

RETAIL FOR LEASE IN HIGH TRAFFIC RETAIL CORRIDOR

4309 E MAIN STREET

FARMINGTON, NM 87402



±1,480 SF

Space Available

25,587 VPD

Traffic Count

INQUIRE

Lease Rate

SIGNALIZED

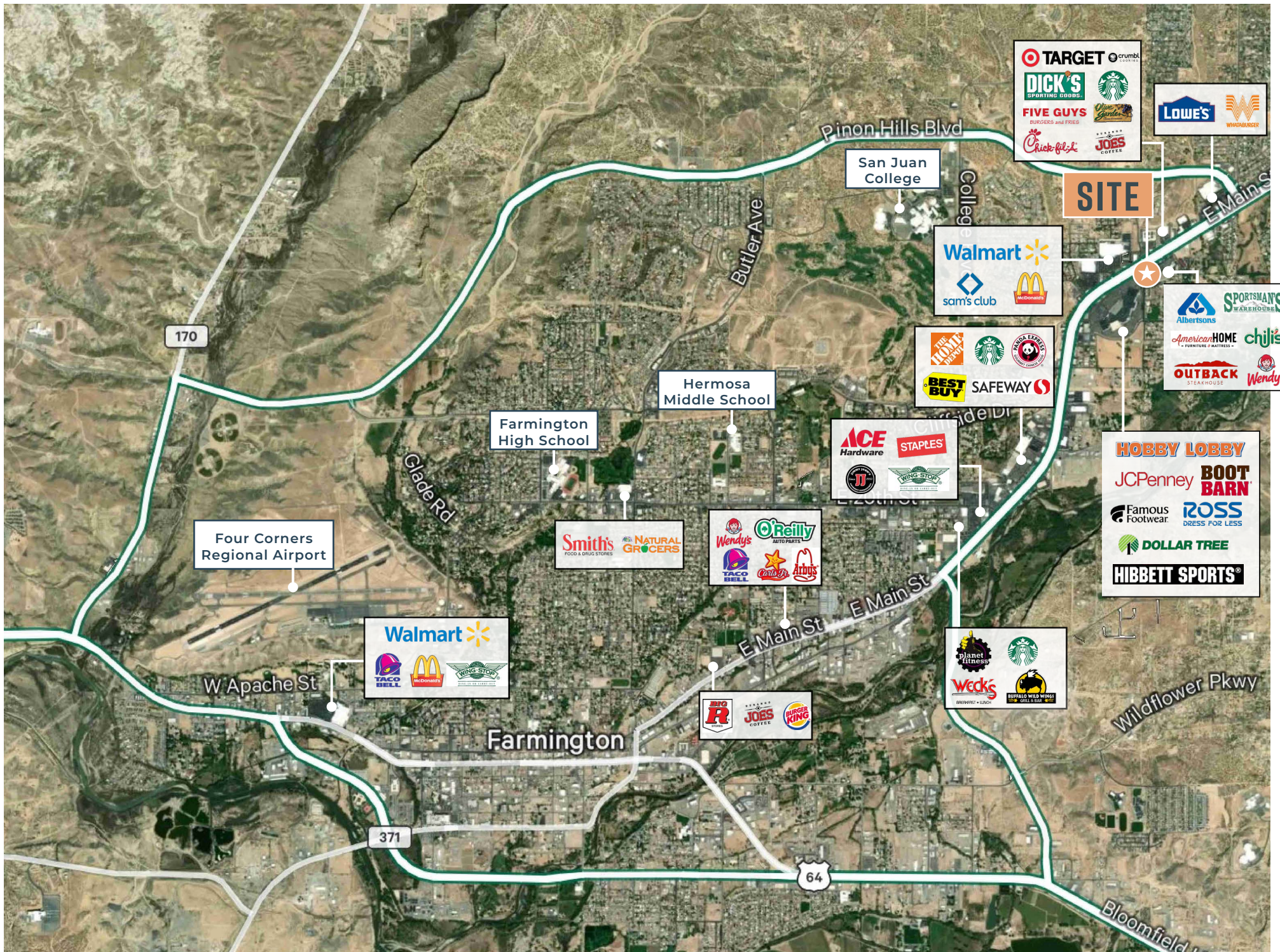
Intersection

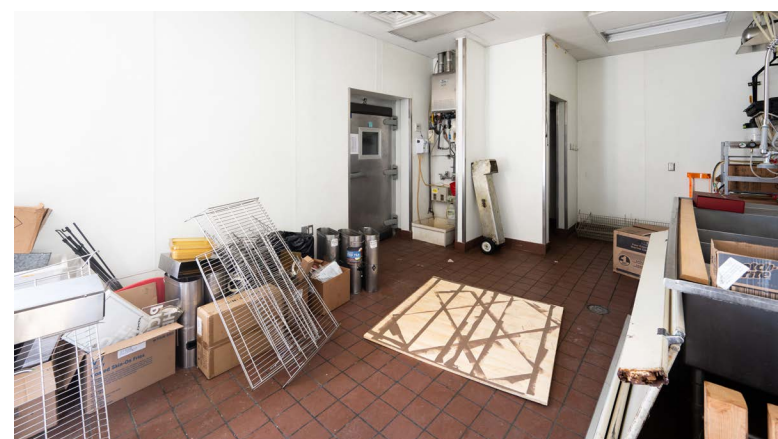
PROPERTY OVERVIEW

- High exposure and visibility along East Main St. (US-64) in heavily trafficked area
- Albertson's and Sportsman's Warehouse outparcel - Adjoining Wendy's
- Located in the primary retail and commercial node in Farmington with proximity to the Animas Valley Mall, Sam's Club, Walmart, Target, Lowe's, Dick's Sporting Goods, Chick-Fil-a
- Ideal for retail, restaurant, coffee, and service users
