



WESTERN STATES
COMMERCIAL REAL ESTATE

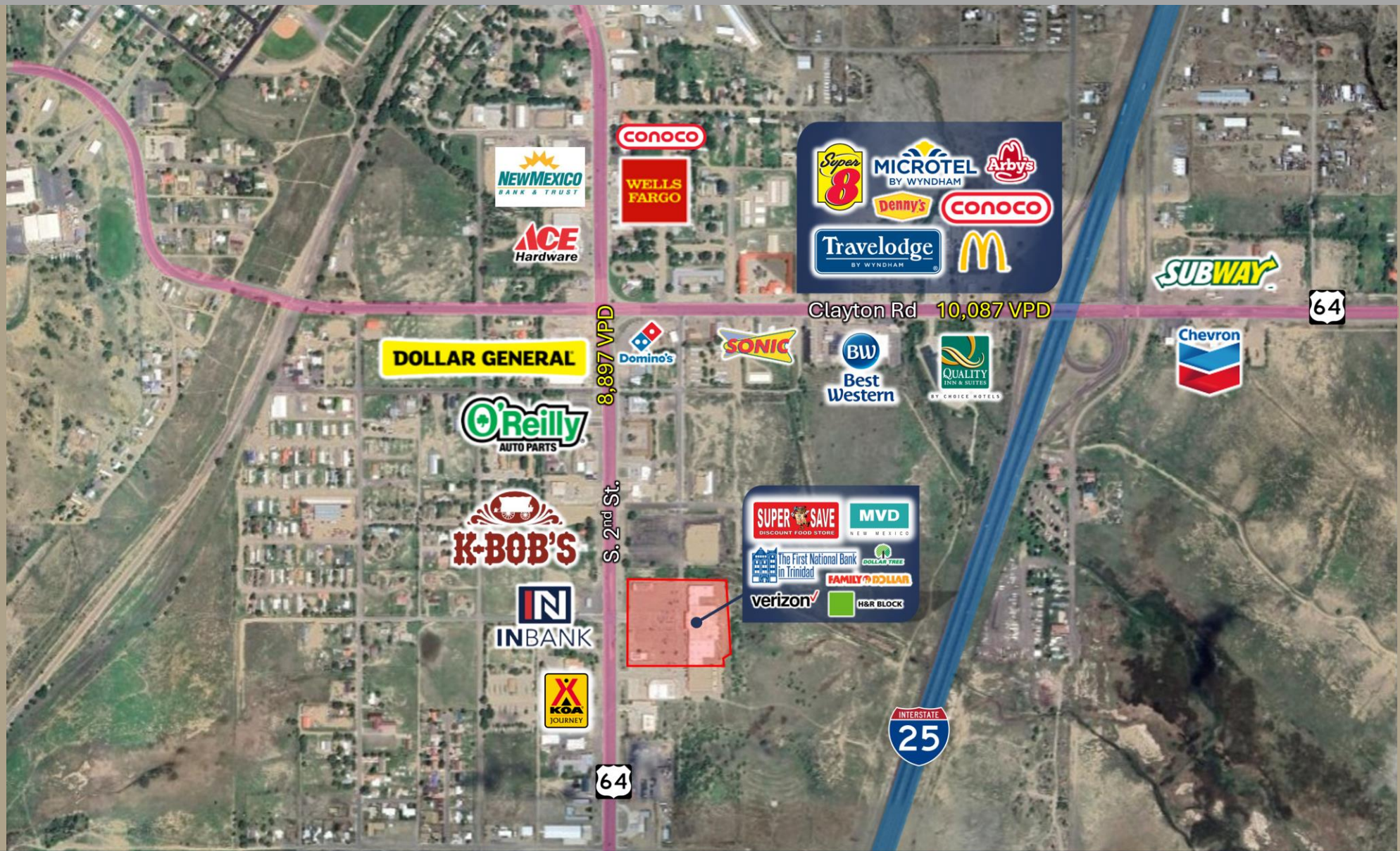
Available Retail Space in Raton

1239 – 1265 S. 2nd St. | Raton, NM 87740

