



**CALL FOR
MORE INFORMATION**

DEMOGRAPHIC SNAPSHOT

	1 MILE	5 MILE
2020 Total Population	7,884	22,632
2020 Average HH Income	\$69,028	\$68,126
2020 Daytime Population	2,109	12,352

AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Located in main retail trade area of Espanola
- Excellent visibility to N Riverside
- Leased lot with access
- Property can be sold together or separately
- Existing 3,000 sq ft building on "Property A" parcel

TRAFFIC COUNT

N Riverside Corridor: 18,537 VPD
(SitesUSA)

ADJACENT TRAFFIC GENERATORS



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PROPERTY OVERVIEW

Sale Price:	SOLD
Lot Size:	0.44-1.92 Acres
Price/Acre:	\$671,875
Market:	Espanola, NM
Traffic:	20,000 VPD

LOCATION OVERVIEW

Welcome to Espanola, New Mexico in the heart of Northern New Mexico. Espanola has historical, cultural, and economic importance to northern New Mexico. The population of the "greater Espanola area" is roughly over 40,000 people. The area provides much needed retail services such as food, soft goods, hard goods, etc. for the surrounding towns. Recently, Los Alamos National Laboratories has begun hiring an additional 1,000 new employees a year and currently sits at over 15,000 high paid employees 25 minutes to the west. This unprecedented growth of jobs has created a demand for more rooftops, apartments, hotels, and RETAIL. Come jump on this opportunity while the lab and city are growing!

PROPERTY HIGHLIGHTS

- Located in main retail trade area of Espanola
- High Visibility to N Riverside
- Left in / Left out access
- Properties can be sold together or separately
- Excellent retail pad site
- Existing 3,000 SF building located on Property A

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Espanola Commercial Pad Sites

NEQ OF N RIVERSIDE DR AND CALLE RANCHITOS
1711 NORTH RIVERSIDE DRIVE
ESPAÑOLA, NM 87532



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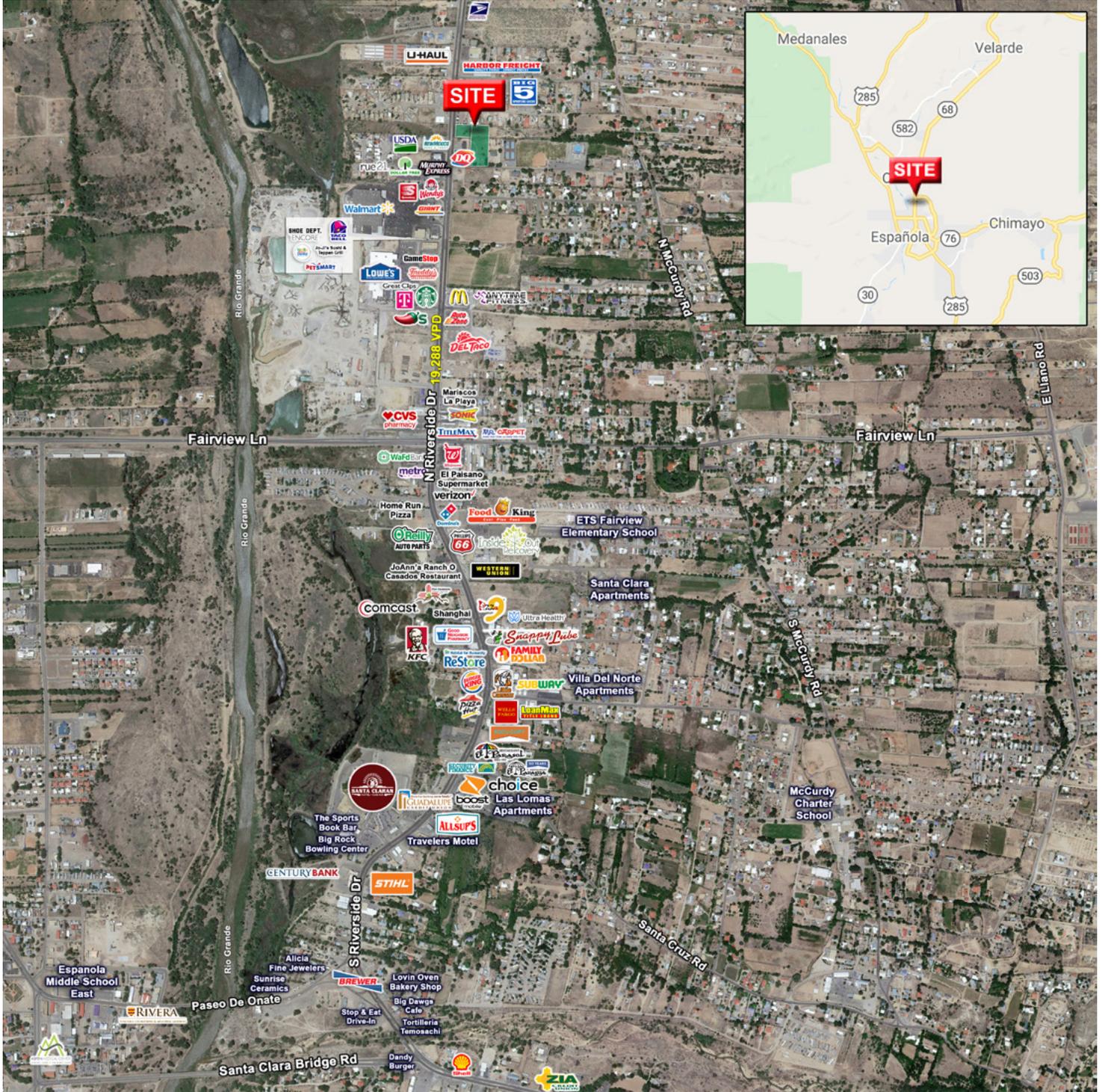
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Espanola Commercial Pad Sites

