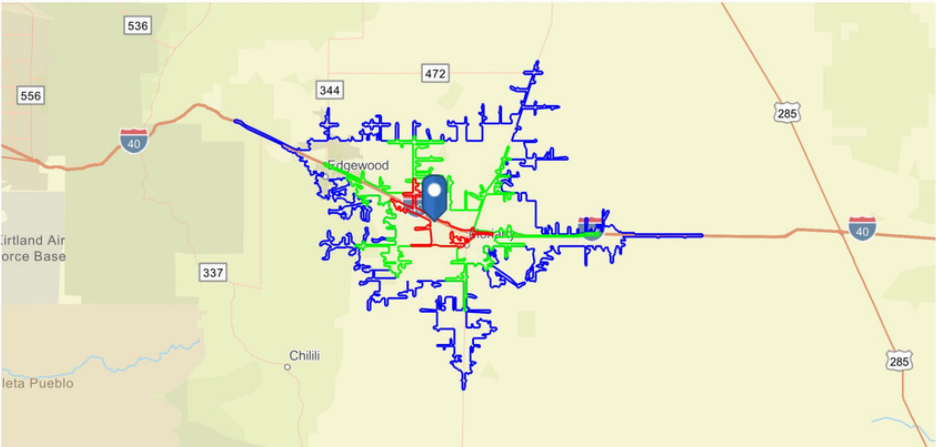




# Benchmark Demographics

2515 US Rt 66 Loop, Moriarty, New Mexico, 87035

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 87035 (Moriarty)	Counties Torrance County	States New Mexico	United States of America
Population Age 0-4	4.85%	5.02%	5.09%	4.89%	4.80%	5.35%	5.39%
Population Age 5 to 9	5.05%	5.26%	5.35%	5.20%	5.04%	5.61%	5.75%
Population Age 10 to 14	5.65%	5.64%	5.87%	5.87%	5.65%	6.03%	5.98%
Population Age 15 to 19	6.26%	6.05%	5.69%	6.06%	5.77%	6.60%	6.47%
Population Age 20 to 34	18.78%	18.20%	17.26%	17.72%	16.67%	19.83%	20.33%
Population Age 35 to 54	24.01%	23.51%	23.92%	23.59%	22.37%	24.11%	25.20%
Population Age 55 to 74	26.48%	28.04%	29.14%	28.70%	30.39%	23.82%	22.82%
Population Age 75+	8.28%	8.22%	7.81%	7.97%	9.28%	8.65%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Torrance County	States New Mexico	United States of America
<\$15,000	15.9%	15.2%	10.3%	10.6%	11.0%	8.3%
\$15,000-\$24,999	13.1%	12.5%	10.7%	14.6%	8.4%	5.9%
\$25,000-\$34,999	9.7%	8.4%	10.0%	10.9%	7.9%	6.3%
\$35,000-\$49,999	10.8%	10.9%	11.3%	15.3%	11.5%	9.8%
\$50,000-\$74,999	14.8%	18.1%	20.1%	19.4%	17.6%	15.6%
\$75,000-\$99,999	11.9%	12.5%	14.4%	11.7%	12.8%	12.5%
\$100,000-\$149,999	22.7%	19.7%	15.7%	13.3%	14.2%	17.8%
\$150,000-\$199,999	0.6%	0.6%	3.5%	1.5%	8.2%	9.8%
\$200,000+	0.6%	1.9%	3.9%	2.7%	8.3%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Torrance County	States New Mexico	United States of America
Population	494	3,724	9,758	15,477	2,149,637	339,887,819
Daytime Population	559	3,427	8,194	13,520	2,129,221	338,218,372
Employees	188	1,406	3,925	4,938	968,745	167,630,539
Households	176	1,437	3,772	6,115	849,652	132,422,916
Average HH Size	2.81	2.59	2.58	2.48	2.48	2.50
Median Age	42.9	43.8	44.1	46.3	40.1	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Torrance County	States New Mexico	United States of America
Median Home Value	142,045	153,768	186,621	159,427	277,994	370,578
Owner Occupied %	75.0%	77.7%	83.1%	81.9%	69.3%	64.2%
Renter Occupied %	25.0%	22.3%	16.9%	18.1%	30.8%	35.8%
Total Housing Units	224	1,646	4,299	7,343	961,384	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Torrance County	States New Mexico	United States of America
Median HH Income	\$50,786	\$53,641	\$61,384	\$47,428	\$64,828	\$81,624
Per Capita Income	\$24,548	\$25,727	\$28,908	\$24,802	\$35,953	\$45,360
Median Net Worth	\$113,586	\$130,121	\$192,178	\$163,670	\$173,210	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.