- Farmington provides regional draws from Navajo Nation (third of population residing in New Mexico), Durango, CO, Pagosa Spring, CO, Aztec, and Bloomfield making it a true retail destination

SITE PLAN

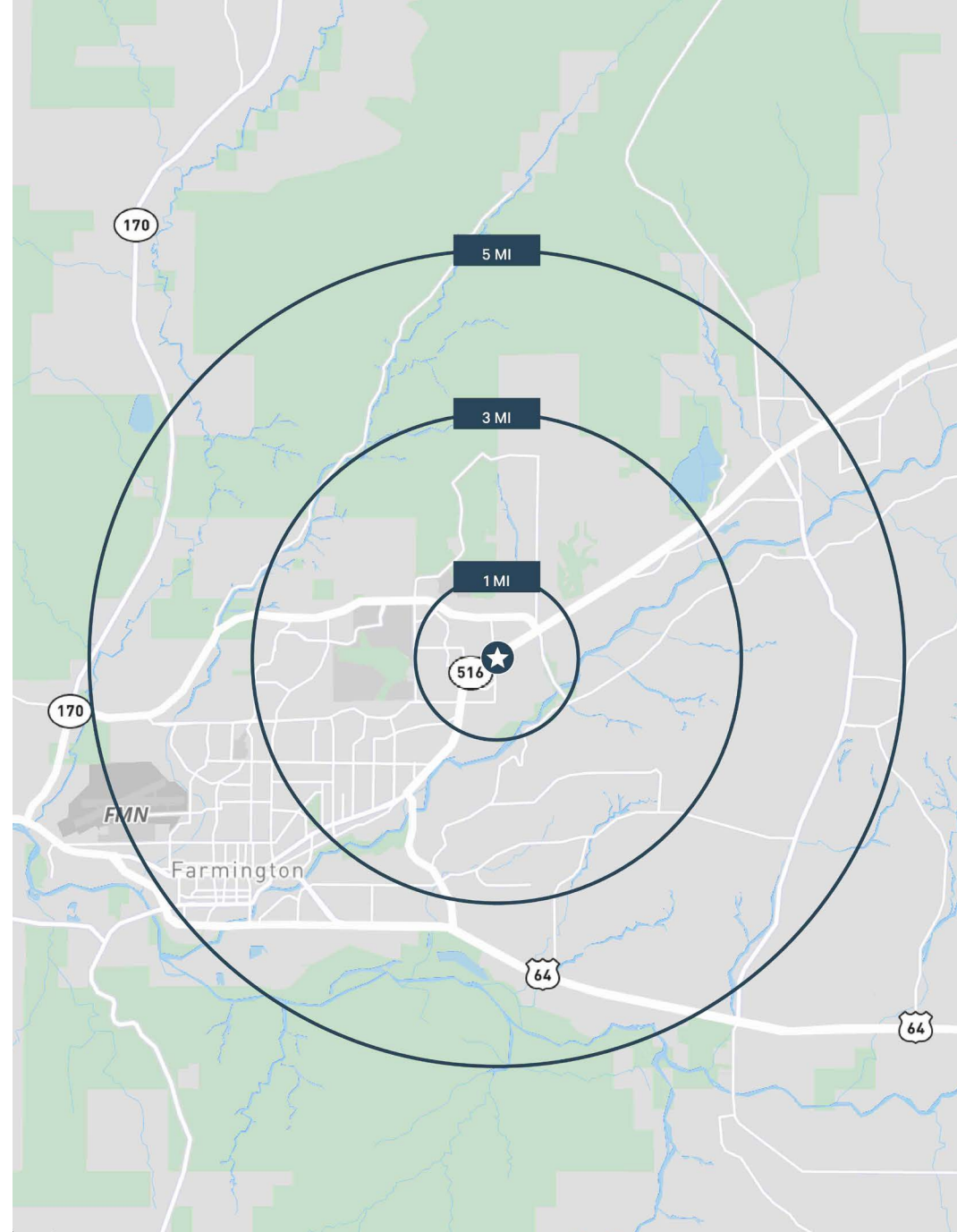






AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	5,299	25,354	48,629
2025-2030 Annual Pop Growth Rate	-0.28%	-0.26%	-0.20%
Households			
2025 Households	1,938	9,318	17,639
2025-2030 Annual HH Growth Rate	-0.15%	-0.01%	0.03%
2025 Avg Household Size	2.73	2.69	2.70
Household Income			
2025 Average HH Income	\$100,625	\$101,718	\$92,816
2030 Average HH Income	\$113,058	\$112,879	\$103,046
2025 Median HH Income	\$71,720	\$70,450	\$65,699
2030 Median HH Income	\$78,892	\$77,850	\$72,160
Education			
Bachelor's Degree or Higher	26.0%	27.2%	24.6%
Daytime Population			
2025 Employees	4,408	15,555	30,865



