



AMERICAN HERITAGE PLAZA

HIGH VOLUME GROCERY ANCHORED SHOPPING CENTER
JUNIOR ANCHOR SPACE OPPORTUNITY | 4.7 MILLION VISITS (LAST 12 MONTHS)
NEQ I-40 & NM HWY 491 | 900 NM HWY 491 | GALLUP, NM

Source: Placer AI, 2025

PROPERTY OVERVIEW

- High volume grocery anchored shopping center at major Interstate 40 location
- Significant driver of consumer traffic generated by a mix of neighboring businesses from grocery to fast-food restaurants
- Multiple full access points and excellent visibility
- Traffic counts
Interstate 40: 29,296 VPD
NM Hwy 491: 20,307 VPD
- Nearly 72,000 people reside in McKinley County, but Gallup's trade area serves over 120,000 people including residents from surrounding reservations and communities

FOR LEASE

±28,000

Square Footage

Demisable

10,000 - 18,000 SF

\$10.00

Per SF/Yr +NNN

\$3.27

NNN Per SF/Yr





Walmart

Applebee's

THE HOME DEPOT

Rio West Mall
JCPenney GNC
HOBBY LOBBY
rue21 HOT TOPIC
five BELOW

29,296 VPD

491

I-40

SPRINGHILL
SUITES
Marriott

golden
corral
RESTAURANT & BAR

PIZZA
ERRETTI
Pizzeria

McDonald's

Marshall's

