

Walmart Anchored Shop Spaces For Lease

1245 W Apache St | Farmington, NM 87401

Ste 121
±4,550 sf

Ste 115
±1,400 sf

Ste 107
±1,200 sf



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Alex Zannes

Associate
alex@kingcapitalcre.com

Diane Kappus

Associate
diane@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Property Benefits

- **Closest Major Retail to the Navajo Nation:** Located near the eastern edge of the Navajo Nation—the largest federally recognized tribe in the U.S. with nearly 400,000 members, this center benefits from consistent regional traffic and strong demand for goods and services
- **Significant Weekend Population Surge:** Farmington's population expands from approximately 46,000 to over 150,000 on weekends as shoppers from surrounding areas and the Navajo Nation travel to the city, making it the dominant retail hub in the Four Corners region.
- Retail center adjacent to high-performing Walmart Supercenter
- Strong co-tenants including Verizon, Metro PCS, Cricket, Durango Joe's and Wing Stop
- Across the street from Navajo Preparatory School
- 2017 Construction
- ~42,399 Population within a 5-mile radius
- Underserved retail trade area



Lease Availability

Suite 121 ± 4,550 sf

Suite 115 ± 1,400 sf

Suite 107 ± 1,200 sf



Lease Rate

See Broker



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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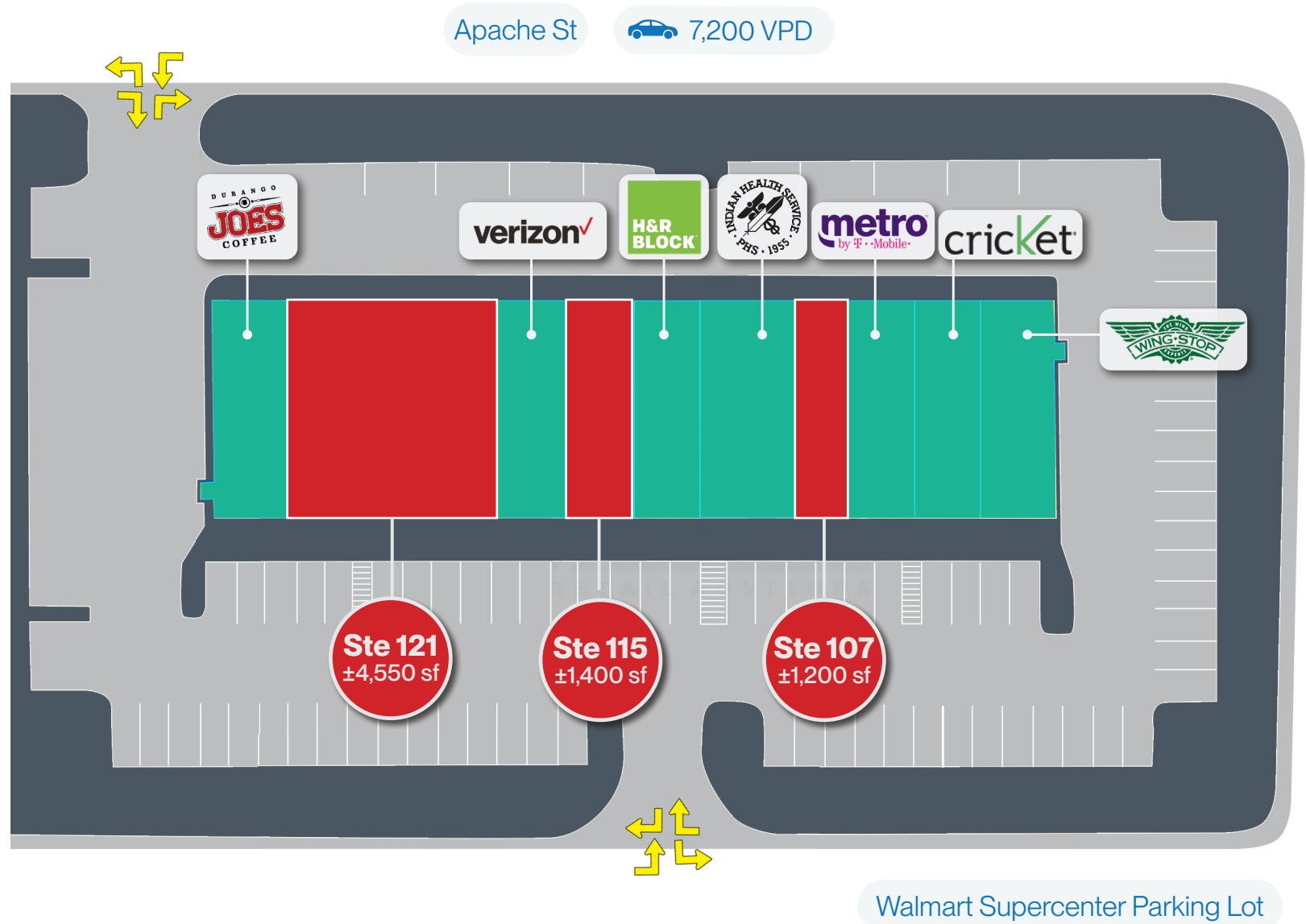
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Site Plan