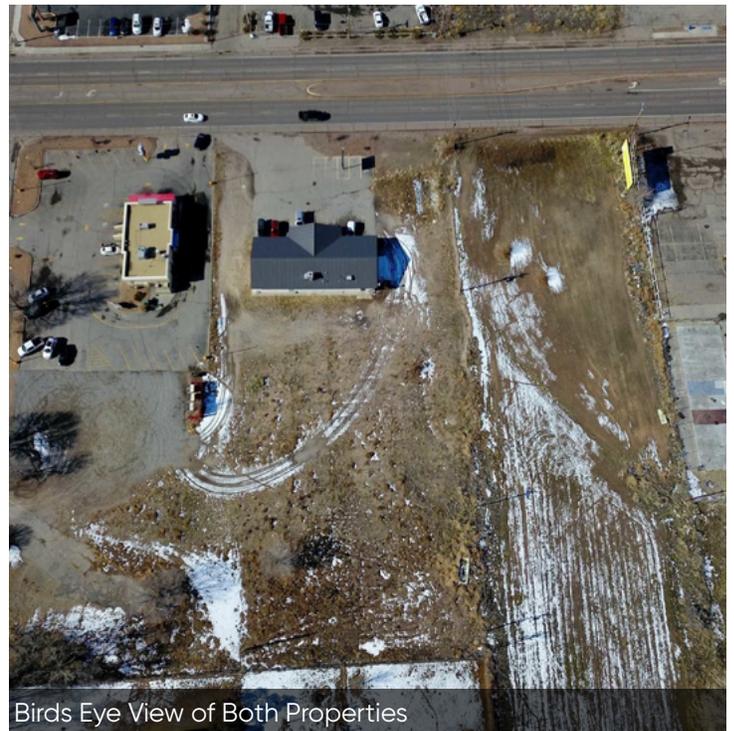
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Existing Building Located at Property "A"