505-585-5700 | 8912 Rio Grande Blvd NW | Albuquerque, NM | ws-cre.com

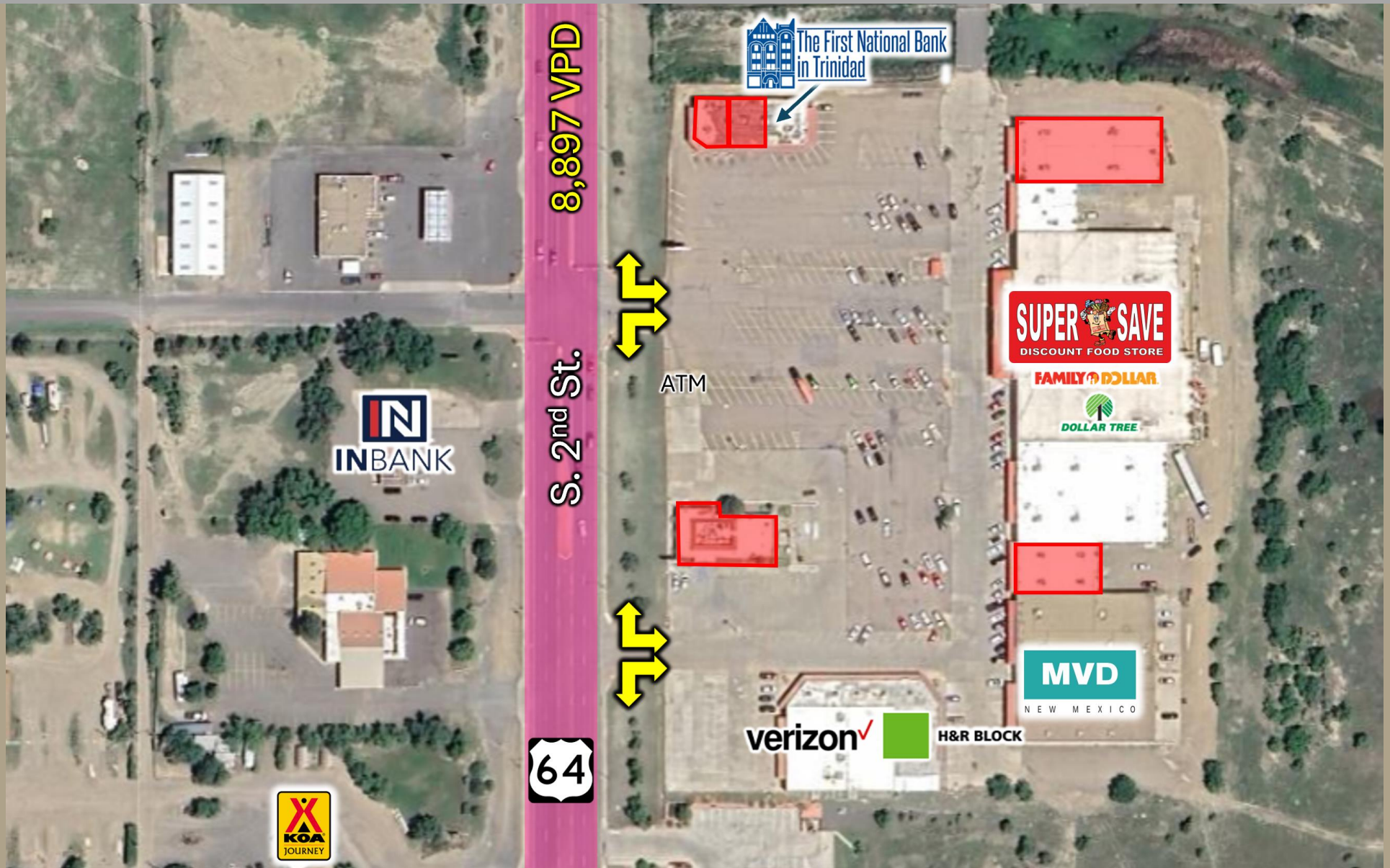
Available Space for Lease in Established Center

