FOR LEASE

High Visibility Established Center

Flexible Suites from
950 SF – 9,000 SF

1239-1265 S. 2nd St.
Raton | NM

Exclusively Listed By

Michael Reneau
President
Michael@ws-cre.com
505-273-7169

Flora Koller
Associate Broker
flora@ws-cre.com
505-273-7167

www.ws-cre.com

13236 Silver Peak Pl NE
Albuquerque, NM 87111



TESLA

SUPERCHARGER

WESTERN STATES
COMMERCIAL REAL ESTATE

Doña Ana Plaza

1239-1265 S. 2nd St, Raton, NM

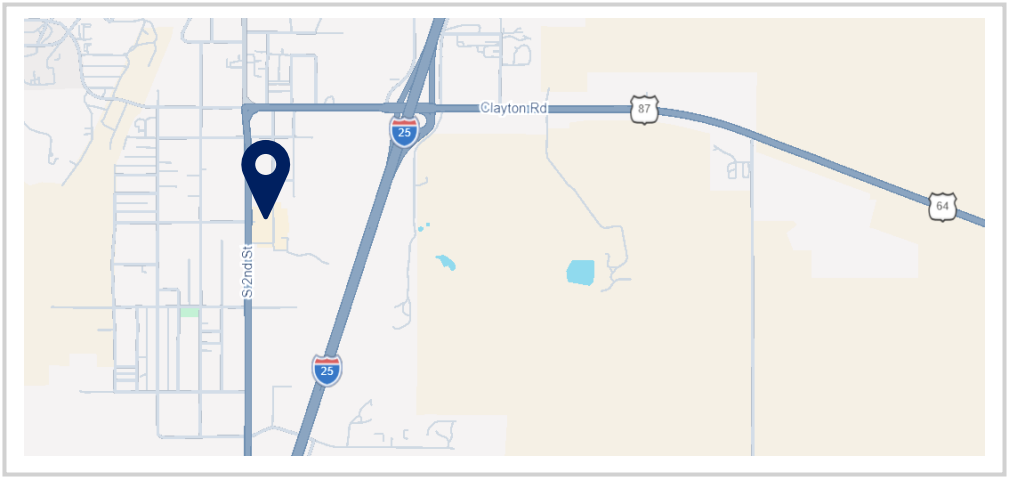
Property Summary





PROPERTY SUMMARY

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



PROPERTY HIGHLIGHTS

- **Below-market introductory lease rate** designed to support tenant ramp-up and long-term success
- **Twelve Tesla Supercharger stations onsite**, driving consistent traffic and extended dwell time
- High-visibility pylon signage offers excellent branding opportunities along a well-traveled corridor
- Ample surface parking ensures convenient access for tenants and customers
- Strong national/regional co-tenancy, including Super Save Discount Food Store, Dollar Tree/Family Dollar, and First National Bank
- Signalized full-access intersection provides seamless ingress and egress
- Suite 1273/1275 features high-quality office build-outs ideal for professional, light medical, or therapy users
- Freestanding restaurant pad available, equipped with full kitchen, dine-in area, and dedicated signage