Retailers in the area



Birds Eye View of Both Properties

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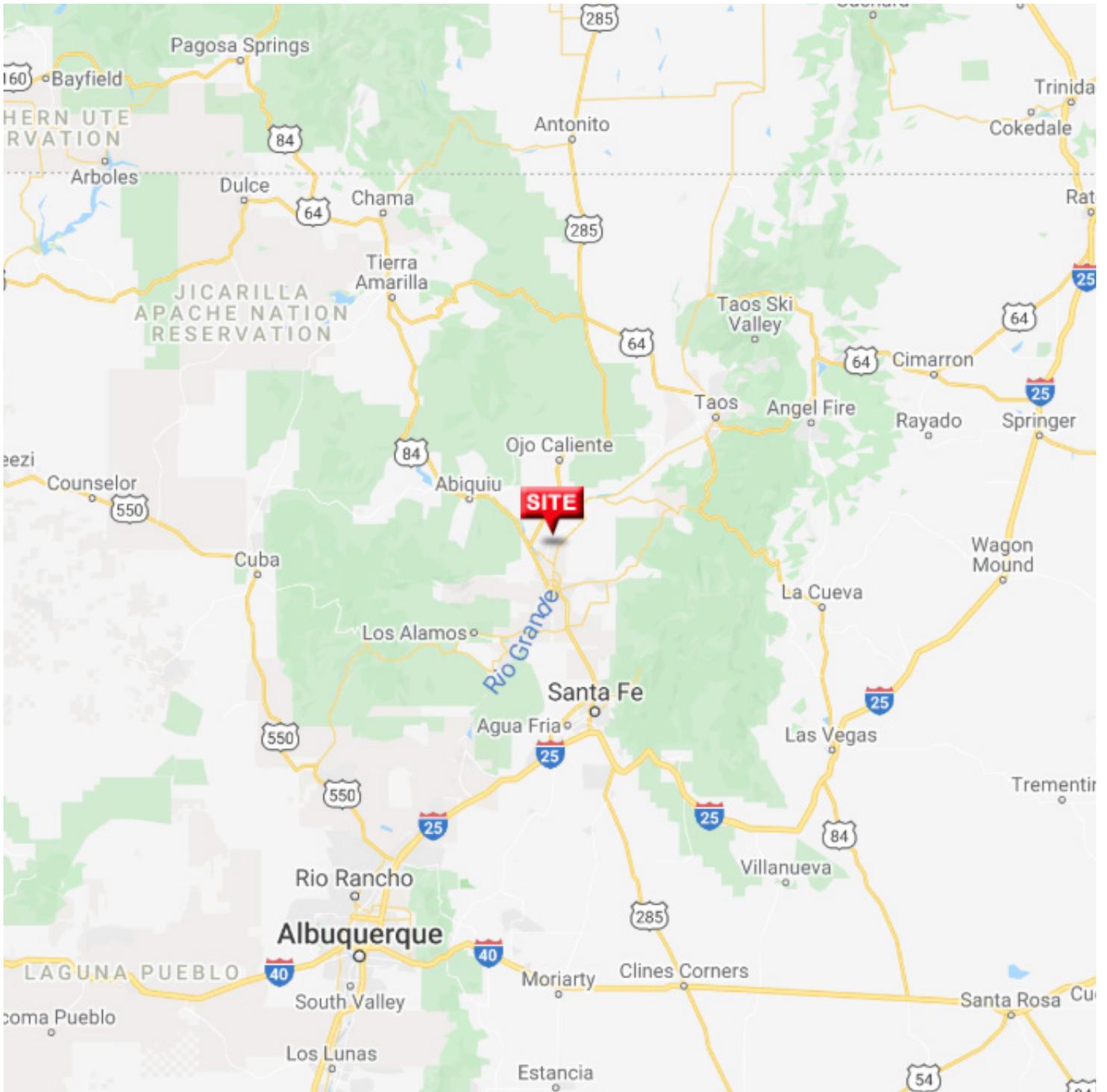
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