

RETAIL FOR LEASE



WALMART SHADOW ANCHOR RETAIL

402 CARR LANE, ESPAÑOLA, NM 87532



FOR LEASE

REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



PRESENTED BY:

JENNIFER DYESS

Associate Broker
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53964, New Mexico

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PROPERTY SUMMARY

Walmart Shadow Anchor Retail
402 Carr Lane | Española, NM 87532



Property Summary

Lease Rate:	\$17.00psf
NNN Rate:	\$5.50psf 2025 Estimate
Total Available SF:	+/- 14,000
Suite A SF:	+/- 5,000
Suit B SF:	+/- 9,000
Zoning:	B-2

Property Overview

Join a thriving retail trade area that serves northern New Mexico's growing community. Ideal for big-box retail, grocery, fitness, furniture, or value retail concepts seeking regional exposure.

Location Overview

Excellent visibility and access from Riverside Drive, Española's main commercial artery

Strong visibility, easy access, and immediate adjacency to major national retailers such as Walmart, Lowes, PetSense, Walgreens, CVS, Starbucks and more, creating a steady flow of daily traffic and a robust customer base.

High traffic counts, 32,000 VPD, and strong retail synergy

PROPERTY DESCRIPTION

Walmart Shadow Anchor Retail
402 Carr Lane | Española, NM 87532



402 Carr Lane | 14,000 SqFt Retail

Discover exceptional retail opportunities in one of Española's most active and high-performing commercial corridors. Located at 402 Carr Lane, these suites offer strong visibility, easy access, and immediate adjacency to major national retailers such as Walmart, Lowes, Walgreens, CVS, Starbucks and more, creating a steady flow of daily traffic and a robust customer base.

Suite A: +/-5,0000 SF

Perfect for value retail, apparel, shoes, beauty supply and soft goods operators seeking open floorplates and strong customer flow. National co-tenancy and high visibility support high-volume shopping patterns.

Efficient layout with flexible demising options

Suite B: +/-9,000 SF

Well-suited for large-format retail such as furniture, electronics, fitness concepts, pet store, urgent care and more

High ceilings and open floorplate to support a wide range of concepts

Location & Market Advantages

Situated in a high-traffic trade area with strong daily counts

Excellent visibility from main arterials with easy ingress/egress

Surrounding tenancy includes national brands that consistently anchor customer demand

Dense local population with strong demographic base and steady year-round activity