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michael@ws-cre.com
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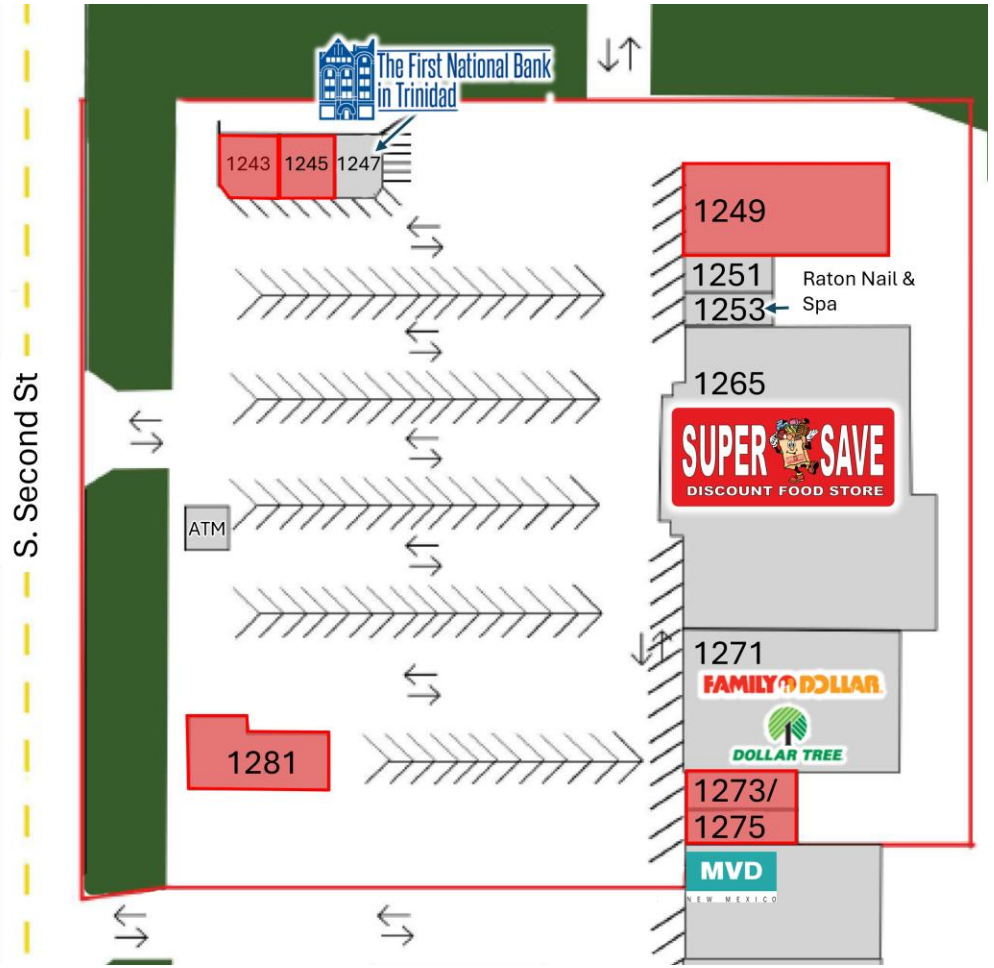
Available Spaces

Suite	SF	Lease Type	PSF
1243	2,900 SF	NNN	**$6.25**
1245	1,300 SF	NNN	**$6.25**
1249	9,000 SF	NNN	**$4.75**
1273/1275	4,000 SF	NNN	**$5.55**
1281 (Pad Site)	3,200 SF	NNN	**$11.25**



