

Retail In-Line Space | For Lease



AMERICAN HERITAGE PLAZA

HIGH VOLUME GROCERY ANCHORED SHOPPING CENTER
JUNIOR ANCHOR SPACE OPPORTUNITY | 4.7 MILLION VISITS

NEQ I-40 & NM HWY 491 | 900 NM HWY 491 | GALLUP, NM

Source: Placer AI, 2025

CBRE

PROPERTY OVERVIEW

- High volume grocery anchored shopping center at major Interstate 40 location
- Significant driver of consumer traffic generated by a mix of neighboring businesses from grocery to fast-food restaurants
- Multiple full access points and excellent visibility
- Traffic counts
Interstate 40: 29,296 VPD
NM Hwy 491: 20,307 VPD
- Nearly 72,000 people reside in McKinley County, but Gallup's trade area serves over 120,000 people including residents from surrounding reservations and communities

FOR LEASE

±28,000

Square Footage

Demisable

10,000 - 18,000 SF

\$10.00

Per SF/Yr NNN





Walmart

Applebee's

THE HOME DEPOT

Rio West Mall
JCPenney GNC
GENERAL NUTRITION CENTERS
HOBBY LOBBY
rue21. HOT TOPIC
five BEL'W

491

I-40

29,296 VPD

SPRINGHILL SUITES
Marriott

golden corral
RESTAURANT & BAR

PIZZA ERBES
COURTESY

DELICIOUS
TACO

W Lincoln Ave

Marshalls

McDonald's

Pizza Hut

BURGER KING

HFT HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

FAMILY DOLLAR

BIG 5
DISCOUNT STORE

Denny's

TACO BELL

AutoZone

BOOT BARN
FASHION MART

Starbucks

Wendy's

Sizzler

28,000± SF
CONTIGUOUS

20,307 VPD

18,000± SF

10,000± SF

150'
80'