Aerial



Available Space for Lease in Established Center

Aerial



Available Space for Lease in Established Center

Property Overview

Property Summary

Space Available	± 950 SF - ± 9,000 SF
Lease Type	NNN
Lot Size	6.7 Acres
Zoning	C-2

Property Highlights

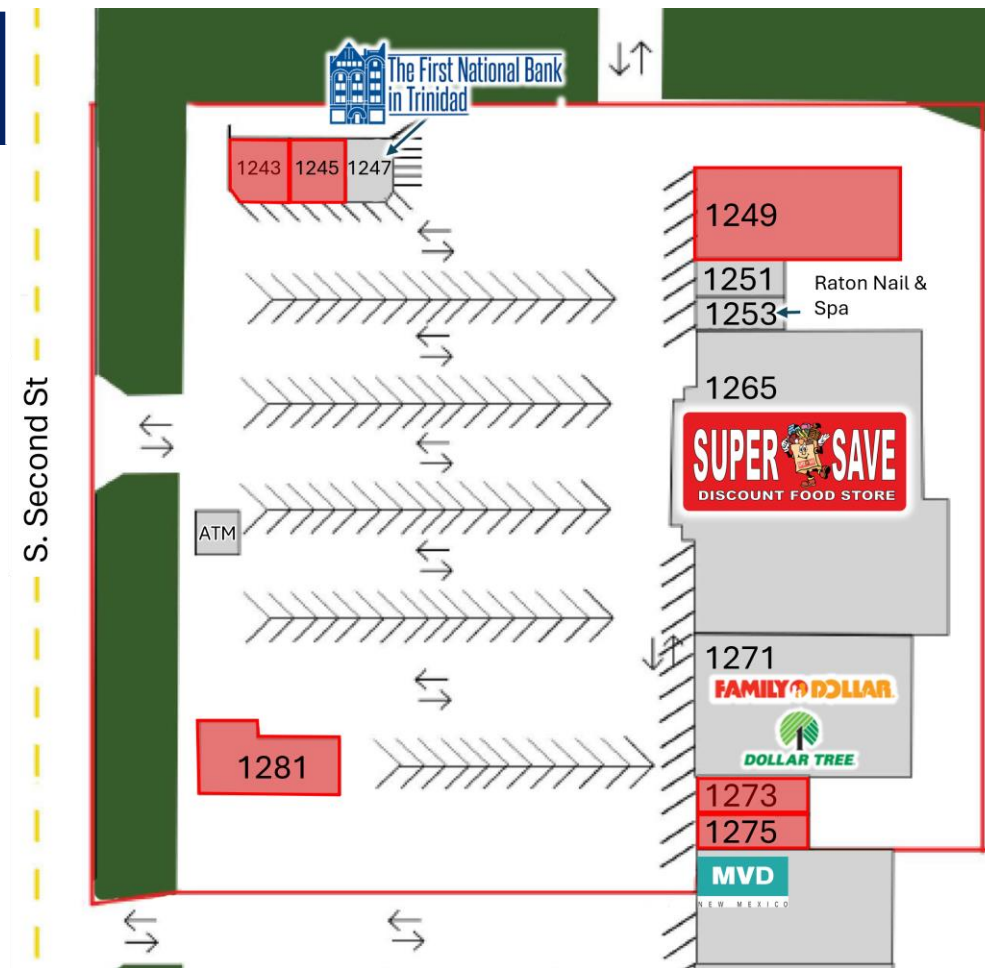
- 12 Tesla Super Charger Stations
- Prominent Pylon Signage With Strong Visibility
- Excellent Parking
- Great Co-tenancy Including Super Save Discount Food Store, Dollar Tree, Family Dollar, And First National Bank
- Property Features A Lighted Full Access Point
- Suite 1273/1275 has excellent buildouts for office, light medical/physical therapy, etc.
- Available Freestanding Restaurant With Full Kitchen, Dining Area, And Dedicated Pylon Signage