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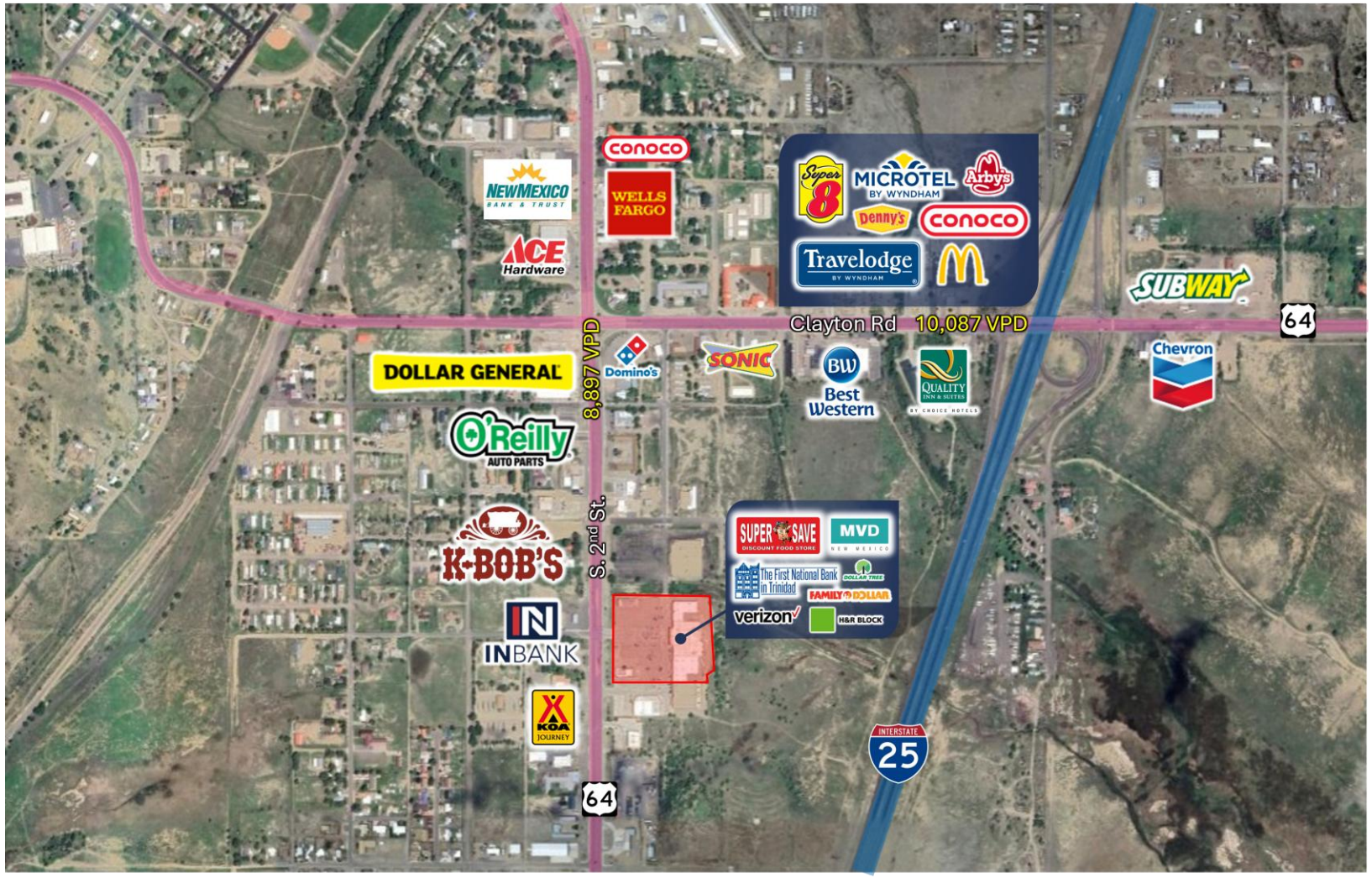
Aerial



- Raton's Primary Retail & Service Corridor
- Approximately 8,897 Vehicles Per Day
- 7,128 Residents Within 5 Miles
- 2,700 Employees Within 5 Miles
- Avg Household Income $65,510
- Near K-Bob's, O'Reilly, Hotel Row, and Dollar General
- Regional Trade Hub Serving Southeastern New Mexico & West Texas