SAFEWAY

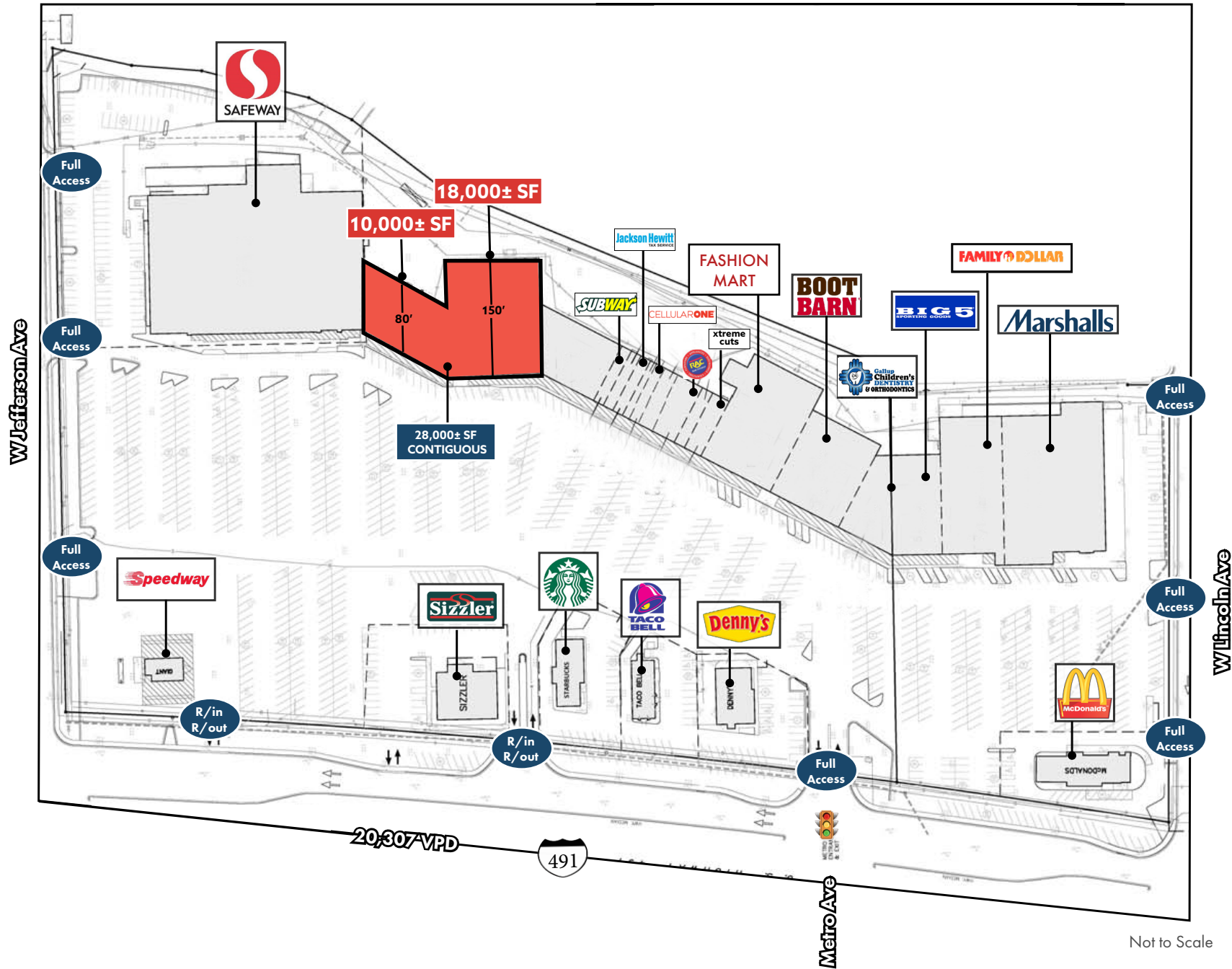
491

9th Street

W Jefferson Ave



SITE PLAN



Not to Scale



American Heritage Shopping Center

Rio West Mall
JCPenney **GNC**
GENERAL NUTRITION CENTERS
HOBBY LOBBY
rue21. **HOT TOPIC**
five BELOW

HFT **HARBOR FREIGHT TOOLS**
Quality Tools at Ridiculously Low Prices

TSC **TRACTOR SUPPLY CO.**



29,296 VPD



9th Street

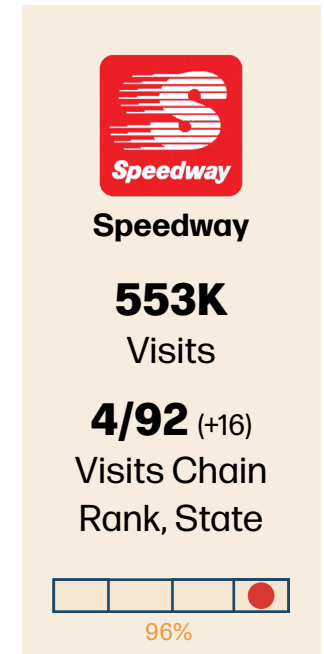
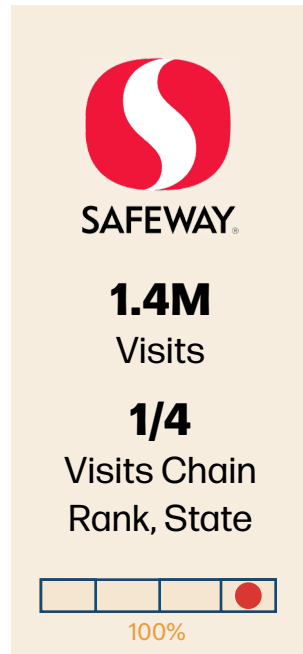
W Lincoln Ave

W Jefferson Ave

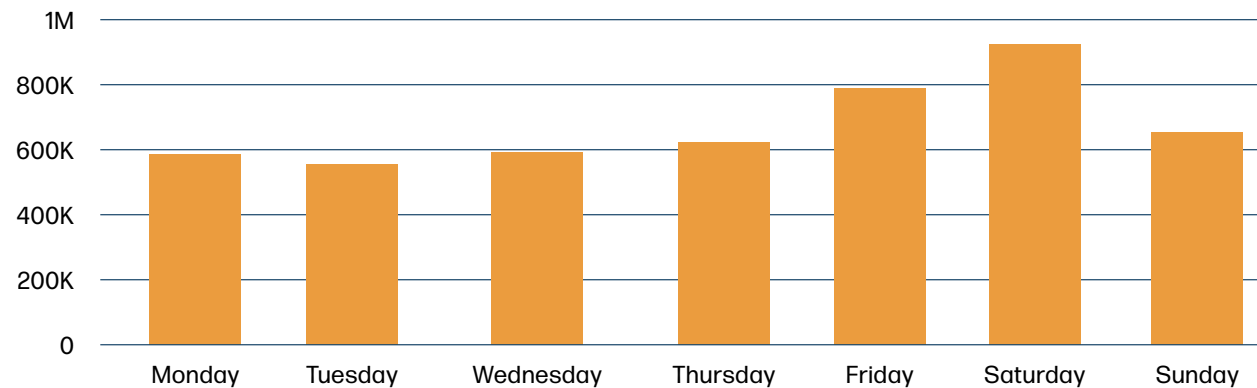
20,307 VPD



PROPERTY OVERVIEW



American Heritage Plaza



Source: Placer AI, 2025

COUNTY DEMOGRAPHICS



POPULATION MCKINLEY COUNTY

2024 Population - Current Year Estimate	70,227
2029 Population - Five Year Projection	67,680

HOUSEHOLDS



2024 Households - Current Year Estimate	22,335
2029 Households - Five Year Projection	22,012
2024-2029 Annual Household Growth Rate	-0.29%