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Market Aerial



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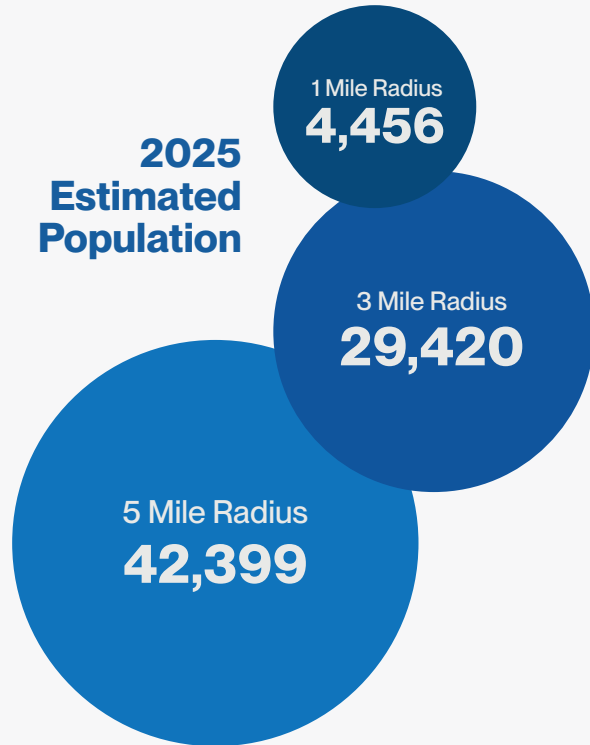
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Market Overview