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Aerial



Available Suites

1	1243
2	1245
3	1249
4	1273 1275
5	1281

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Doña Ana Plaza

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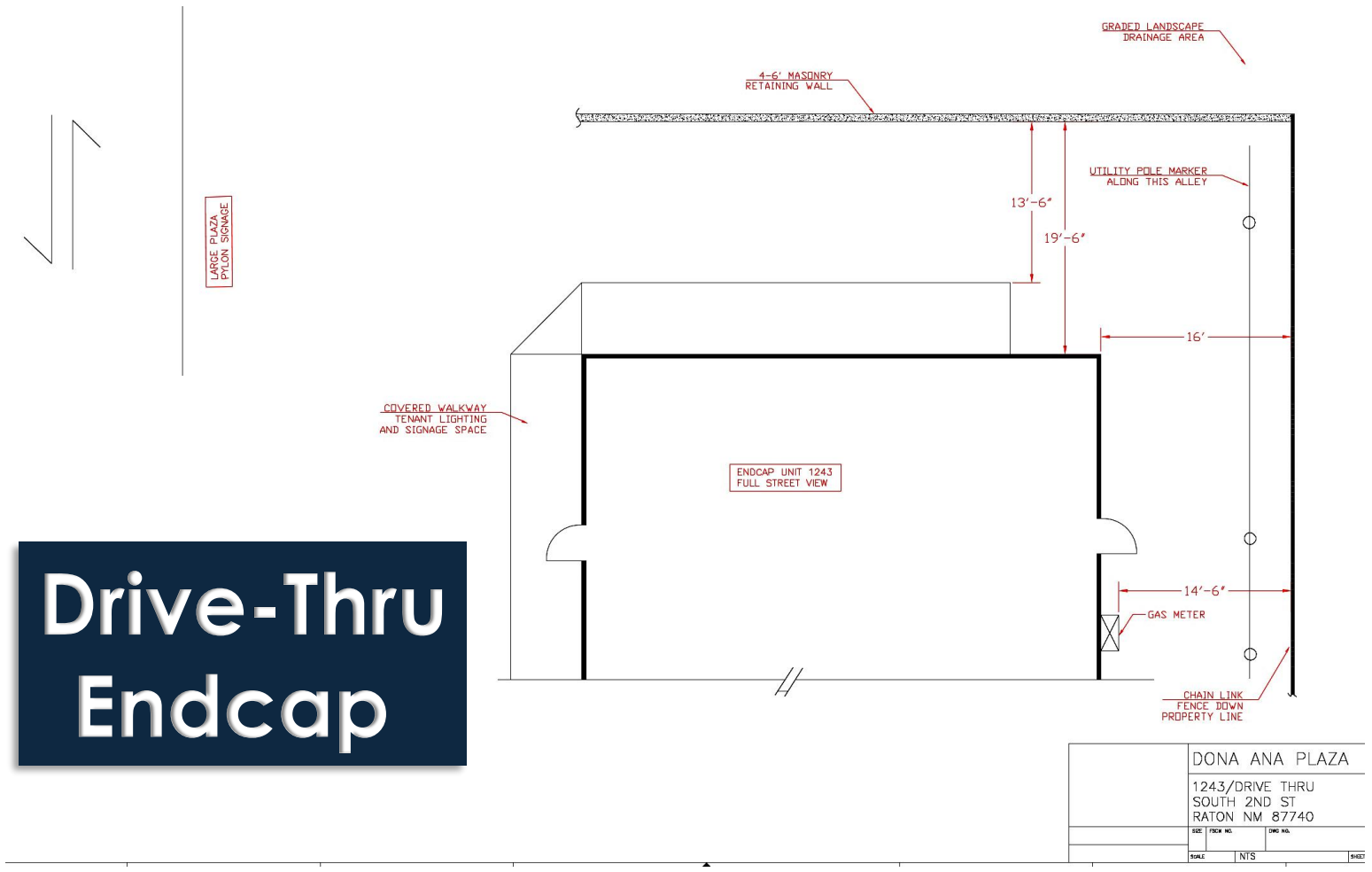
Suite 1243