Regional draw from surrounding communities, driving additional retail traffic

PROPERTY PHOTOS

Espanola Retail

402 Carr Lane | Española, NM 87532



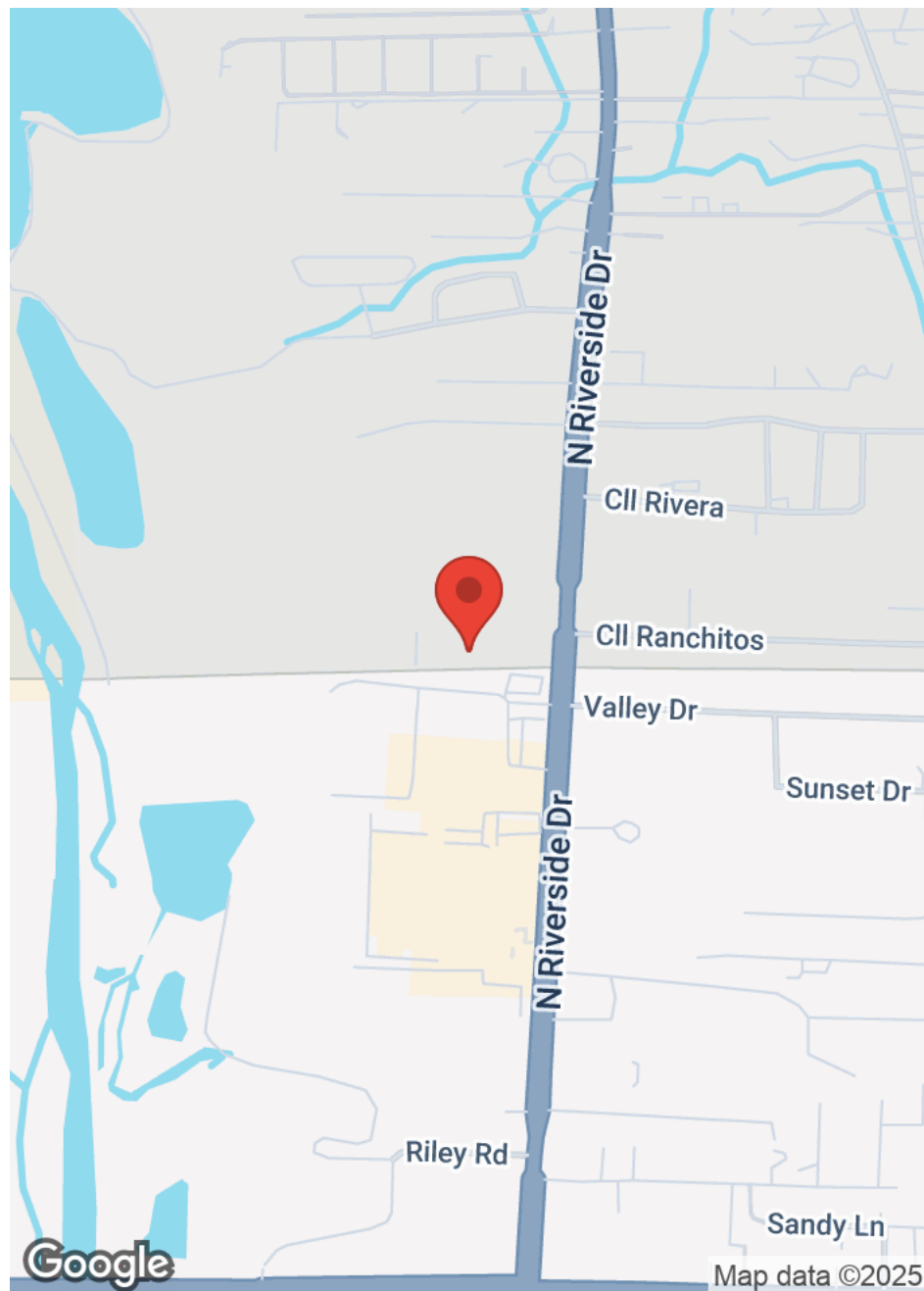
PROPERTY PHOTOS

Espanola Retail
402 Carr Lane | Española, NM 87532



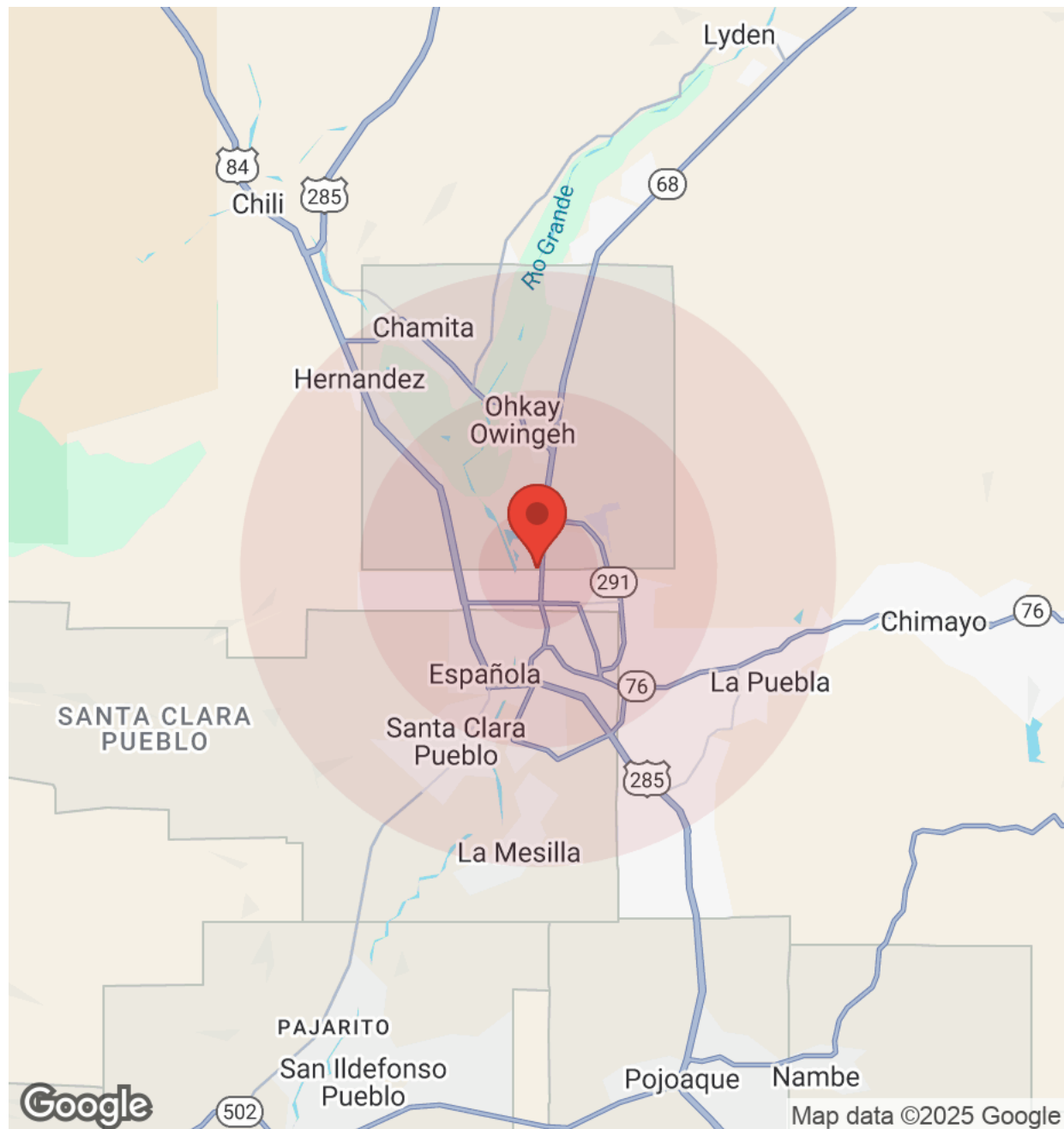
LOCATION MAPS

Walmart Shadow Anchor Retail
402 Carr Lane | Española, NM 87532



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,555	6,971	10,992
Female	1,631	7,401	11,447
Total Population	3,186	14,373	22,439

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	534	2,450	3,733
Ages 15-24	449	1,939	3,001
Ages 25-54	1,157	5,162	8,045
Ages 55-64	407	1,755	2,849
Ages 65+	638	3,067	4,810

Race	1 Mile	3 Miles	5 Miles
White	400	2,761	4,506
Black	18	126	171
Am In/AK Nat	202	966	1,649
Hawaiian	N/A	4	4
Hispanic	2,296	9,480	14,581
Asian	43	160	184
Multi-Racial	129	540	857
Other	99	336	487

Income	1 Mile	3 Miles	5 Miles
Median	\$52,270	\$50,022	\$57,017
< \$15,000	173	873	1,192
\$15,000-\$24,999	172	723	1,104
\$25,000-\$34,999	123	535	738
\$35,000-\$49,999	141	716	1,069
\$50,000-\$74,999	142	804	1,380
\$75,000-\$99,999	126	623	1,065
\$100,000-\$149,999	204	773	1,221
\$150,000-\$199,999	106	355	623
> \$200,000	54	292	499

AREA RETAILERS

Espanola Retail
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REGIONAL MAP

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AERIAL MAP

Walmart Shadow Anchor Retail
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PROFESSIONAL BIO

Walmart Shadow Anchor Retail
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JENNIFER DYESS

Associate Broker



Jennifer Dyess is a licensed real estate professional based in Santa Fe, specializing in the retail and office sector with expertise in investment sales, leasing, and property analysis. With years of experience in both residential and commercial transactions, Jennifer has built a reputation for maximizing value and profitability for her clients through strategic real estate planning. Her primary focus on commercial properties, combined with her ability to navigate complex deals in unique markets, makes her a trusted advisor to buyers, sellers, and investors alike. Jennifer's commitment to delivering results has led to her involvement in numerous high-value transactions and recognition as one of the top commercial realtors in the industry.

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DISCLAIMER

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