MARKET OVERVIEW

The Farmington, New Mexico market serves as a vital commercial center for northwestern New Mexico and the broader Four Corners region. The city's economy has historically been driven by the production of petroleum, natural gas, and coal, and it continues to function as a significant retail hub for surrounding rural communities and neighboring reservations.

The city is home to San Juan College, which provides higher education and workforce training. Outdoor recreation and tourism are also emerging as target industries, capitalizing on the region's climate and natural landscapes.

Farmington MSA Demographics

119,486

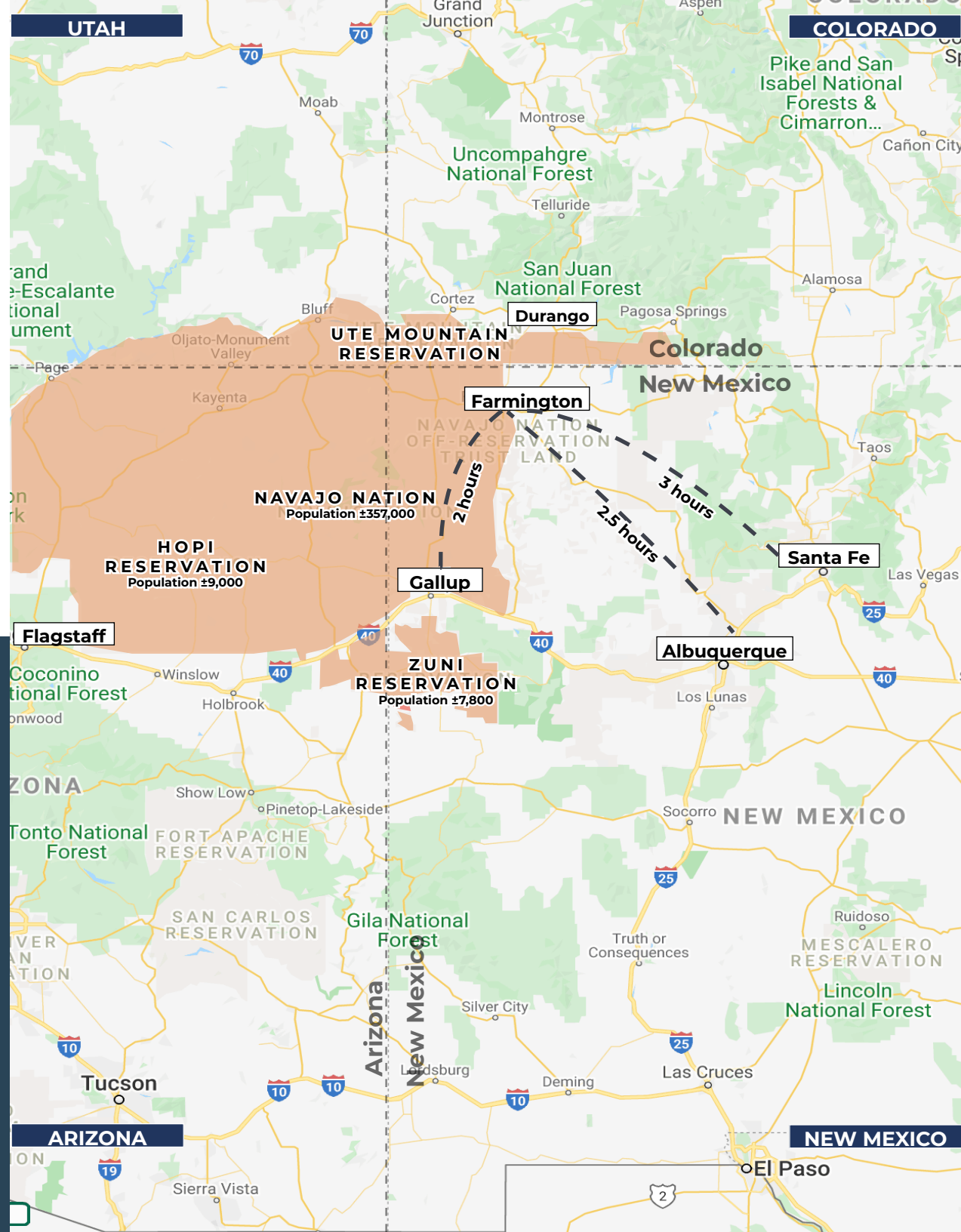
2025 Population

42,273

2025 Households

\$81,861

2025 Avg HH Income



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