Drive-Thru Endcap



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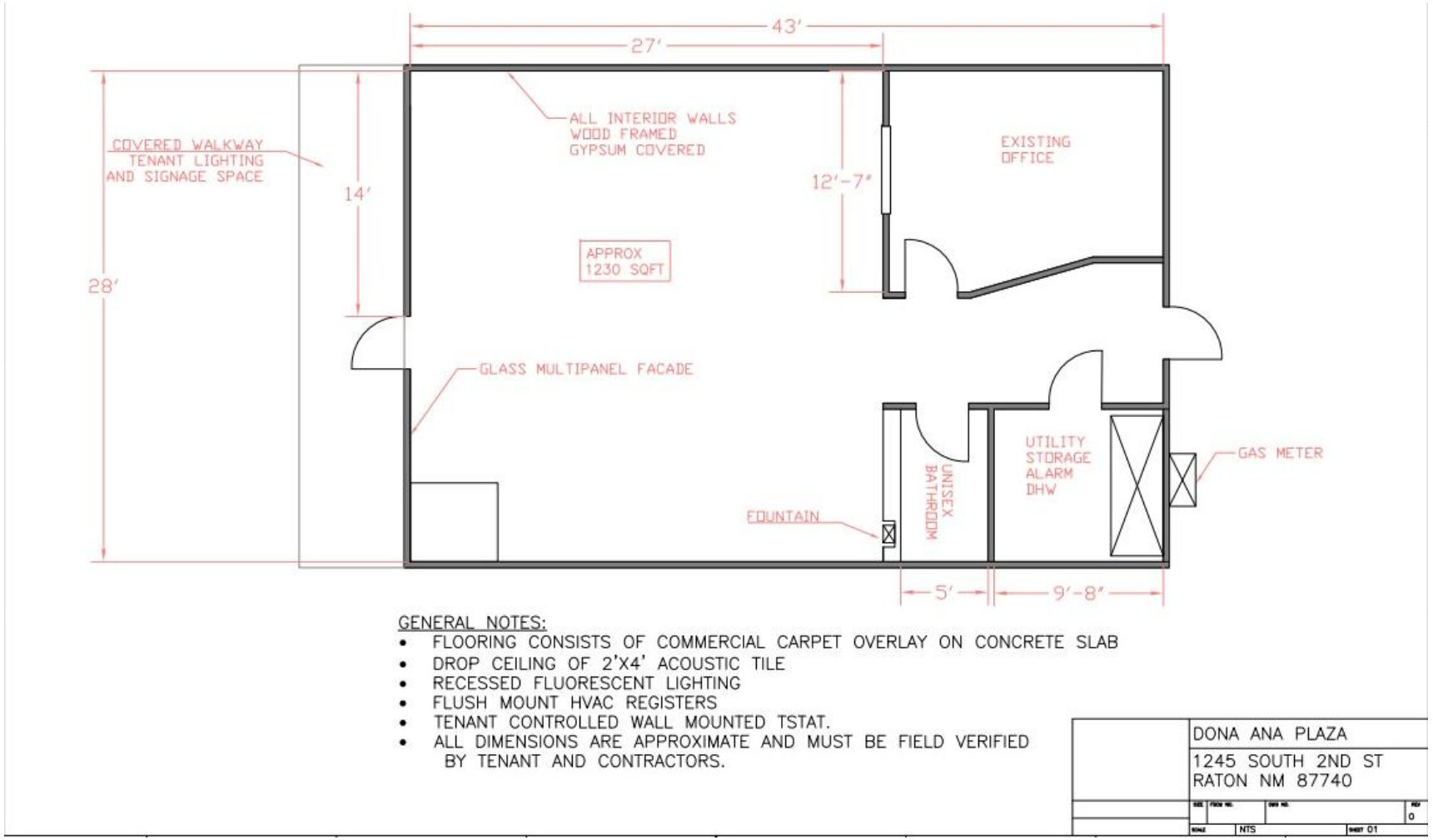
Suite 1245