2025 Estimated Population

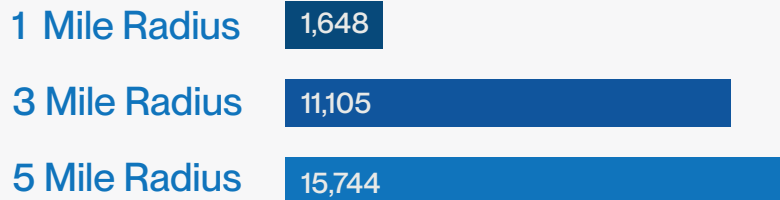


Average Household Income

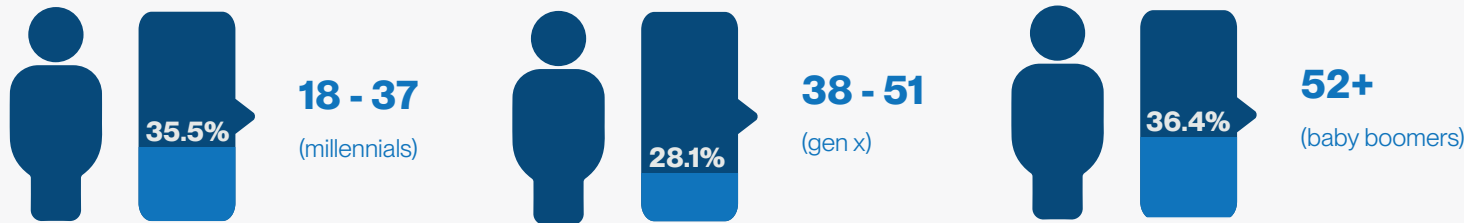


67K

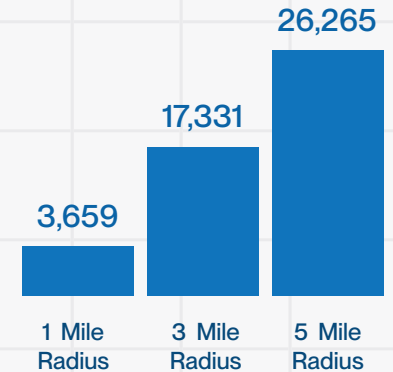
2025 Estimate Households



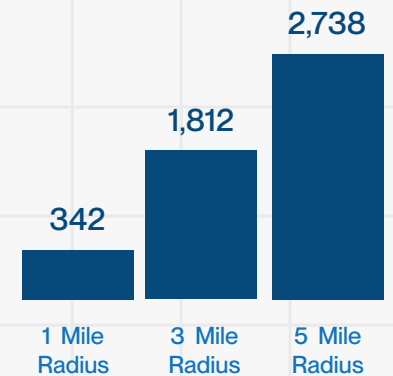
Age



2025 Estimated Total Employees



2025 Estimated Total Businesses



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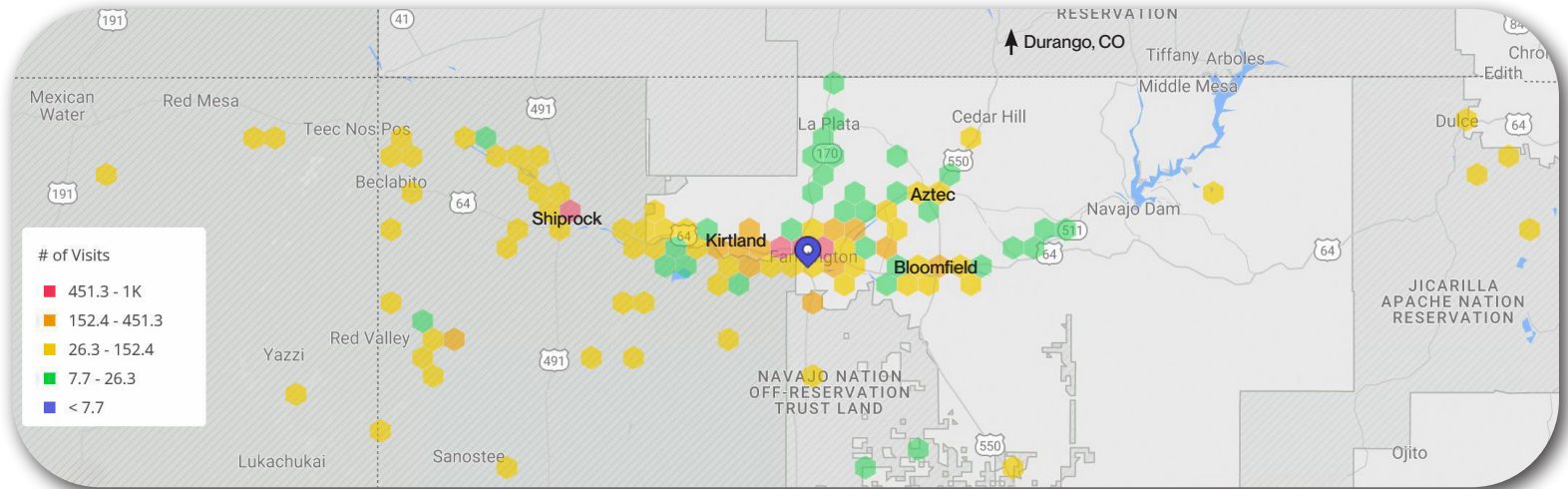
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Market Overview

True Trade Area



Shiprock

- 34-minute drive time
- Population: ~8,300

Bloomfield

- Population: ~7,400

Aztec

- Population: ~6,200

Fruitland/Kirtland

- Population: ~7,700 (combined estimate)

Durango, CO

- Population: ~19,800
- 1 hr 15 min drive



Regional Trade Area Population Reach:

- Within 30–45 min drive: ~50,000+
- Daytime population in Farmington: ~45,000–50,000
- San Juan County population: ~120,000+

The property benefits from a strong regional draw, serving communities across **Northwest New Mexico and the Four Corners region**. Shiprock, Bloomfield, Fruitland, and Aztec residents regularly travel to Farmington for shopping, services, and dining, which swells to over **150,000** shoppers, making it a true retail hub.



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4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

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kingcapitalcre.com



Alex Zannes

Associate

alex@kingcapitalcre.com
(505) 263-8999



Diane Kappus

Associate

diane@kingcapitalcre.com
(505) 697-1725