

# 4172 US HWY 64 RETAIL

NWC US-64 & RD 6500  
4172 US-64, Kirtland, NM 87417



AVAILABLE  
11,000 SF

**FOR  
LEASE**

**AVAILABLE SPACE**  
11,000 SF

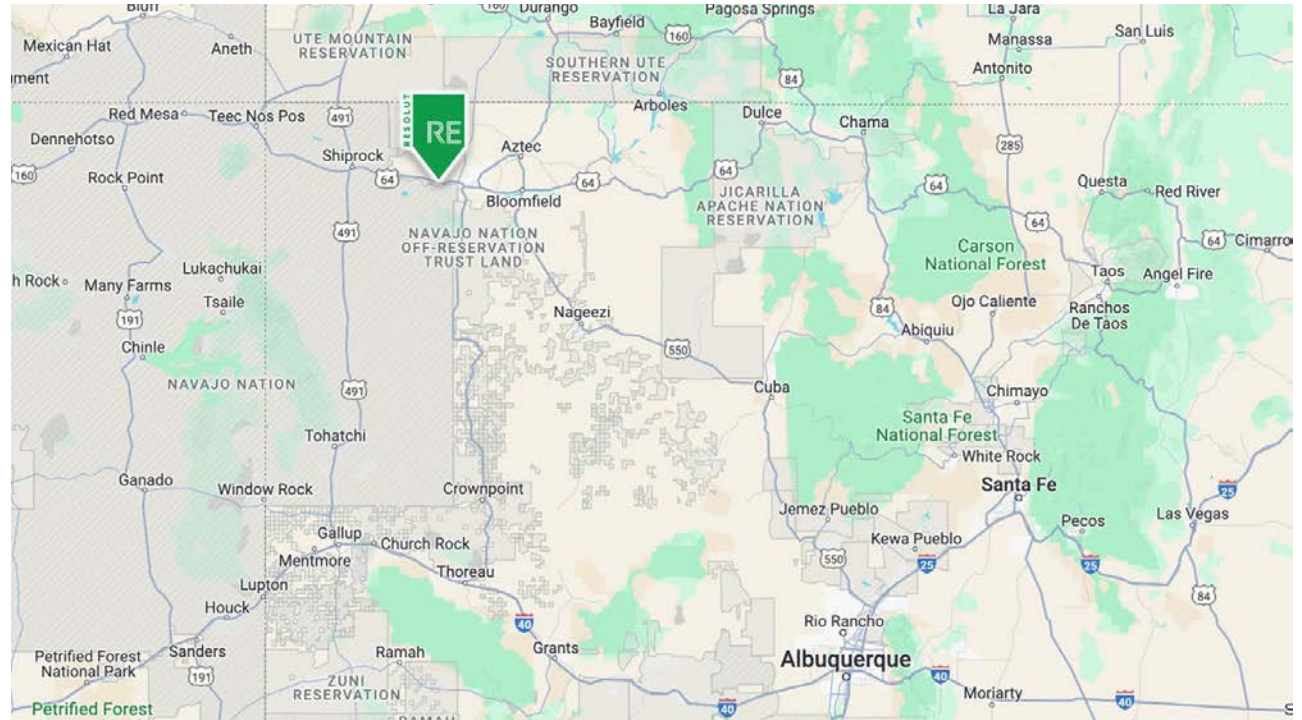
**RATE**  
\$10.75 PSF Annual  
\* Estimate provided by Landlord  
and subject to change

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**PROPERTY HIGHLIGHTS**

- 11,000± square feet of junior box retail space anchored by Dollar Tree
- Located in the town of Kirtland, directly west of Farmington in north New Mexico
- 600 ft of frontage with direct exposure to 8,400 cars per day on US-64
- Located in retail corridor along with Family Dollar, AutoZone, O’Reilly Auto Parts and KFC
- Affordable rate and few existing alternative retail vacancies in the surrounding area



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**6,623**  
**POPULATION**  
3-MILE RADIUS



**\$55,734.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**4,241**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
US-64: 8,495 VPD  
Rd 6500: 3,139 VPD  
(CoStar 2022)



## PROPERTY OVERVIEW

Located in the heart of Kirtland, New Mexico, this expansive retail location offers a prime opportunity for businesses seeking a prominent presence in a thriving commercial center. Boasting a highly visible location with ample parking and convenient access, this property is ideally positioned to attract customers from across the region.

At the heart of this retail destination lies a flagship Dollar Tree store, serving as the anchor tenant and drawing a steady stream of foot traffic and loyal patrons. With its reputation for offering high-quality merchandise at unbeatable prices, Dollar Tree provides a strong foundation for driving sales and generating revenue for neighboring businesses.

The retail space itself features a spacious layout encompassing 11,000 square feet of versatile floor space, allowing for a wide range of retail concepts and layouts. Whether seeking to capitalize on the synergy of Dollar Tree's customer base or carve out a distinct niche in the market, tenants will find ample room to showcase their products and services in a highly visible and accessible location.

