



Carlos Garcia

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Joel Cumplido

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Calle Ramon



**JoAnn's Ranch
O Casados**



**Los Compadres
Mexican Food**

**Rock Christian
Outreach**



**Little Creation
Daycare**

**Retro
Boomin'**



**R-M
Zoning**

SITE

±9.37 Ac.

**B-2
Zoning**

**R-6
Zoning**

Calle Chamisal



FOR SALE

Multi-Use Land on a Retail Corridor

845 N. Riverside Dr. Tract 1 Española, NM 87532

AVAILABLE

±9.37 Ac.

SALE PRICE

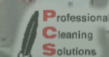
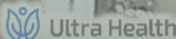
\$1,500,000 (\$3.67/SF)

ZONING

B-2 | General Commercial



E Rey Liquors



**Insurance
Del Norte**

**Fairview
Pharmacy**

**San's
Grocery Store**



**Center
Market**



COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

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AVAILABLE

Tract 1: ±9.37 Ac.

SALE PRICE

\$1,500,000 (\$3.67/SF)

Pad Site: See Advisor

ZONING

B-2 | General Commercial

R-6 | Urban Residential

R-M | Residential - Multifamily

HIGHLIGHTS

- Great location for endless possibilities
- Full access
- Commercial & Residential uses permitted
- High visibility
- Excellent co-tenancy:
 - Guadalupe Credit Union
 - Pizza 9
 - KFC
 - Subway
 - Little Caesars
 - Center Market
 - O'Reilly Auto Parts
 - Food king

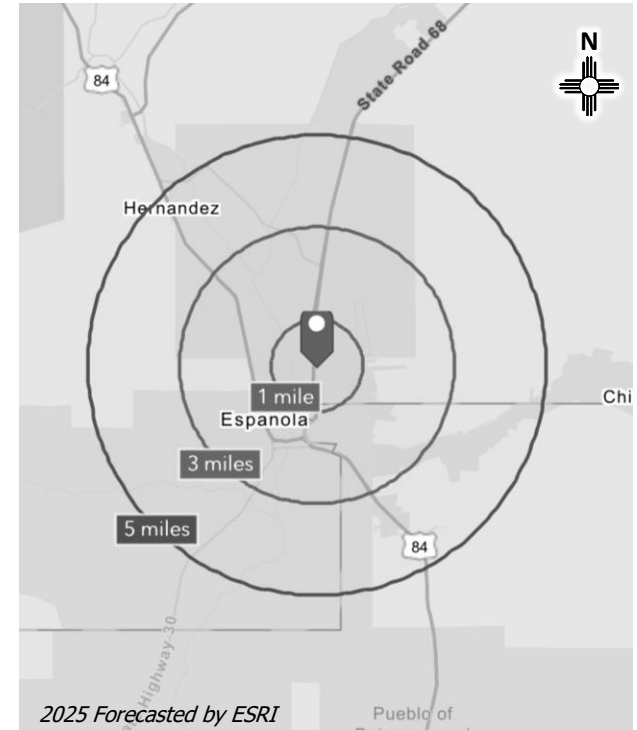
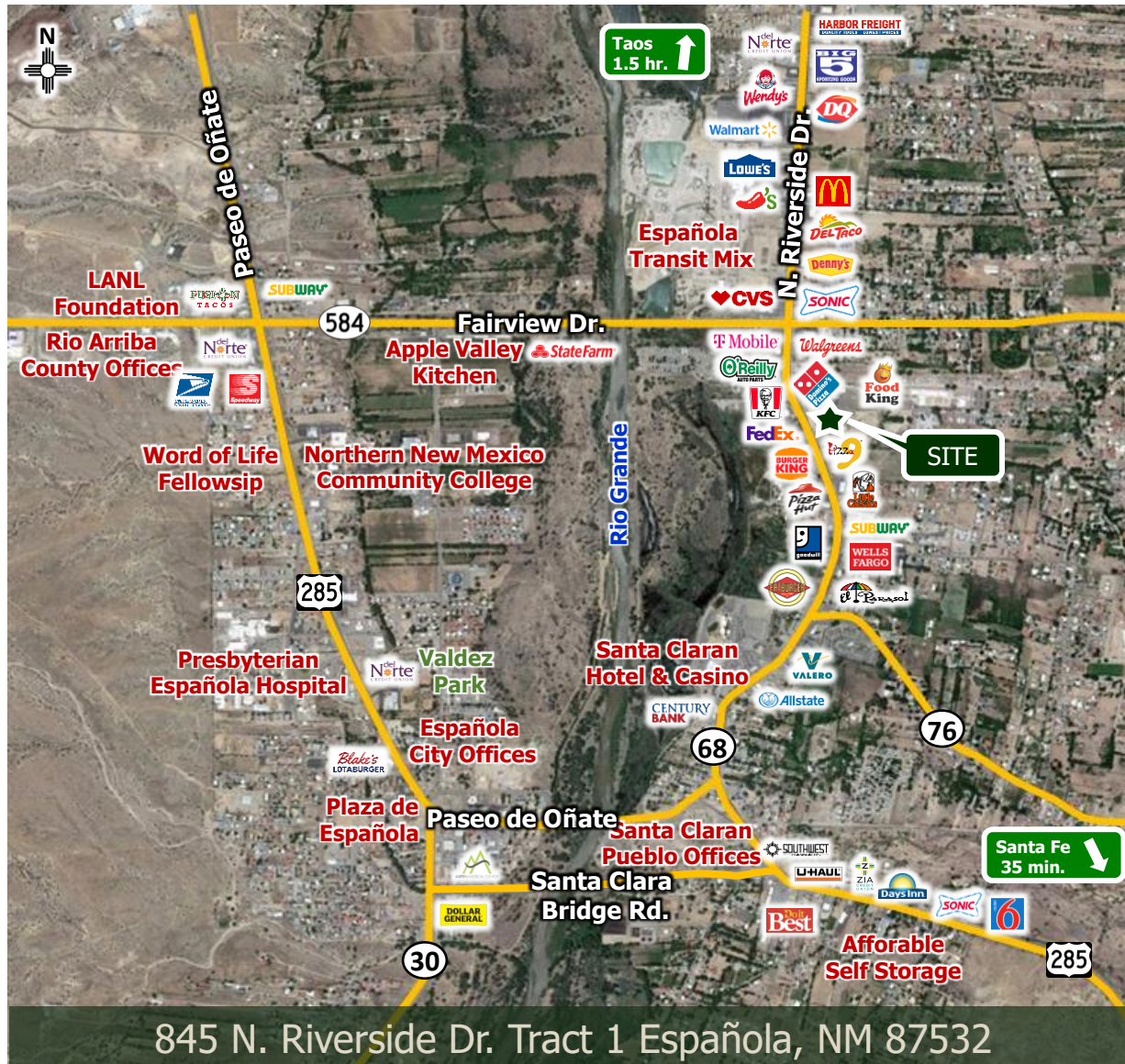
FOR SALE Multi-Use Land on a Retail Corridor



MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,618	16,216	22,939
Average HH Income	\$71,089	\$71,920	\$75,955
Total Business	222	622	717
Total Employees	2,014	6,891	7,932

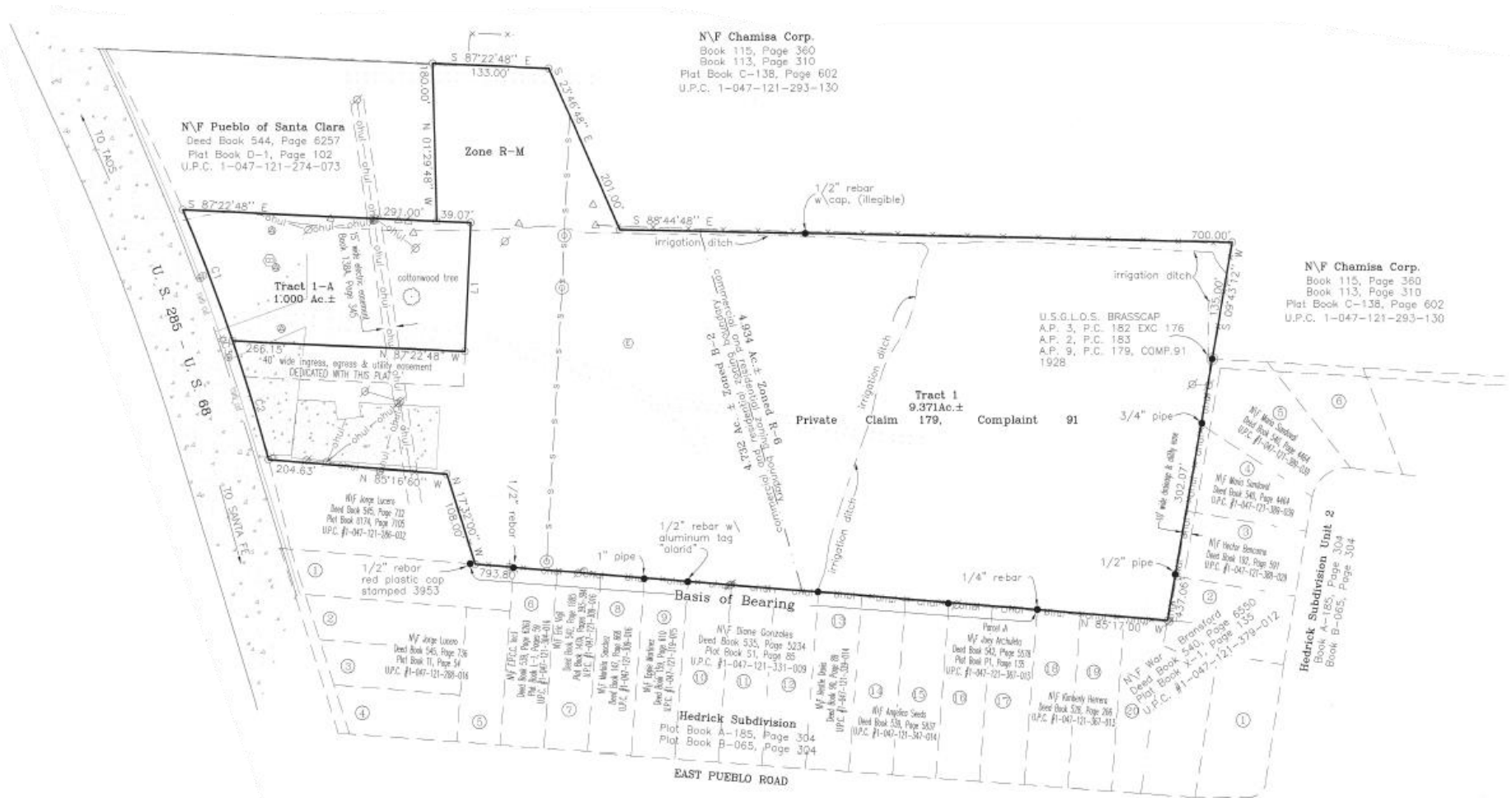
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SURVEY

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