

New-Construction Turn-Key Drive Thru

LOCATED IN ESPAÑOLA'S CORE RETAIL TRADE AREA

For
Sublease]



Conceptual photo. Actual location may vary.

1321 N. Riverside Dr. | Española, NM 87532

NEQ N. Riverside Dr. & E. Fairview Ln.



AVAILABLE
±2,400 SF



LEASE RATE
See Advisors

- Superior visibility to ±29,150 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top-performing fast-food restaurants

NAISunVista] Got Space

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For Sublease

NEW-CONSTRUCTION TURN-KEY DRIVE THRU

1321 N. Riverside Dr. | Española, NM 87532

LOCATION

AVAILABLE

Building: ±2,400 SF

ZONING

- B-2, General Commercial

HIGHLIGHTS

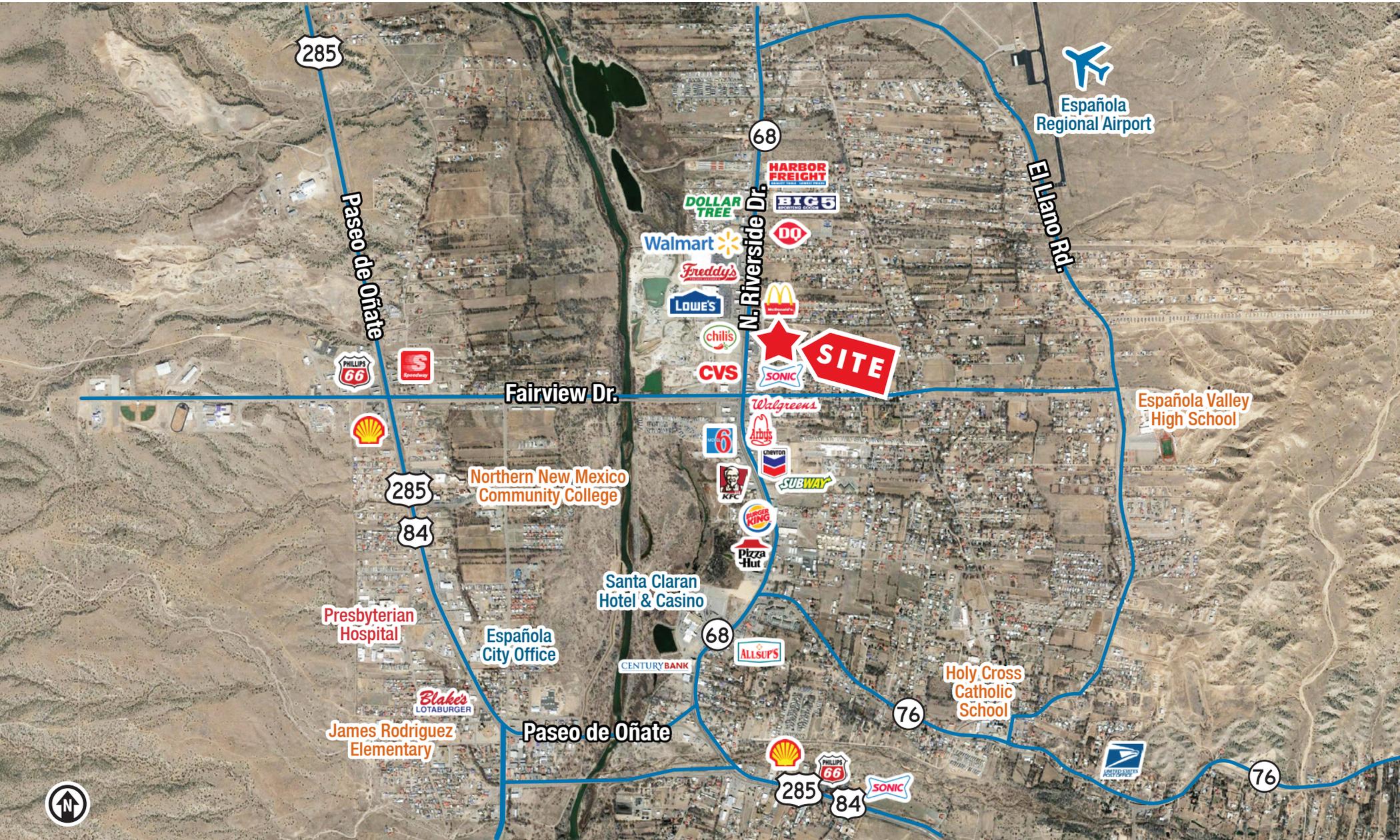
- Superior visibility to ±29,150 cars per day along a primary retail corridor
- Turn-key drive thru with all FF&E included
- Adjacent to top performing fast food restaurants
- Enjoy co-tenancy with nearby Walmart, Lowe's, McDonalds, Starbucks, and others
- Located in a regional, retail trade area pulling from local residents and eight pueblos surrounding the site
- Building constructed in 2019



