

For Lease

* Cannabis Friendly *



Previous Facade

WESTERN STATES
COMMERCIAL REAL ESTATE

Standalone Building with Drive-Thru

601 Silkey Way | Espanola, NM 87532

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

Standalone w/ Drive-Thru

601 Silkey Way | Espanola, NM

Property Summary



Previous Facade

PROPERTY SUMMARY

Lease Rate:	\$ /yr NNN
NNN:	+/- \$ /SF
Available SF:	1,200 SF
Lot Size:	0.66 Acres



Previous Facade

PROPERTY HIGHLIGHTS

- Modern Build: Constructed in 2018
- Drive-Thru Equipped: New build-out with a functional drive-thru, perfect for streamlined customer service
- High Visibility: Prominent pylon signage on N. Riverside Dr., ensuring maximum exposure
- Heavy Traffic: Strong daily traffic flow with nearly 20,000 vehicles passing by
- Convenient Parking: Ample on-site parking to support high customer volume

Standalone w/ Drive-Thru

Aerial

601 Silkey Way | Espanola, NM



Standalone w/ Drive-Thru

Aerial

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Standalone w/ Drive-Thru

Aerial

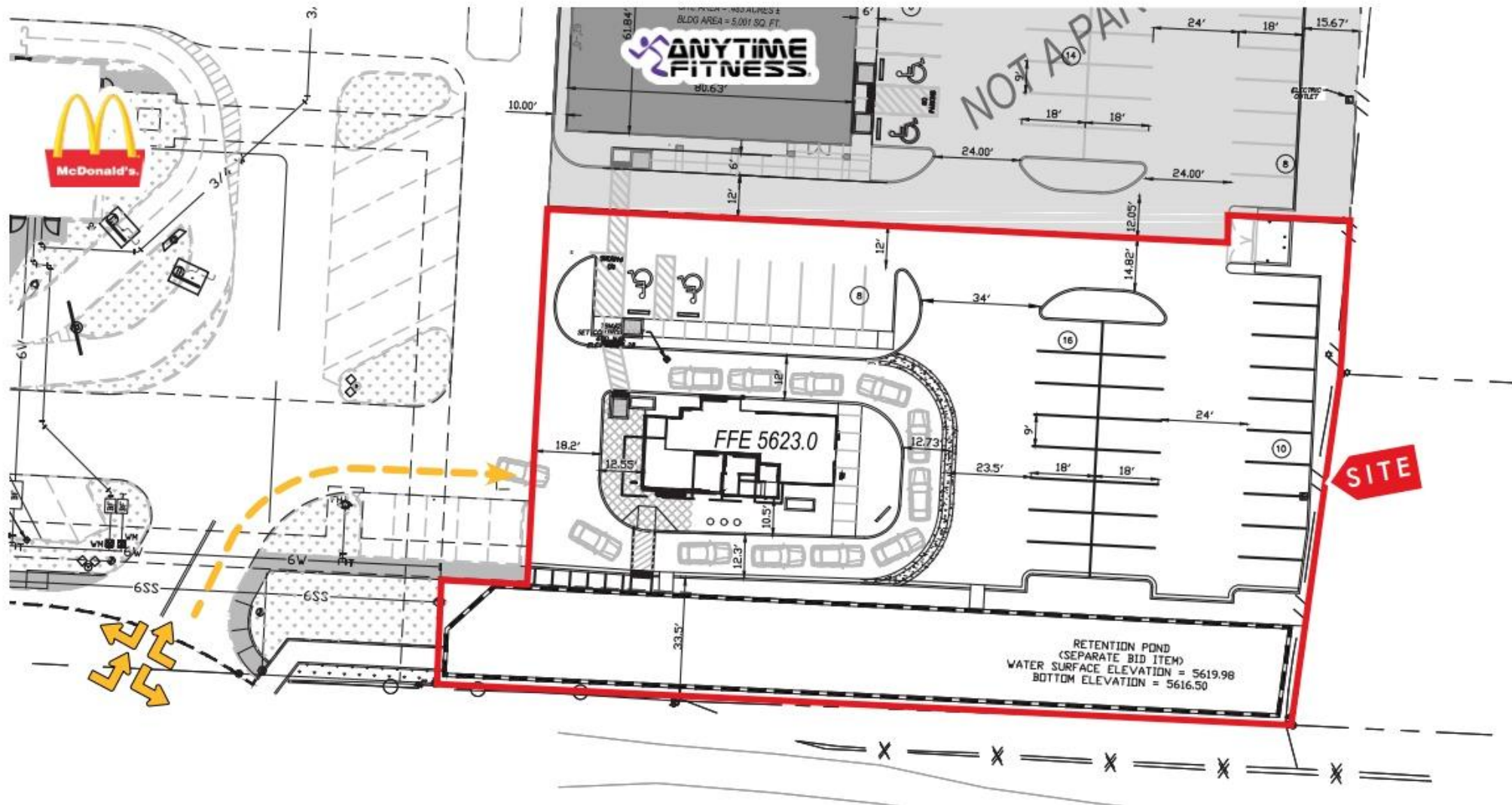
601 Silkey Way | Espanola, NM



Standalone w/ Drive-Thru

601 Silkey Way | Espanola, NM

Site Plan





Standalone w/ Drive-Thru

601 Silkey Way | Espanola, NM

Demographics

CITY, STATE

Espanola, NM

POPULATION

15,267

AVG. HH SIZE

2.58

MEDIAN HH INCOME

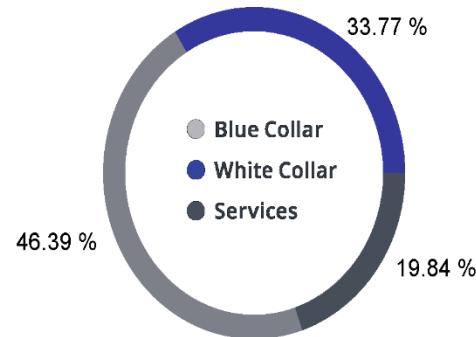
\$39,664

HOME OWNERSHIP

Renters: **1,684**

Owners: **4,187**

EMPLOYMENT



34.93 %

Employed

1.68 %

Unemployed

EDUCATION

High School Grad: **25.46 %**

Some College: **22.22 %**

Associates: **6.25 %**

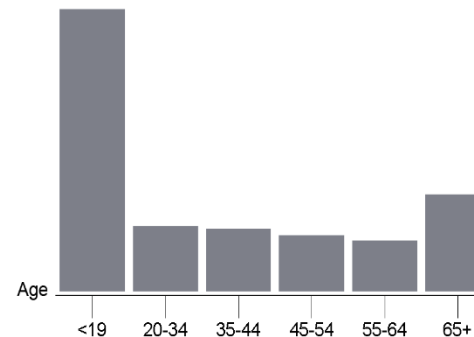
Bachelors: **33.13 %**

GENDER & AGE

48.49 %



51.51 %



RACE & ETHNICITY

White: **25.27 %**

Asian: **0.10 %**

Native American: **5.04 %**

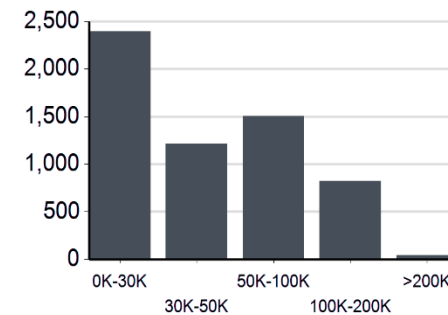
Pacific Islanders: **0.00 %**

African-American: **0.02 %**

Hispanic: **46.12 %**

Two or More Races: **23.45 %**

INCOME BY HOUSEHOLD



HH SPENDING



\$15,523



\$5,595



\$5,783



\$2,491



\$1,542



\$1,146



\$173



\$341

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