

HARBOR FREIGHT
SPORTING GOODS

Carlos Garcia

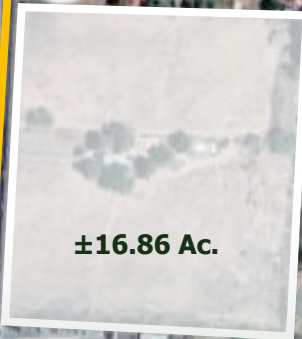
505.670.3181

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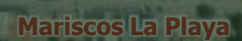
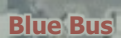
Joel Cumplido

505.670.3328

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SITE



Rio Grande

FOR SALE & LEASE

Retail Development Opportunity

1509 N. Riverside Dr. Española, NM 87532

AVAILABLE

±16.86 Ac.

SALE PRICE

\$5,952,000 (\$8.00/SF)

LEASE RATE

See Advisors

ZONING

B-2 | General Commercial



COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

Carlos Garcia

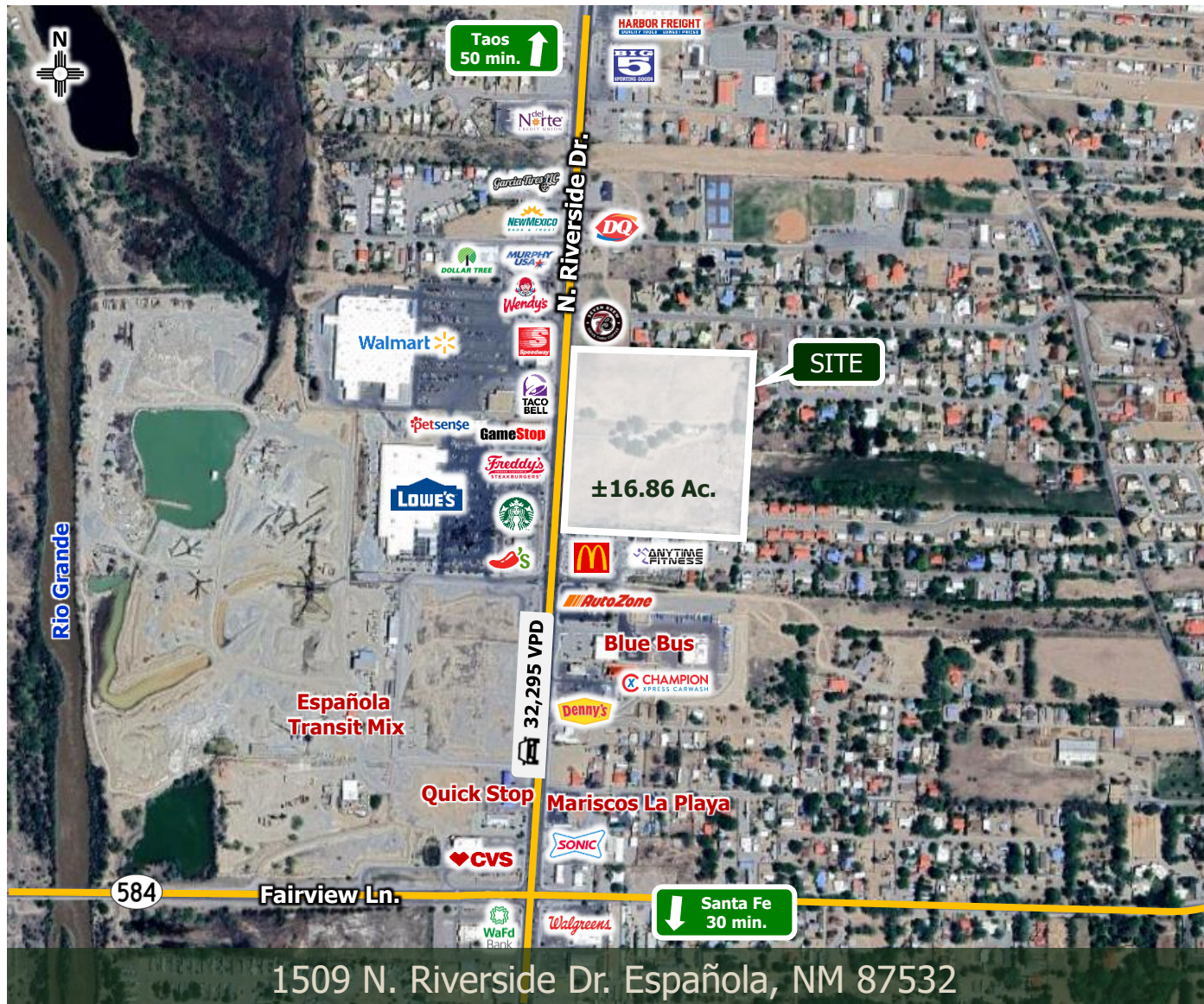
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Pad Sites: See Advisors

LEASE RATE

See Advisor

ZONING

B-2 | General Commercial

HIGHLIGHTS

- A future destination for shopping, dining & recreation
- Strategically positioned in the main retail corridor of the Española Valley
- Property is comprised in 3 separately deeded lots
- Great visibility
- Excellent national co-tenancy:
 - Walmart Supercenter
 - Lowe's Home Improvements
 - McDonald's
 - Chili's
 - Freddy's
 - Starbucks