2024 Average Household Size	3.10
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HOUSEHOLD INCOME

2024 Average Household Income	\$66,882
2029 Average Household Income	\$77,065
2024 Median Household Income	\$44,436
2029 Median Household Income	\$51,765



HOUSING UNITS

2024 Housing Units	24,707	
2024 Vacant Housing Units	2,372	9.6%
2024 Occupied Housing Units	22,335	90.4%
2024 Owner Occupied Housing Units	16,318	66.0%
2024 Renter Occupied Housing Units	6,017	24.4%



EDUCATION

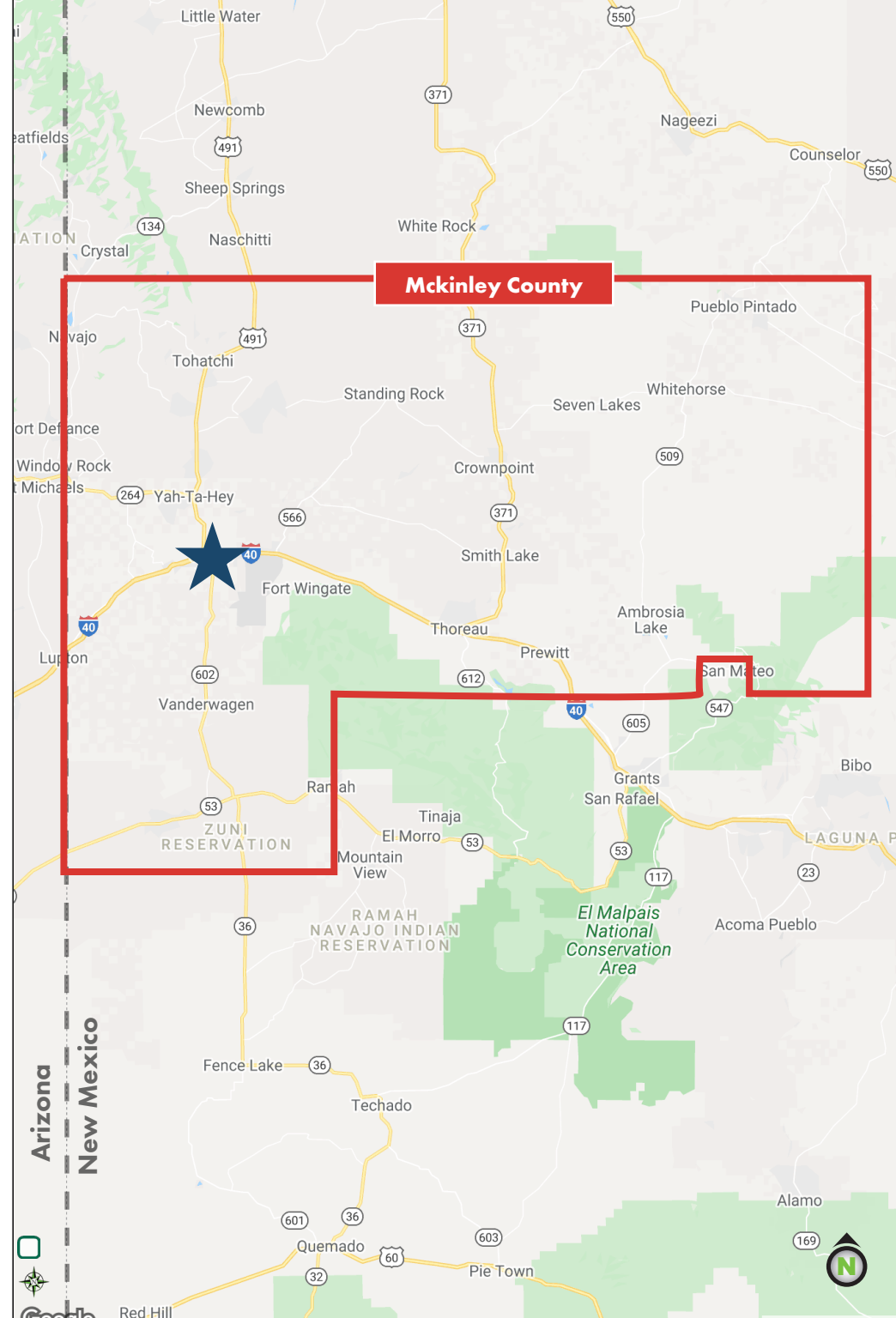
2024 Population 25 and Over	44,854	
HS and Associates Degrees	31,434	70.0%
Bachelor's Degree or Higher	6,183	13.8%