Available Space for Lease in Established Center

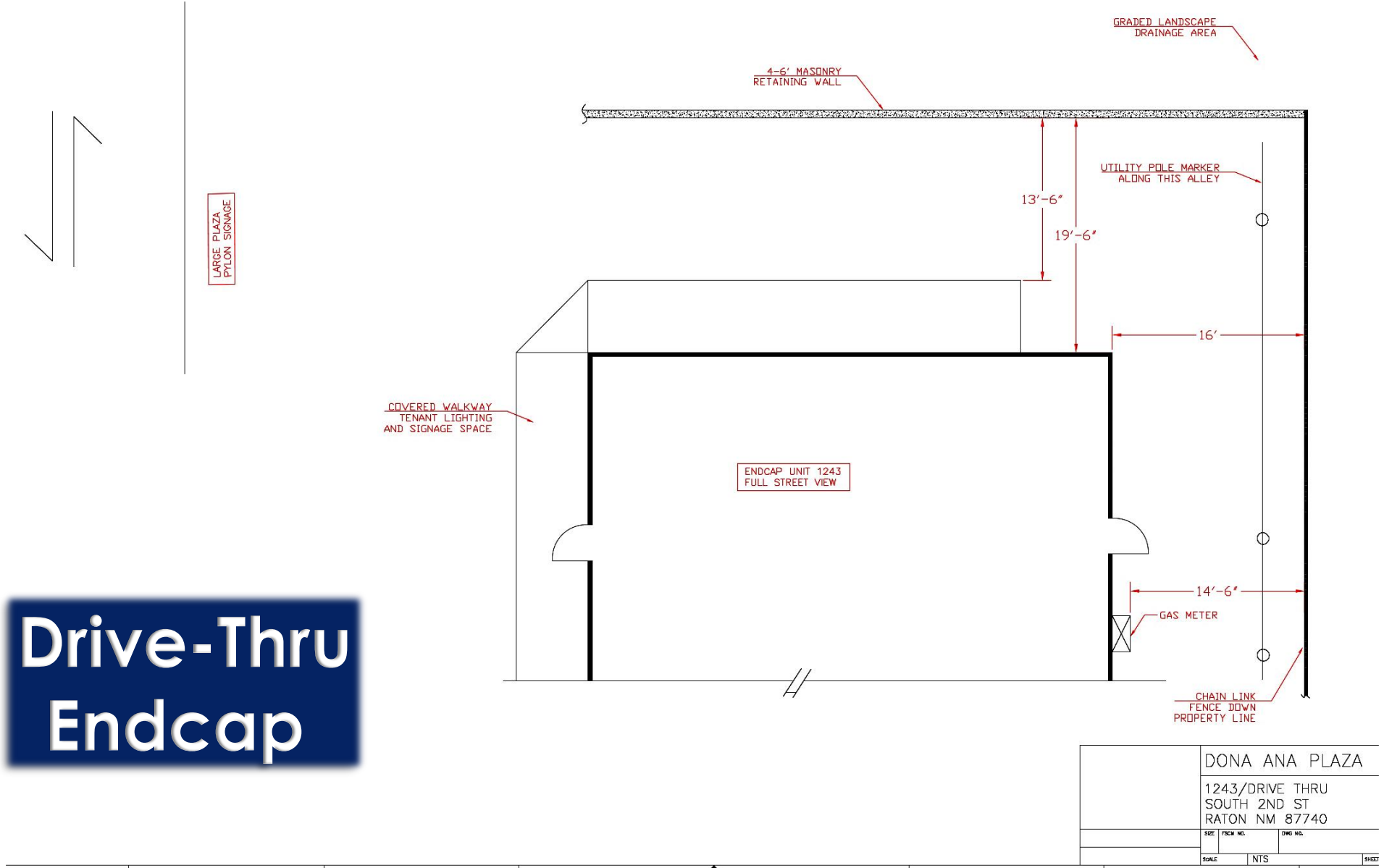
Available Spaces

Suite	SF	Lease Type	PSF
1243	2,900 SF	NNN	See Broker
1245	1,300 SF	NNN	\$13.00
1249	9,000 SF	NNN	\$10.00
1273	3,050 SF	NNN	\$12.00
1275	950 SF	NNN	\$13.00
1281 (Pad Site)	3,200 SF	NNN	See Broker