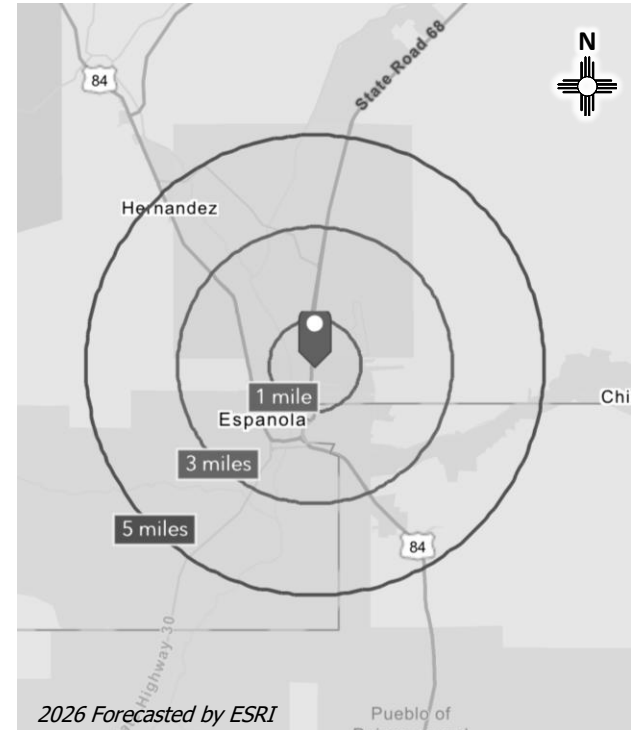
SALE/LEASE Retail Development Opportunity



MARKET AERIAL

Carlos Garcia
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Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,862	15,701	23,234
Average HH Income	\$79,531	\$75,661	\$80,870
Total Business	165	615	694
Total Employees	1,531	6,674	7,758

SALE/LEASE Retail Development Opportunity



PAD SITES

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SALE/LEASE Retail Development Opportunity

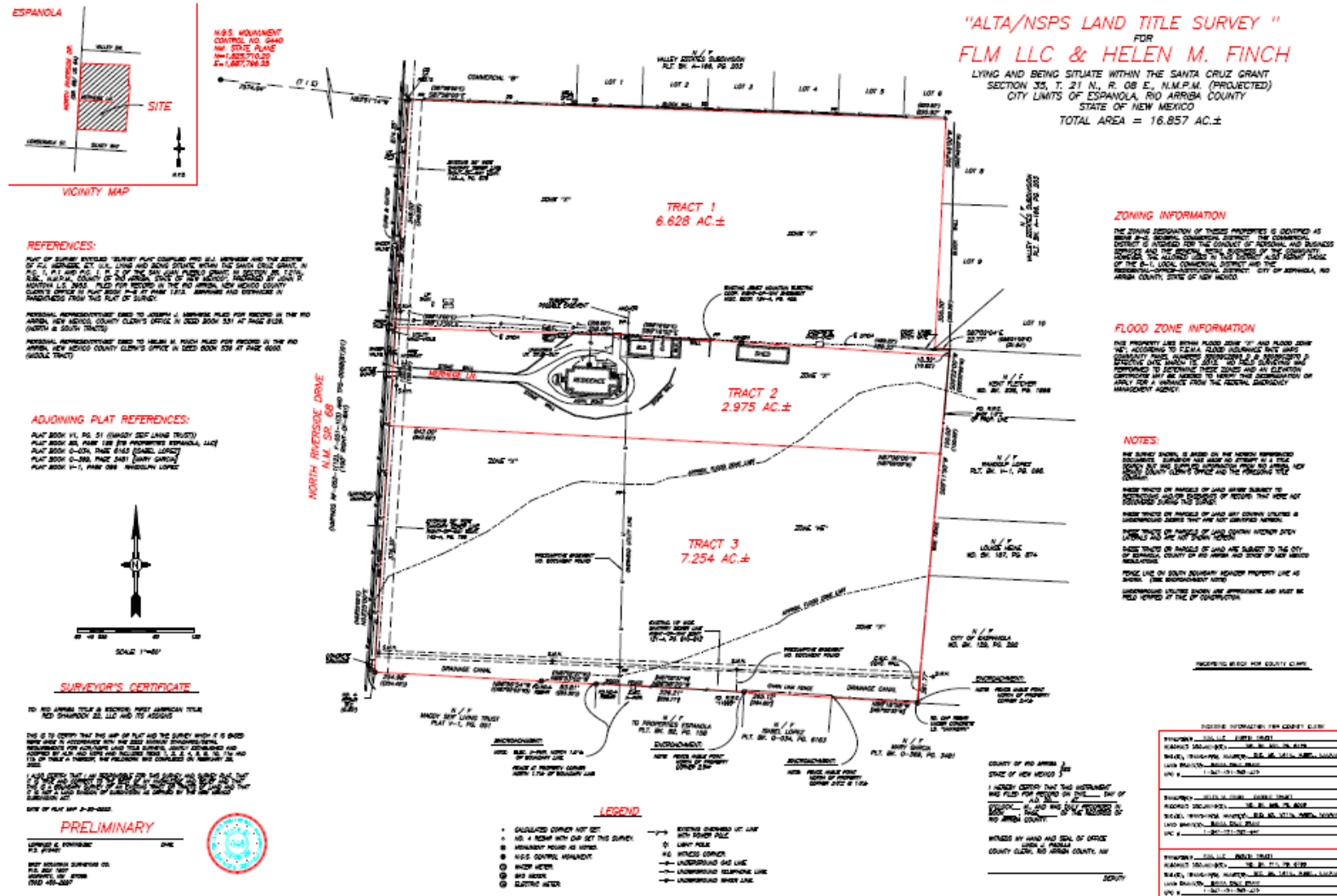


SURVEY

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GARSA GROUP
COMMERCIAL REAL ESTATE