

Jonathon Rivera

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Joel Cumplido

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UNIT A

Your Sign
Here

**DOLLAR
TREE**

FOR LEASE

Walmart–Shadow Retail Space

402 Carr Ln. Unit A Española, NM 87532

AVAILABLE
±5,000 SF

LEASE RATE

\$6,625/Month (\$15.90/SF) + NNN

ZONING

B-2 | General Commercial



PROPERTY OVERVIEW

Jonathon Rivera

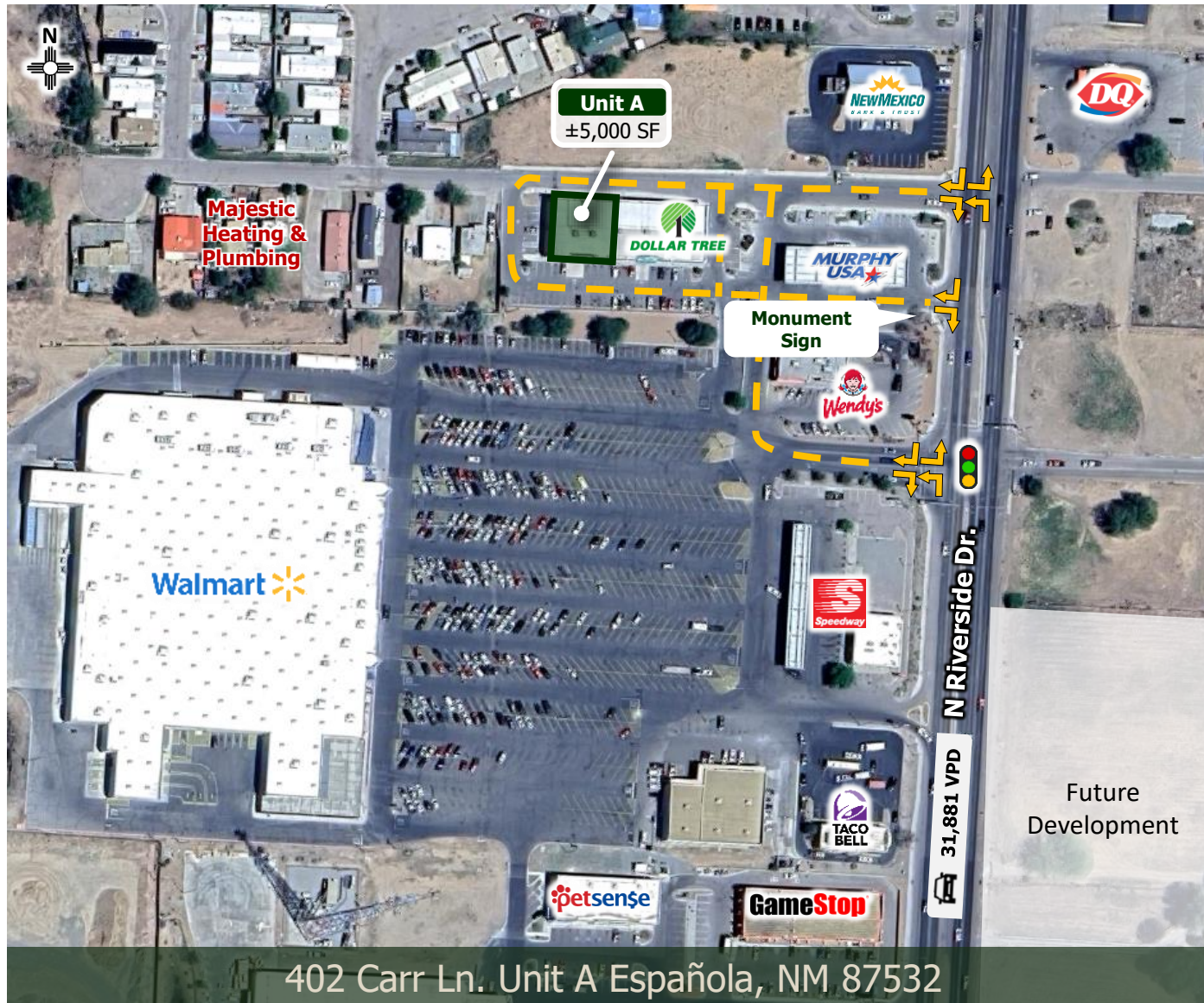
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B-2 | General Commercial