For Sublease

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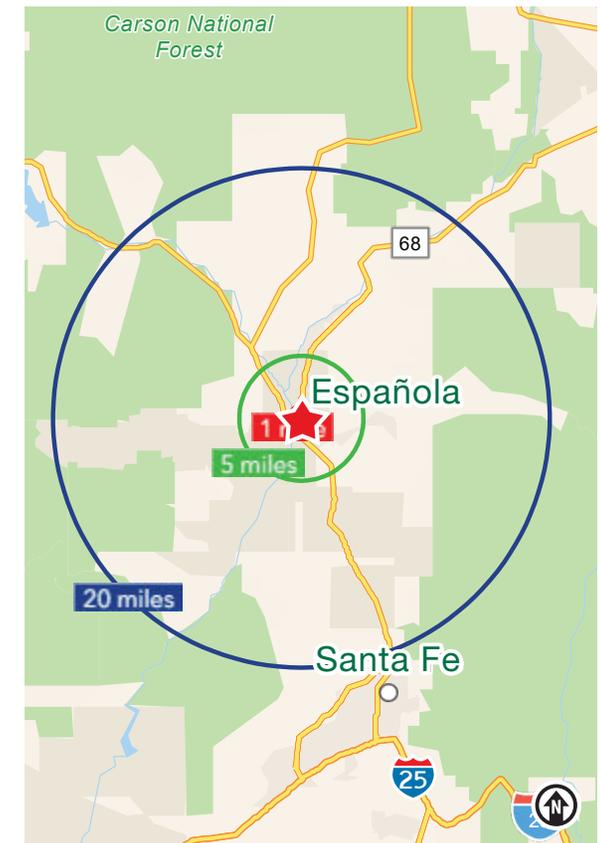


DEMOGRAPHICS | 1, 5 & 20 MILE

| | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------------------------|--------------|---------|--------------|---------|--------------|---------|
| Summary | 2023 | | 2023 | | 2023 | |
| Population | 3,849 | | 23,175 | | 69,622 | |
| Households | 1,613 | | 9,299 | | 28,879 | |
| Families | 1,051 | | 5,984 | | 18,342 | |
| Average Household Size | 2.38 | | 2.48 | | 2.40 | |
| Owner Occupied Housing Units | 1,051 | | 6,566 | | 21,796 | |
| Renter Occupied Housing Units | 562 | | 2,733 | | 7,083 | |
| Median Age | 36.9 | | 39.2 | | 43.5 | |
| Trends: 2023-2028 Annual Rate | State | | State | | State | |
| Population | 0.23% | | 0.23% | | 0.23% | |
| Households | 0.56% | | 0.56% | | 0.56% | |
| Families | 0.43% | | 0.43% | | 0.43% | |
| Owner HHs | 0.74% | | 0.74% | | 0.74% | |
| Median Household Income | 2.50% | | 2.50% | | 2.50% | |
| Households by Income | 2023 | | 2023 | | 2023 | |
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 347 | 21.5% | 1,982 | 21.3% | 3,791 | 13.1% |
| \$15,000 - \$24,999 | 208 | 12.9% | 1,053 | 11.3% | 2,267 | 7.8% |
| \$25,000 - \$34,999 | 143 | 8.9% | 834 | 9.0% | 1,915 | 6.6% |
| \$35,000 - \$49,999 | 217 | 13.5% | 1,221 | 13.1% | 3,091 | 10.7% |
| \$50,000 - \$74,999 | 243 | 15.1% | 1,545 | 16.6% | 4,223 | 14.6% |
| \$75,000 - \$99,999 | 122 | 7.6% | 892 | 9.6% | 3,250 | 11.3% |
| \$100,000 - \$149,999 | 192 | 11.9% | 1,025 | 11.0% | 4,101 | 14.2% |
| \$150,000 - \$199,999 | 95 | 5.9% | 388 | 4.2% | 2,653 | 9.2% |
| \$200,000+ | 47 | 2.9% | 359 | 3.9% | 3,589 | 12.4% |
| Median Household Income | \$41,367 | | \$43,495 | | \$68,504 | |
| Average Household Income | \$65,343 | | \$67,283 | | \$109,329 | |
| Per Capita Income | \$26,753 | | \$26,941 | | \$45,583 | |

| Demo Snapshot | 1 mile | 5 mile | 20 mile |
|--------------------|----------|----------|-----------|
| Total Population | 3,849 | 23,175 | 69,622 |
| Average HH Income | \$65,343 | \$67,283 | \$109,329 |
| Daytime Employment | 1,587 | 8,246 | 33,349 |

2023 Forecasted by Esri



ESPAÑOLA | NEW MEXICO

Española serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money locally. With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. Large resort-style casinos such as the Cities of Gold, Ohkay, Santa Claran, and Camel Rock have all enhanced the area as well. Providing hundreds of jobs, the benefits to Española are immeasurable. The city is investing in transportation, expanding its number of parks and creating trails and open space while conserving public lands and critical habitats.



40,217

Española
MSA
Population



ESPAÑOLA BY THE NUMBERS (ESRI 2023 Demographics)



10,445

City Population



4,167

Households



\$57,189

Avg. Household Income



\$29,671

Md. Disposable Income



571

Total Businesses



5,905

Total Employees

Española is situated in an area Juan de Oñate declared a capital for Spain in 1598.

ESPAÑOLA AREA ECONOMY

TOP EMPLOYMENT SECTORS

- Health Care/Social Assistance: **2,173 Jobs**
- Professional/Scientific/Technical: **2,172 Jobs**
- Public Administration: **1,595 Jobs**



PLACES TO SEE



- PUYE CLIFF DWELLINGS
- THE BOND HOUSE MUSEUM
- CHIMAYO TRADING POST
- SANTA CRUZ LAKE
- TESUQUE PEAK TRAIL

Northern New Mexico College

Española is home to the most affordable 4-year college in the Southwestern U.S. With almost 2,000 students, the school provides students with unique opportunities for academic, personal, and professional growth.