PLACE OF WORK

2024 Businesses	1,648
2024 Employees	23,104

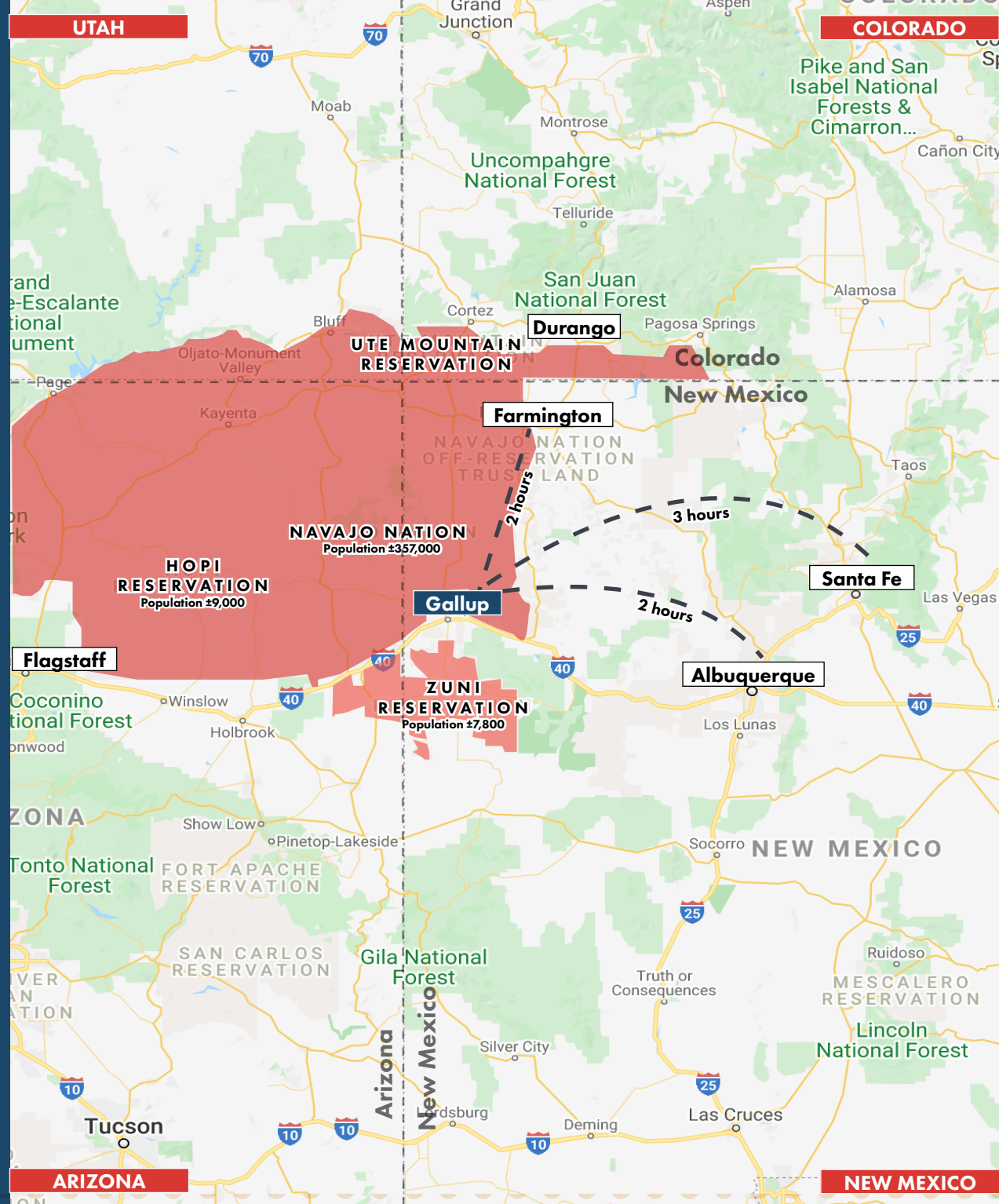
Source: Esri



MARKET OVERVIEW

Gallup, NM is the county seat for McKinley County and one of the most populous cities between Flagstaff, AZ and Albuquerque, NM. McKinley County is home to nearly 72,230 people, but Gallup serves a trade area of more than 120,000 people, traveling to the city on the weekends for shopping, dining and entertainment. Gallup has the only enclosed shopping mall (Rio West Mall) in the region, located just south of American Heritage Plaza. This is a destination shopping mall that draws more than 3.6 million customers per year.

Gallup is also situated in proximity to many reservations including the Navajo Nation, Hopi, and Zuni. Collectively the reservations are home to more than 370,000 residents.





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