

LEASE OPPORTUNITY SITE OVERVIEW

1602 N RIVERSIDE DR, ESPAÑOLA, NM 87532



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



CONCEPT - SUBJECT TO CHANGE

PROPERTY LOCATION:

Located in the heart of the of Española, New Mexico, near the corner of New Mexico State Road 584 and Riverside Drive, the site of the local WalMart with tenants:



PROPERTY HIGHLIGHTS:

- Excellent visibility from Riverside Drive, a main retail corridor
- ±7,068 SF

2025 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	7,136	16,578	24,849
Est. Households	2,810	6,549	9,810
Est. Avg HH Income	\$74,256	\$74,496	\$81,679
Est. Daytime Employees	3,587	7,387	7,637

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LEASE OPPORTUNITY SITE INTERIOR

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LEASE OPPORTUNITY SITE AERIAL

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LEASE OPPORTUNITY SITE OVERHEAD

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LEASE OPPORTUNITY SITE DEMOGRAPHIC

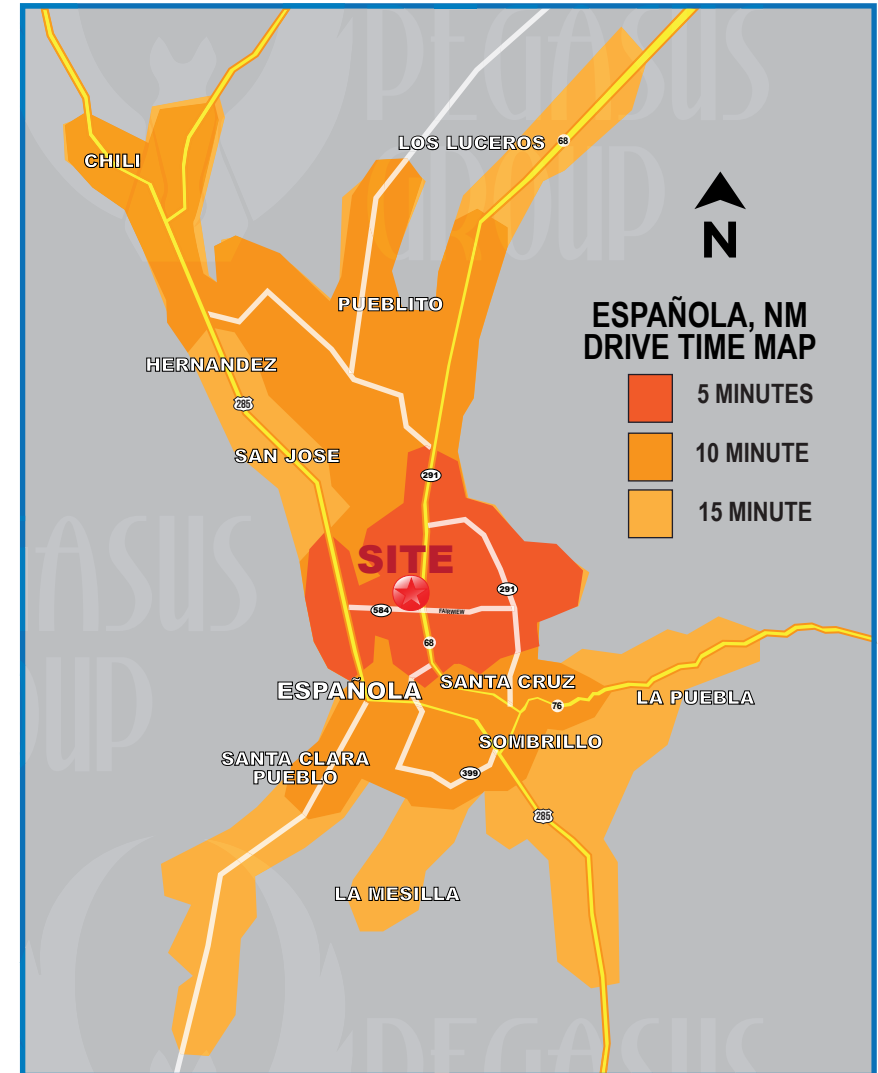
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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	7,136	16,578	24,849
2030 PROJECTED POPULATION	6,791	15,921	23,904
2020 CENSUS POPULATION	7,766	17,774	26,411
2010 CENSUS POPULATION	7,589	17,424	25,897
PROJECTED ANNUAL GROWTH 2025 TO 2030	-1.0%	-0.8%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.4%	-0.3%	-0.3%
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	2,810	6,549	9,810
2030 PROJECTED HOUSEHOLDS	2,708	6,318	9,508
2020 CENSUS HOUSEHOLDS	3,059	6,974	10,404
2010 CENSUS HOUSEHOLDS	2,923	6,711	10,024
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.7%	-0.7%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.3%	-0.2%	-0.1%
MEDIAN AGE	39.3	39.5	40.4
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$74,256	\$74,496	\$81,679
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$52,126	\$52,273	\$60,136
2025 ESTIMATED PER CAPITA INCOME	\$29,326	\$29,525	\$32,313
RACE & ETHNICITY			
2025 ESTIMATED WHITE	38.5%	39.6%	41.0%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	1.2%	1.2%	1.1%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	1.7%	1.3%	1.1%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.4%	7.7%	6.9%
2025 ESTIMATED OTHER RACES	53.2%	50.3%	50.0%
2025 ESTIMATED HISPANIC	69.0%	65.4%	65.7%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	6.6%	6.0%	5.9%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	9.7%	8.7%	8.1%
2025 ESTIMATED HIGH SCHOOL GRADUATE	33.7%	32.8%	31.4%
2025 ESTIMATED SOME COLLEGE	20.9%	23.2%	24.6%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	7.8%	7.8%	7.8%
2025 ESTIMATED BACHELORS DEGREE ONL	12.4%	12.8%	13.6%
2025 ESTIMATED GRADUATE DEGREE	8.8%	8.6%	8.7%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	240	534	592
2025 ESTIMATED TOTAL EMPLOYEES	3,587	7,387	7,637



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