FAMILY DOLLAR

McDonald's

Pizza
Hut

BURGER
KING

HFT
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

W Lincoln Ave

BIG 5
DISCOUNT STORE

Denny's

TACO
BELL

Starbucks

AutoZone

Wendy's

BOOT
BARN
FASHION
MART

Sizzler

28,000± SF
CONTIGUOUS

20,307 VPD

18,000± SF

10,000± SF

SAFeway

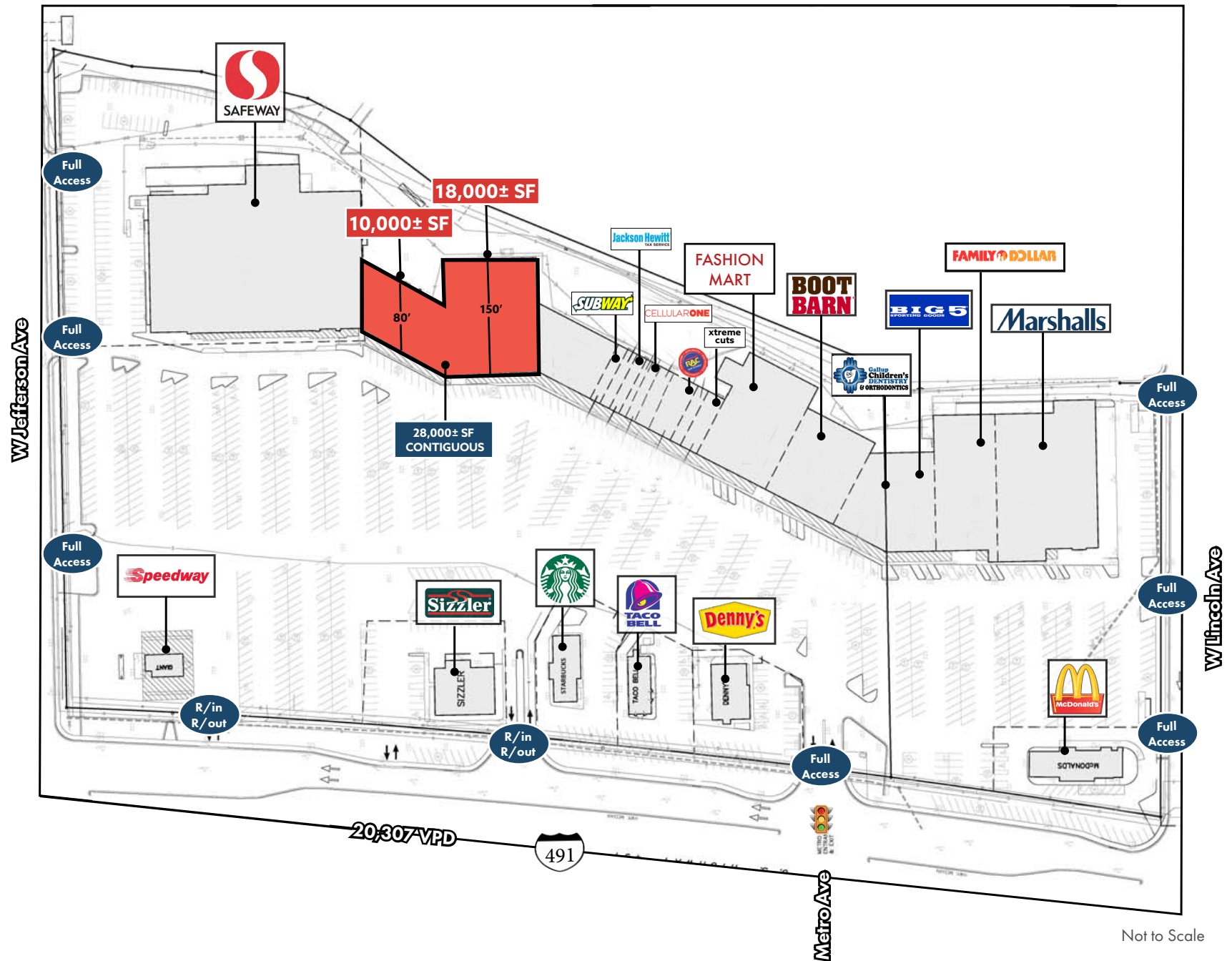
9th Street

W Jefferson Ave

491



SITE PLAN



Not to Scale



29,296 VPD



American Heritage Shopping Center

W Lincoln Ave

9th Street

W Jefferson Ave

20,307 VPD



Rio West Mall

JCPenney **GNC**
GENERAL NUTRITION CENTERS

HOBBY LOBBY

rue21. **HOT TOPIC**

five BELOW

HFT **HARBOR FREIGHT TOOLS**
Quality Tools at Ridiculously Low Prices

TSC **TRACTOR SUPPLY CO.**

PROPERTY OVERVIEW



SAFEWAY®

1.4M

Visits

1/4

Visits Chain
Rank, State



100%



McDonald's

1.0M

Visits

1/91 (+2)

Visits Chain
Rank, State



100%



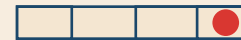
Starbucks

677K

Visits

1/64

Visits Chain
Rank, State



100%



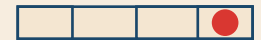
Speedway

553K

Visits

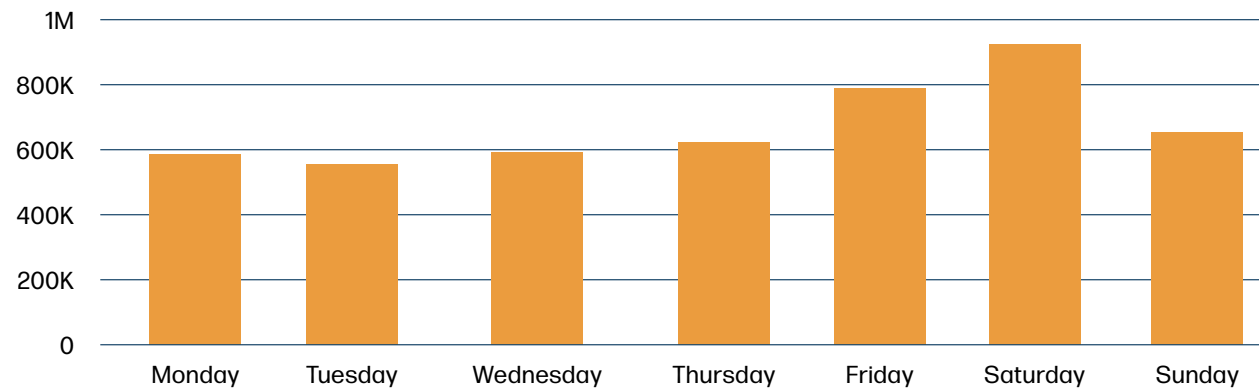
4/92 (+16)