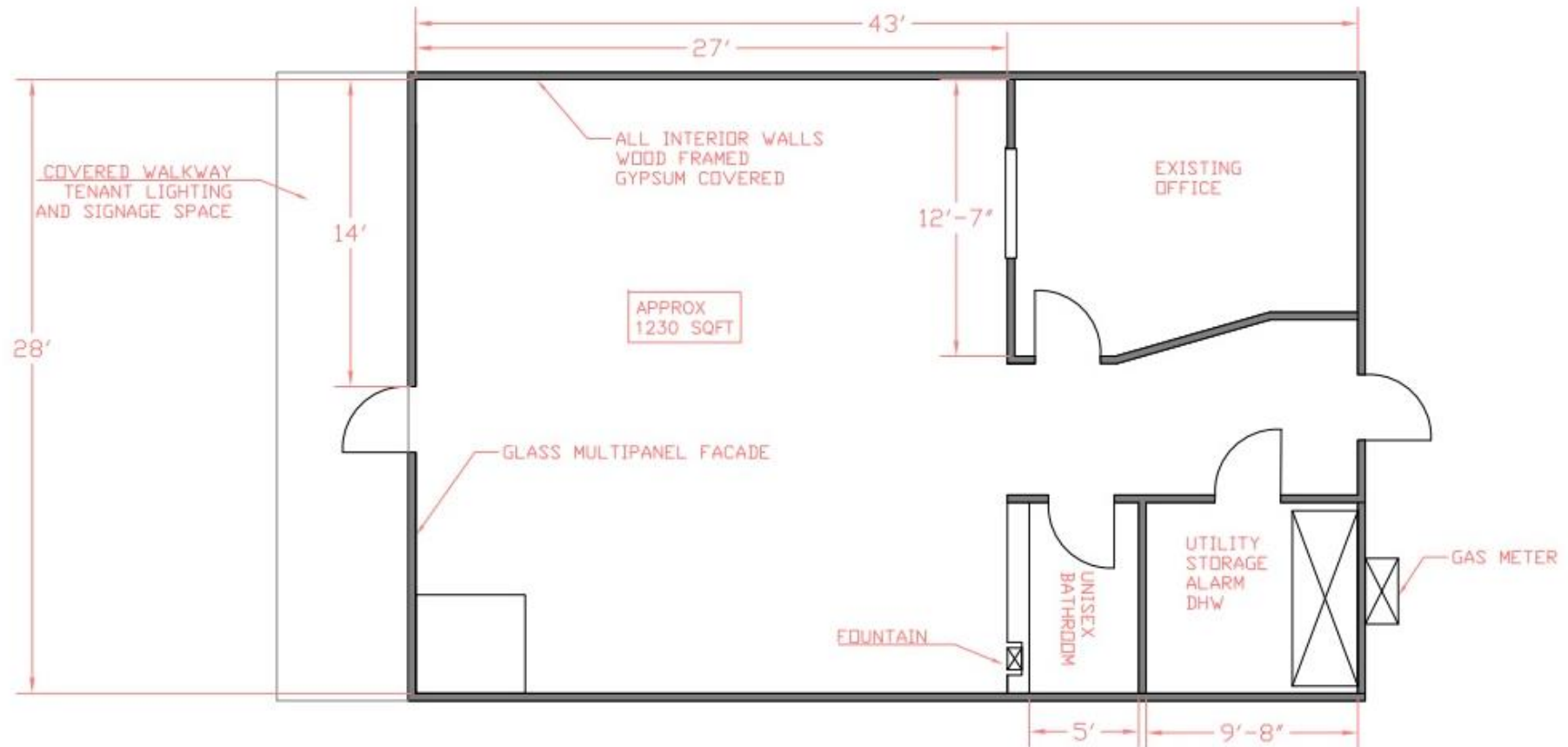
Available Space for Lease in Established Center

Suite 1243



Available Space for Lease in Established Center

Suite 1245



GENERAL NOTES:

- FLOORING CONSISTS OF COMMERCIAL CARPET OVERLAY ON CONCRETE SLAB
- DROP CEILING OF 2'X4' ACOUSTIC TILE
- RECESSED FLUORESCENT LIGHTING
- FLUSH MOUNT HVAC REGISTERS
- TENANT CONTROLLED WALL MOUNTED TSTAT.
- ALL DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY TENANT AND CONTRACTORS.