HIGHLIGHTS

- Open space ready for local or national retailer
- High volume established retail trade area
- Multiple access through N. Riverside Dr.
- Ample parking
- Monument signage available
- Excellent national co-tenancy:
 - Dollar Tree
 - Walmart Supercenter
 - Pet Sense
 - Murphy USA
 - Speedway
 - Wendy's
 - Taco Bell
 - Dairy Queen Grill & Chill

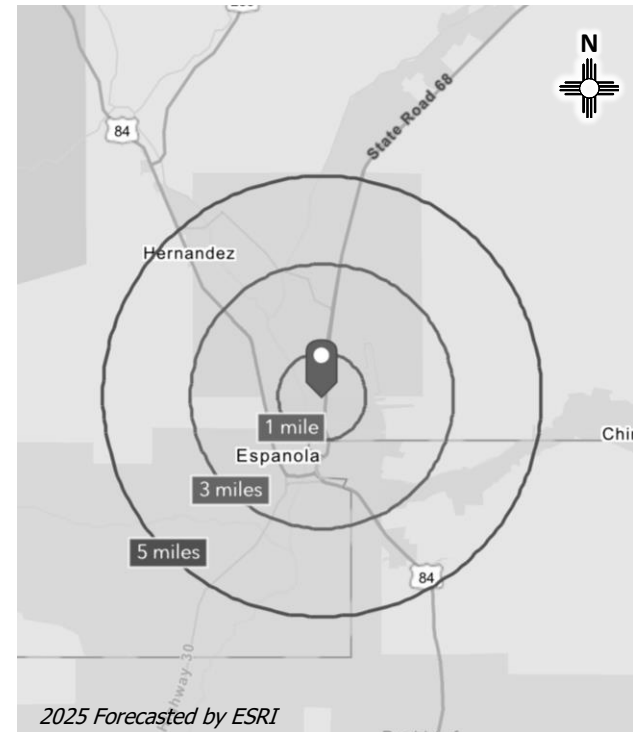
FOR LEASE Walmart–Shadow Retail Space



MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,569	15,254	22,967
Average HH Income	\$70,908	\$71,159	\$74,448
Total Business	145	609	706
Total Employees	1,712	6,962	7,934