## LOCATION OVERVIEW

**Strong Anchor Tenant:** With Dollar Tree as the anchor tenant, businesses benefit from the established brand recognition and customer loyalty that comes with being part of a well-known retail chain.

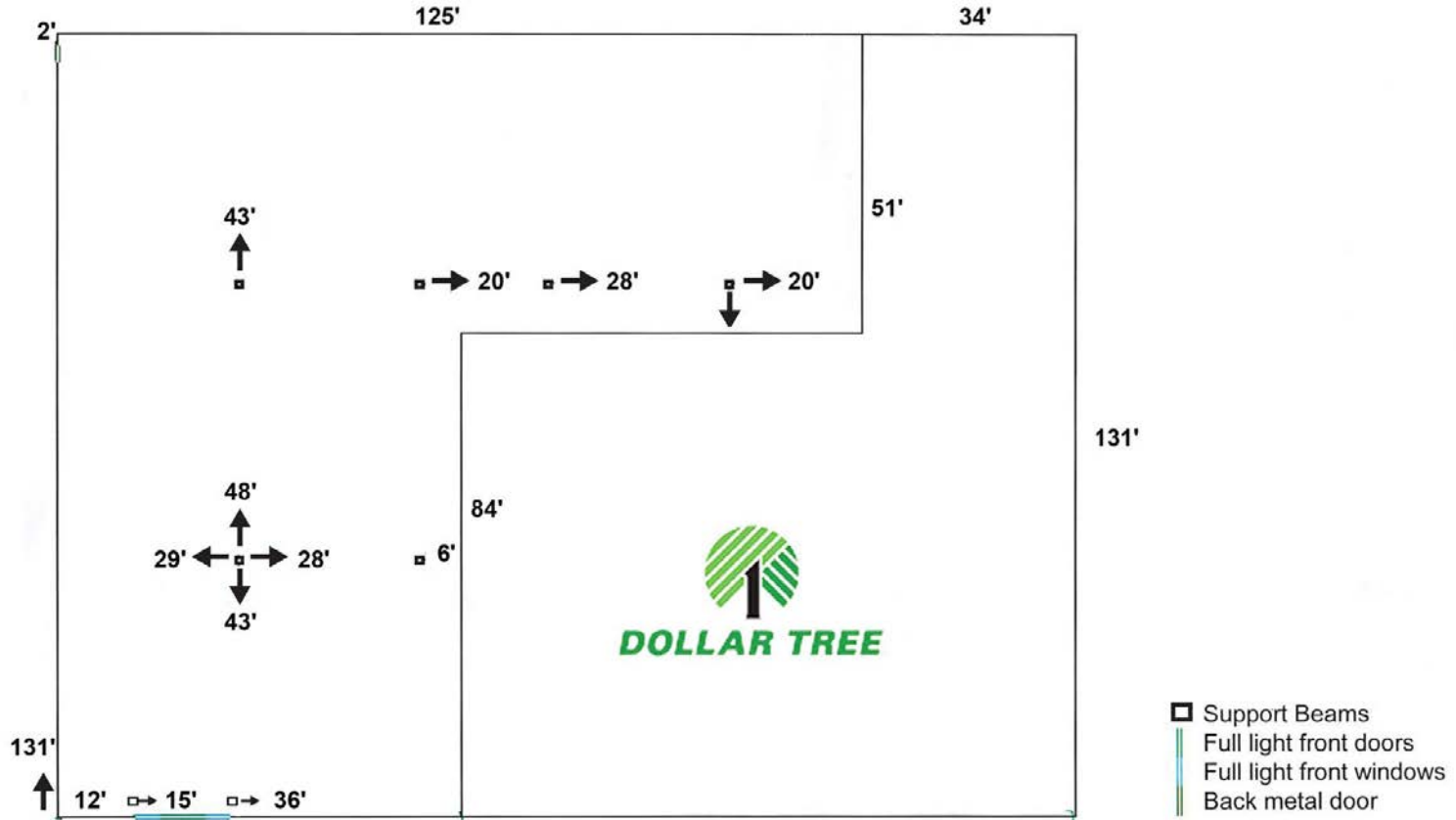
**Flexible Space:** The retail space offers a flexible layout that can be customized to suit the needs of a variety of retail concepts, from apparel and electronics to home goods and specialty items.

**Ample Parking:** A spacious parking lot provides ample parking for customers, ensuring convenience and accessibility for visitors to the retail center.

**Supportive Community:** Kirtland is a vibrant community with a strong sense of local pride and support for small businesses. Tenants will find themselves welcomed into a supportive environment with ample opportunities for networking and collaboration.

In summary, this large retail location in Kirtland, New Mexico, offers an unparalleled opportunity for businesses to thrive in a prime commercial setting anchored by Dollar Tree. With its strategic location, flexible space, and supportive community, this property presents a compelling opportunity for retailers looking to establish a successful presence in the heart of Kirtland's bustling retail scene.





**4172 US 64 Unit A  
Available**

**4172 US 64 Unit B  
Dollar Tree**

- Storage
- Restrooms
- Heat
- Loading dock parking for semi