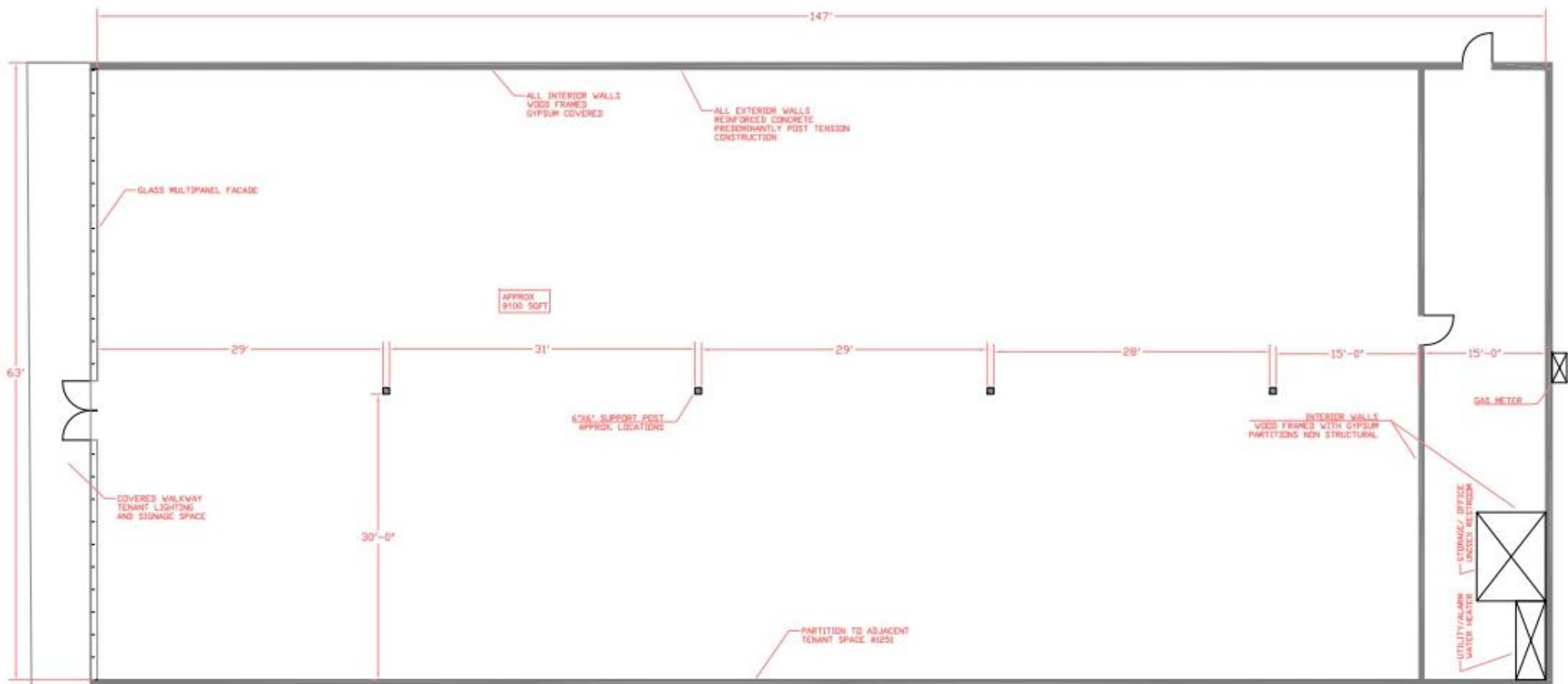
DONA ANA PLAZA
1245 SOUTH 2ND ST
RATON NM 87740