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

NTS



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COMMERCIAL REAL ESTATE

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michael@ws-cre.com
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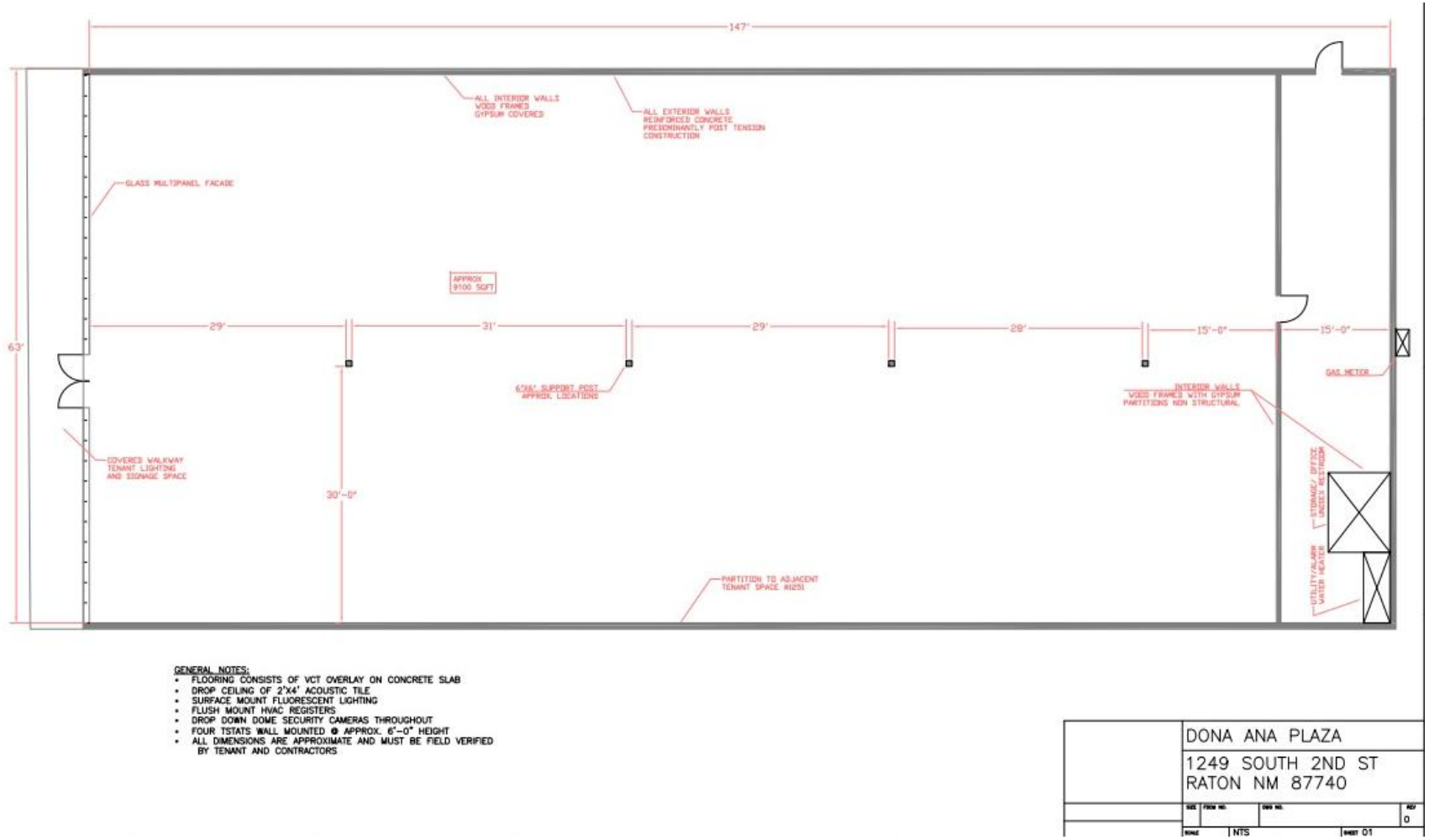
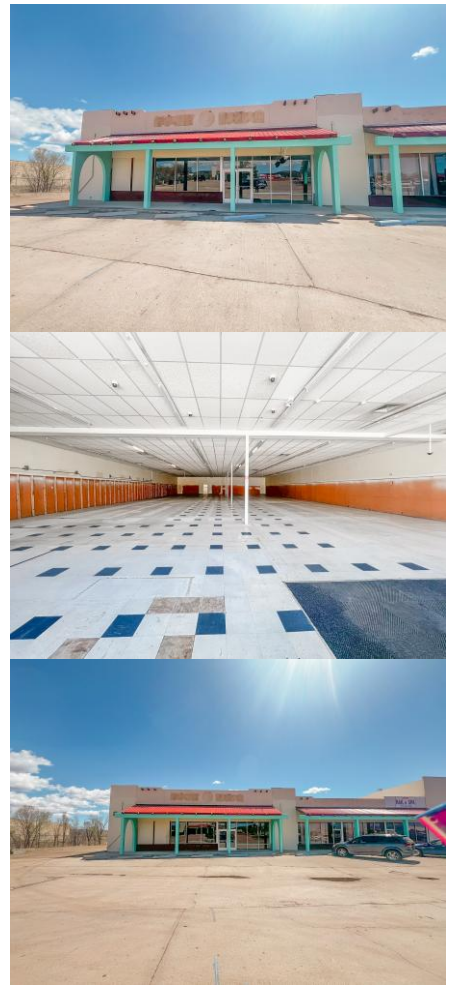
Suite 1249