Visits Chain
Rank, State



96%

American Heritage Plaza



Source: Placer AI, 2025

COUNTY DEMOGRAPHICS



POPULATION

MCKINLEY COUNTY

2024 Population - Current Year Estimate 70,227

2029 Population - Five Year Projection 67,680

HOUSEHOLDS



2024 Households - Current Year Estimate 22,335

2029 Households - Five Year Projection 22,012

2024-2029 Annual Household Growth Rate -0.29%



2024 Average Household Size 3.10

HOUSEHOLD INCOME

2024 Average Household Income \$66,882

2029 Average Household Income \$77,065

2024 Median Household Income \$44,436

2029 Median Household Income \$51,765



HOUSING UNITS

2024 Housing Units 24,707

2024 Vacant Housing Units 2,372 9.6%

2024 Occupied Housing Units 22,335 90.4%

2024 Owner Occupied Housing Units 16,318 66.0%

2024 Renter Occupied Housing Units 6,017 24.4%



EDUCATION

2024 Population 25 and Over 44,854

HS and Associates Degrees 31,434 70.0%

Bachelor's Degree or Higher 6,183 13.8%

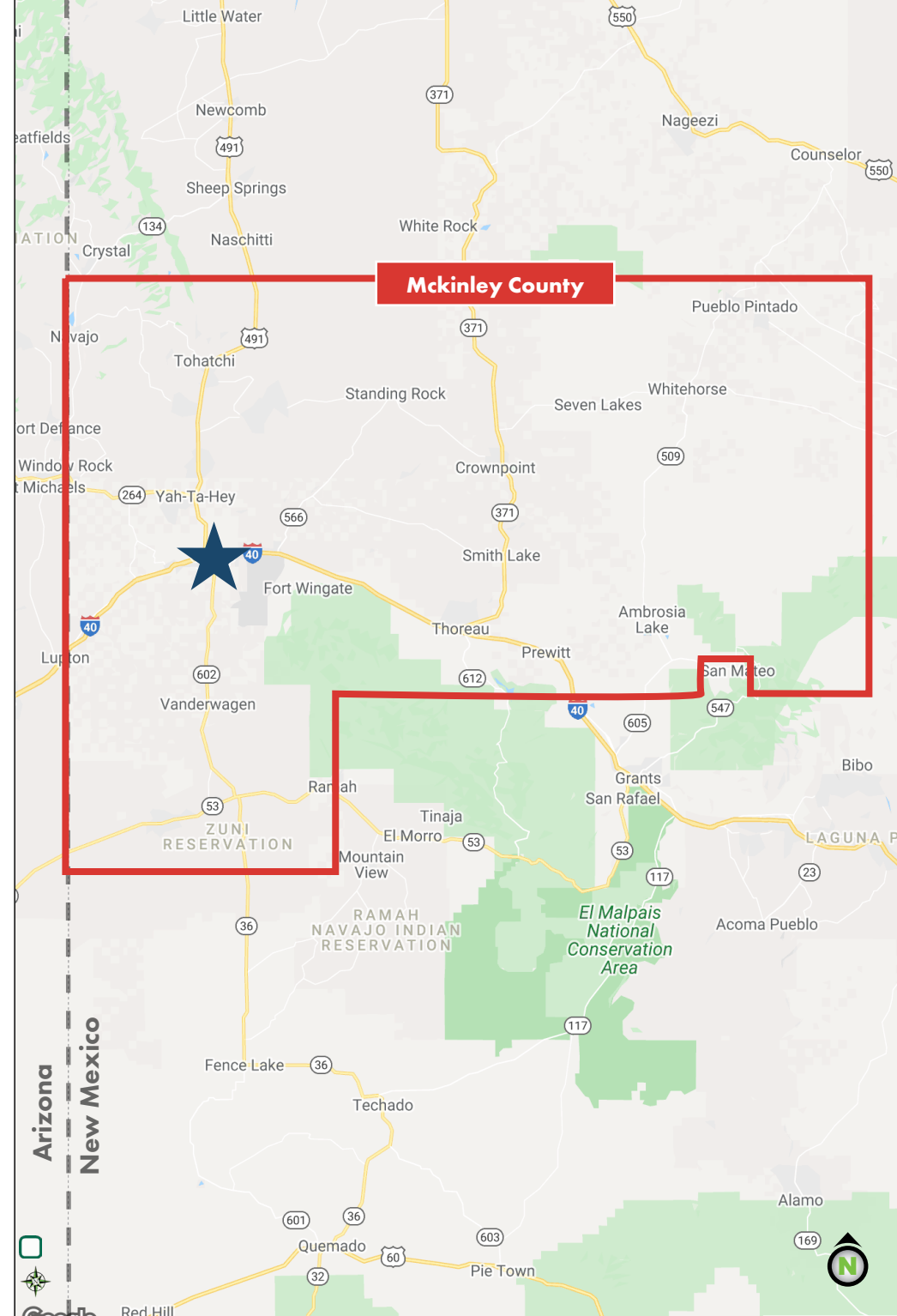


