

**For Ground  
Lease**

# Prime Española Pad Site

SIGNALIZED HARD CORNER ON THE MAIN RETAIL CORRIDOR

NEC Riverside Dr. & Valley Dr. | Española, NM 87532



**AVAILABLE**

±0.86-Acre Pad Site



**GROUND LEASE**

\$95,000/Year

**ZONING** B-2, Commercial

## HIGHLIGHTS

- Strategically positioned at a signalized hard corner
- On the main retail corridor of the Española Valley
- Most vibrant location in Española
- Full access and excellent visibility
- Fundamental, proven retail location for Northern New Mexico
- Excellent national co-tenancy:
  - Walmart
  - McDonald's - #1 in NM in Sales Volume
  - Chili's
  - Freddy's - #1 in NM for Visits
  - Taco Bell - Top 5 in NM for Visits
  - AutoZone - Top 5 in NM for Visits
  - Starbucks
  - Wendy's
- 20-Mile Regional Draw:
  - Population: 69,386
  - Avg. Household Income: \$113,341
  - Daytime Employment: 45,573



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## PRIME ESPAÑOLA PAD SITE

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### LOCATION

Demographics	1 mile	3 mile	5 mile	20 mile
Total Population	3,784	15,575	22,973	69,386
Average HH Income	\$74,698	\$71,149	\$74,614	\$113,341
Daytime Employment	1,569	7,967	9,011	45,573

2024 Forecasted by Esri

### ESPAÑOLA'S GROWING ECONOMY

#### A Destination for Shopping, Dining & Recreation

Española serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money in Española.

With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. In the forefront of redevelopment, Nambe Mills is relocating from Santa Fe in what will be a multi-phase move of their entire silver working operation.

The re-invention of Main Street is attracting development with over half a dozen entrepreneurs opening shops on the street within a year.

Large resort style casinos including the Cities of Gold Casino, Ohkay Casino, Santa Clara, and the Camel Rock have all opened up in the area as well. Packed nightly and providing hundreds of jobs, the benefits to Española are immeasurable.



## ESPAÑOLA | NEW MEXICO

Española serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money locally. With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. Large resort-style casinos such as the Cities of Gold, Ohkay, Santa Claran, and Camel Rock have all enhanced the area as well. Providing hundreds of jobs, the benefits to Española are immeasurable. The city is investing in transportation, expanding its number of parks and creating trails and open space while conserving public lands and critical habitats.



**40,176**

Española  
MSA  
Population



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



**10,464**

City Population



**4,230**

Households



**\$68,260**

Avg. Household Income



**\$38,018**

Md. Disposable Income



**552**

Total Businesses



**6,569**

Total Employees

Española is situated in an area Juan de Oñate declared a capital for Spain in 1598.

### ESPAÑOLA AREA ECONOMY

#### TOP EMPLOYMENT SECTORS

- Health Care/Social Assistance: **2,173 Jobs**
- Professional/Scientific/Technical: **2,172 Jobs**
- Public Administration: **1,595 Jobs**



#### PLACES TO SEE



- PUYE CLIFF DWELLINGS
- THE BOND HOUSE MUSEUM
- CHIMAYO TRADING POST
- SANTA CRUZ LAKE
- TESUQUE PEAK TRAIL

#### Northern New Mexico College

Española is home to the most affordable 4-year college in the Southwestern U.S. With almost 2,000 students, the school provides students with unique opportunities for academic, personal, and professional growth.