DATE	FROM NO.	REV NO.	REV
			0

SCALE NTS SHEET 01

Available Space for Lease in Established Center

Suite 1249



- GENERAL NOTES:
- FLOORING CONSISTS OF VCT OVERLAY ON CONCRETE SLAB
 - DROP CEILING OF 2'X4' ACOUSTIC TILE
 - SURFACE MOUNT FLUORESCENT LIGHTING
 - FLUSH MOUNT HVAC REGISTERS
 - DROP DOWN DOME SECURITY CAMERAS THROUGHOUT
 - FOUR TSTATS WALL MOUNTED @ APPROX. 6'-0" HEIGHT
 - ALL DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY TENANT AND CONTRACTORS

DONA ANA PLAZA			
1249 SOUTH 2ND ST			
RATON NM 87740			
REV	FROM NO.	DATE	BY
			0
SCALE	NTS	SHEET	01



Suite 1249



Suite 1243 & 1245



Suite 1245



Pad Site



Suite 1251



Pad Site



Suite 1249



Suite 1251



Suite 1249



Suite 1245



Suite 1273/1275



Suite 1273/1275



Suite 1273/1275



Suite 1273/1275

Available Space for Lease in Established Center

Demographics

Raton, NM

Place in: Colfax County, NM, New Mexico, United States

6,046

Population

8 square miles

759.5 people per square mile

Census data: ACS 2022 5-year unless noted



Veteran status

7%

Population with veteran status

about three-quarters of the rate in Colfax County: 9.5%[†]

about 80 percent of the rate in New Mexico: 8.4%

Veterans by wartime service



* Civilian veterans who served during wartime only

Show data / Embed

350 Total veterans

334 Male

16 Female

Educational attainment

90.2%

High school grad or higher

about the same as the rate in Colfax County: 90.5%

a little higher than the rate in New Mexico: 87.1%

15.1%

Bachelor's degree or higher

about two-thirds of the rate in Colfax County: 22.1%[†]

about half the rate in New Mexico: 29.1%

Population by highest level of education



* Universe: Population 25 years and over

Show data / Embed

Households

2,843

Number of households

Colfax County: 5,549

New Mexico: 812,852

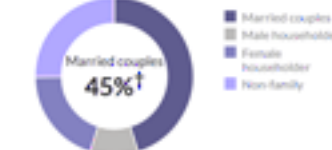
2.1

Persons per household

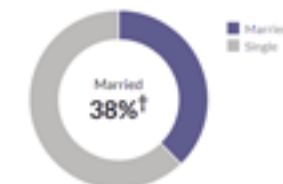
a little less than the figure in Colfax County: 2.1

about 80 percent of the figure in New Mexico: 2.6

Population by household type



Marital status



* Universe: Population 15 years and over

Units & Occupancy

3,377

Number of housing units

Colfax County: 9,554

New Mexico: 943,149

Marital status, by sex



Occupied vs. Vacant



Ownership of occupied units



Age

44.4

Median age

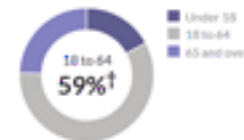
about 90 percent of the figure in Colfax County: 49.2

about 20 percent higher than the figure in New Mexico: 38.6

Population by age range



Population by age category



Households

2,843

Number of households

Colfax County: 5,549

New Mexico: 812,852

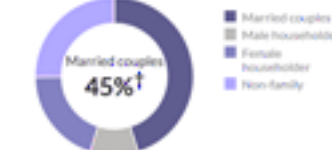
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Persons per household

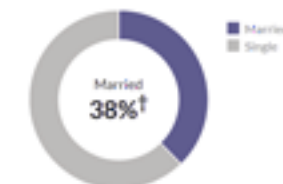
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Marital status, by sex



Occupied vs. Vacant



Ownership of occupied units



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Pricing subject to change without notice. The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.