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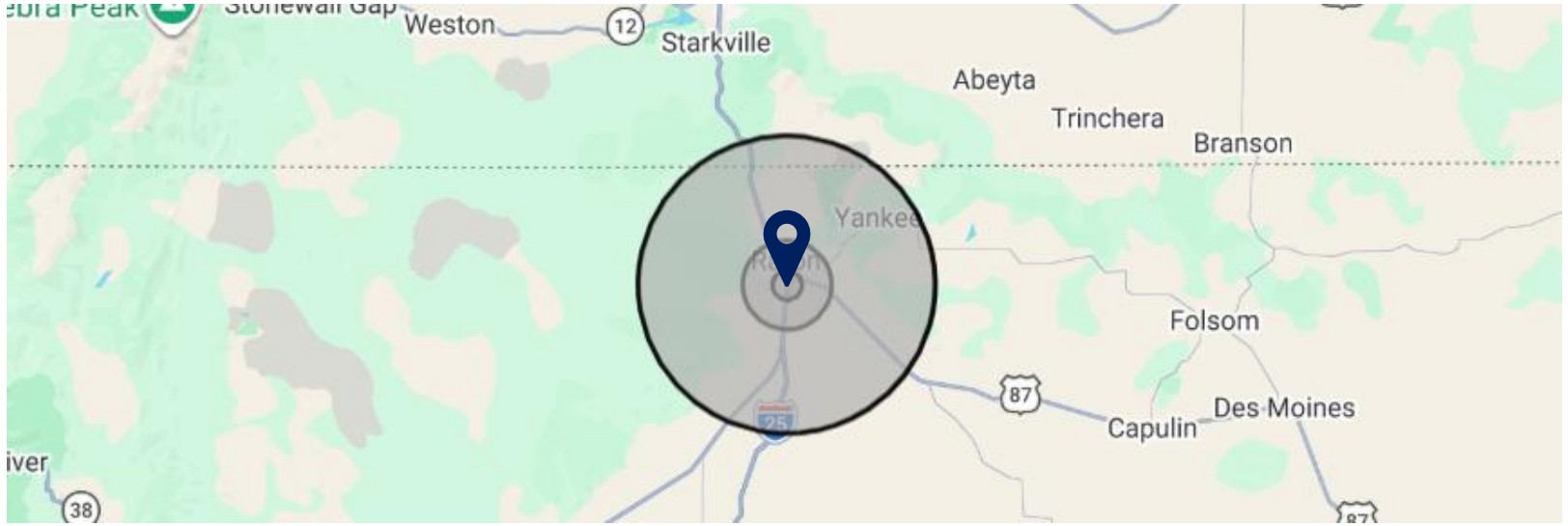
Demographics

TRADE AREA MAP



AREA RETAILERS

O'Reilly Auto Parts
ACE Hardware
SONIC
NewMexico Bank & Trust
K-BOB'S
DOLLAR GENERAL
SUPER SAVE Discount Food Store

KEY DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	6,010	7,128	7,128
Housing Units	2,342	3,136	3,136
Average HH Income	$52,603	$53,195	$53,195
Number of Employees	4,182	5,865	5,865

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About Raton



Raton is a close-knit northern New Mexico community combining historic character, outdoor recreation and regional commerce. Located along I-25 near the Colorado border, the city serves surrounding rural communities and travelers between New Mexico and Colorado. Its economy is supported by healthcare, education, government, retail and tourism, with nearby attractions including Sugarite Canyon State Park, Capulin Volcano and the NRA Whittington Center. The 12-stall Tesla Supercharger station at Dona Ana Plaza, available 24/7, further strengthens the center's position as a convenient stop for regional and interstate travelers. Raton's affordable housing and ongoing investment in recreation and small-business development help position the community as an accessible place to live, work and operate a business.

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