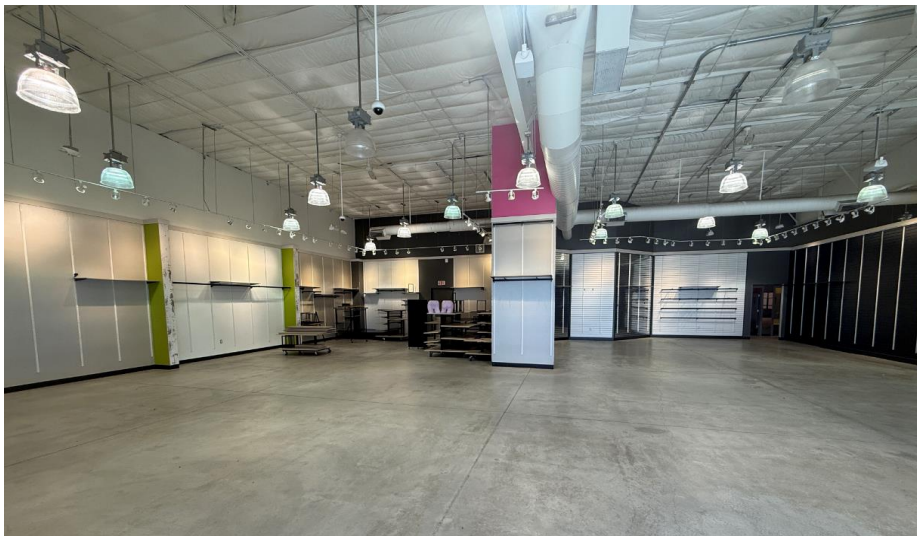
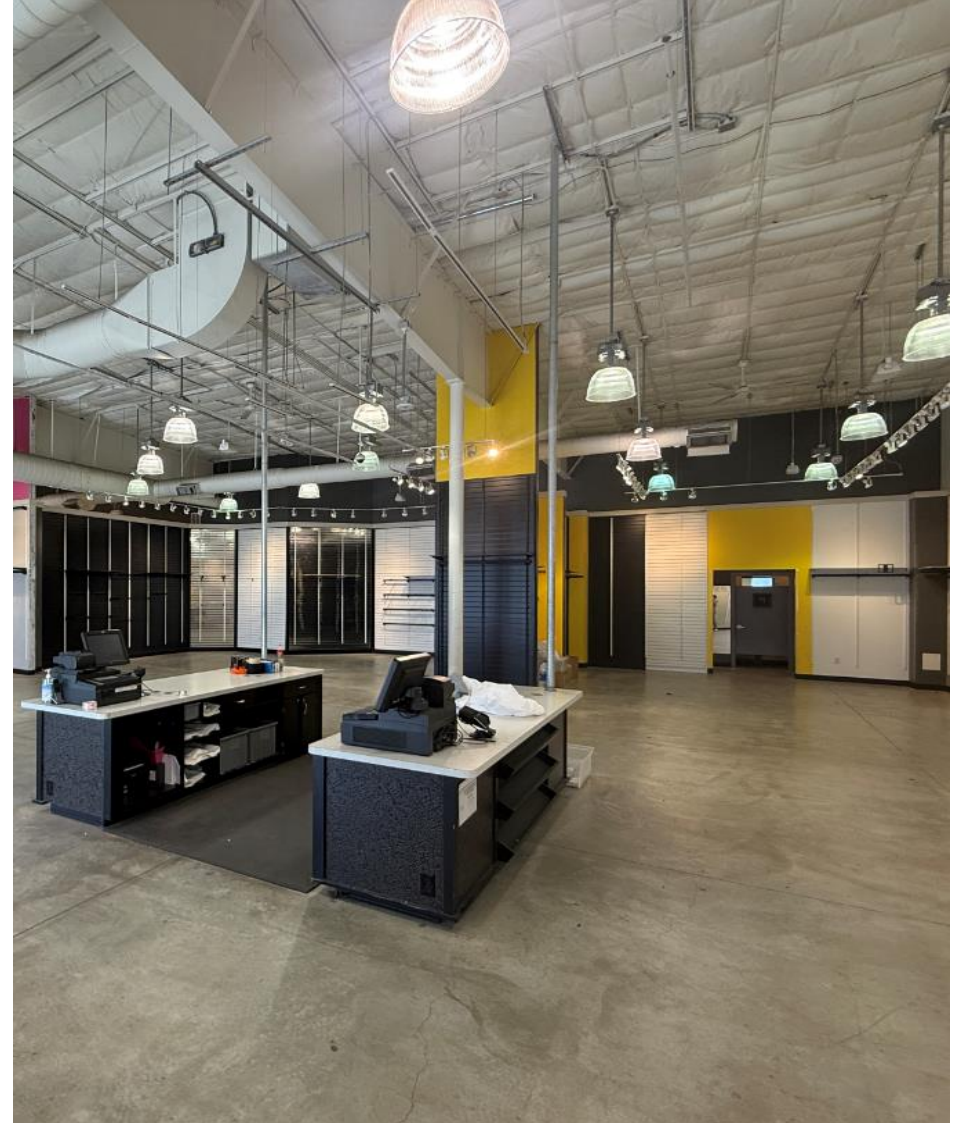
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PHOTOS

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