PLACE OF WORK

2024 Businesses 1,648

2024 Employees 23,104

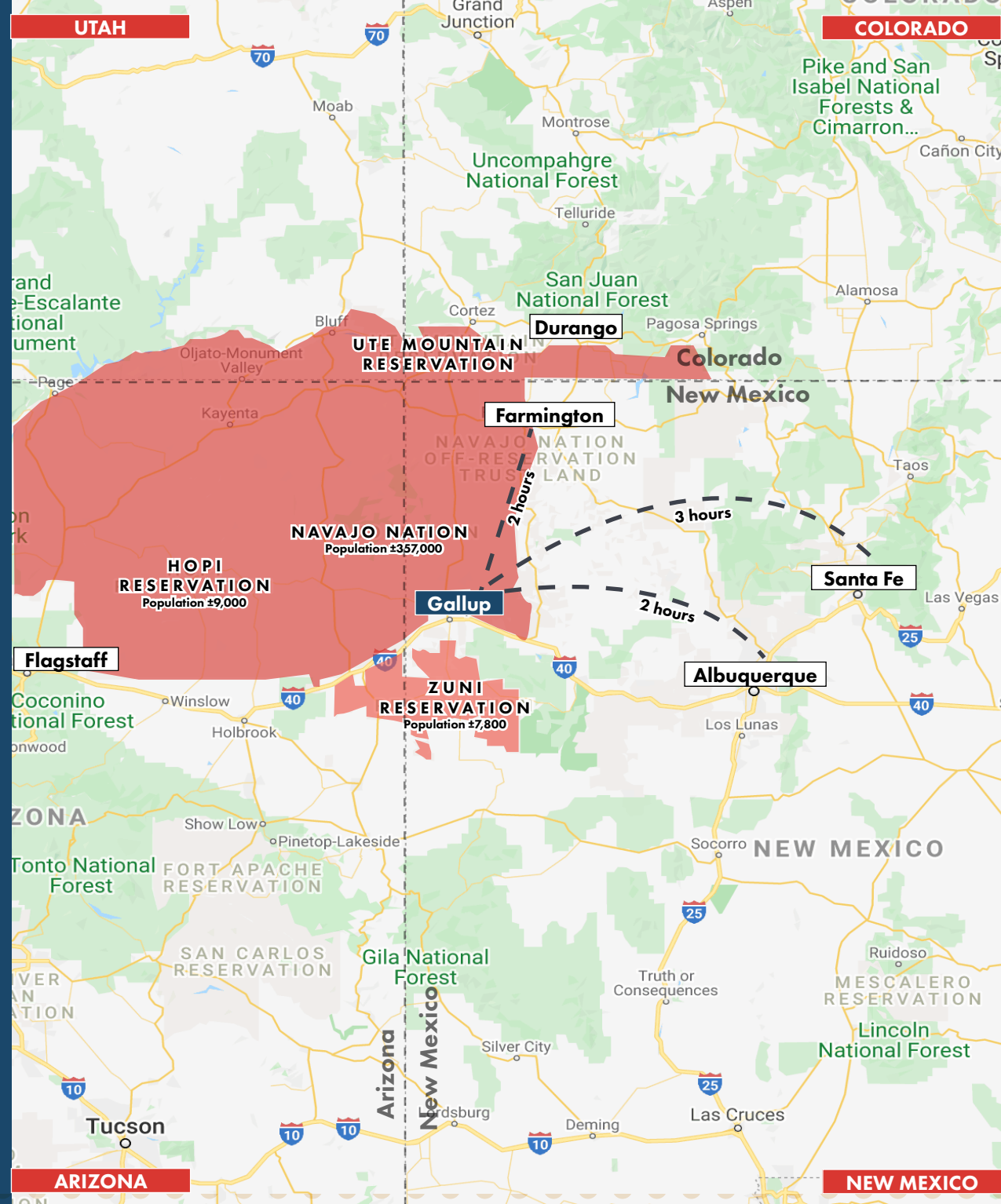
Source: Esri



MARKET OVERVIEW

Gallup, NM is the county seat for McKinley County and one of the most populous cities between Flagstaff, AZ and Albuquerque, NM. McKinley County is home to nearly 72,230 people, but Gallup serves a trade area of more than 120,000 people, traveling to the city on the weekends for shopping, dining and entertainment. Gallup has the only enclosed shopping mall (Rio West Mall) in the region, located just south of American Heritage Plaza. This is a destination shopping mall that draws more than 3.6 million customers per year.

Gallup is also situated in proximity to many reservations including the Navajo Nation, Hopi, and Zuni. Collectively the reservations are home to more than 370,000 residents.





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JUNIOR ANCHOR SPACE AVAILABLE

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