

For Ground Lease

Prime Española Location

PAD SITES AVAILABLE



LEASE RATE

Ground Lease: See Advisor

AVAILABLE

Two ±1-Acre Pad Sites

ZONING B-2, Commercial

HIGHLIGHTS

- Strategically positioned in the main retail corridor of the Española Valley
- Most vibrant location in Española
- Full access and excellent visibility
- Fundamental, proven retail location for northern New Mexico
- Excellent national co-tenancy:
 - Walmart - **Top 5 in New Mexico**
 - McDonald's - **#1 in New Mexico**
 - Chili's
 - Freddy's
 - AutoZone
 - Wendy's
 - Taco Bell
 - Denny's
 - Del Taco
 - Anytime Fitness
- 20-Mile Regional Draw
 - Population: 69,574
 - Avg Household Income: \$121,086
 - Daytime Employment: 43,060

SEQ N. Riverside Dr. & Valley Dr. | Española, NM 87532

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Two ±1-Acre Pad Sites

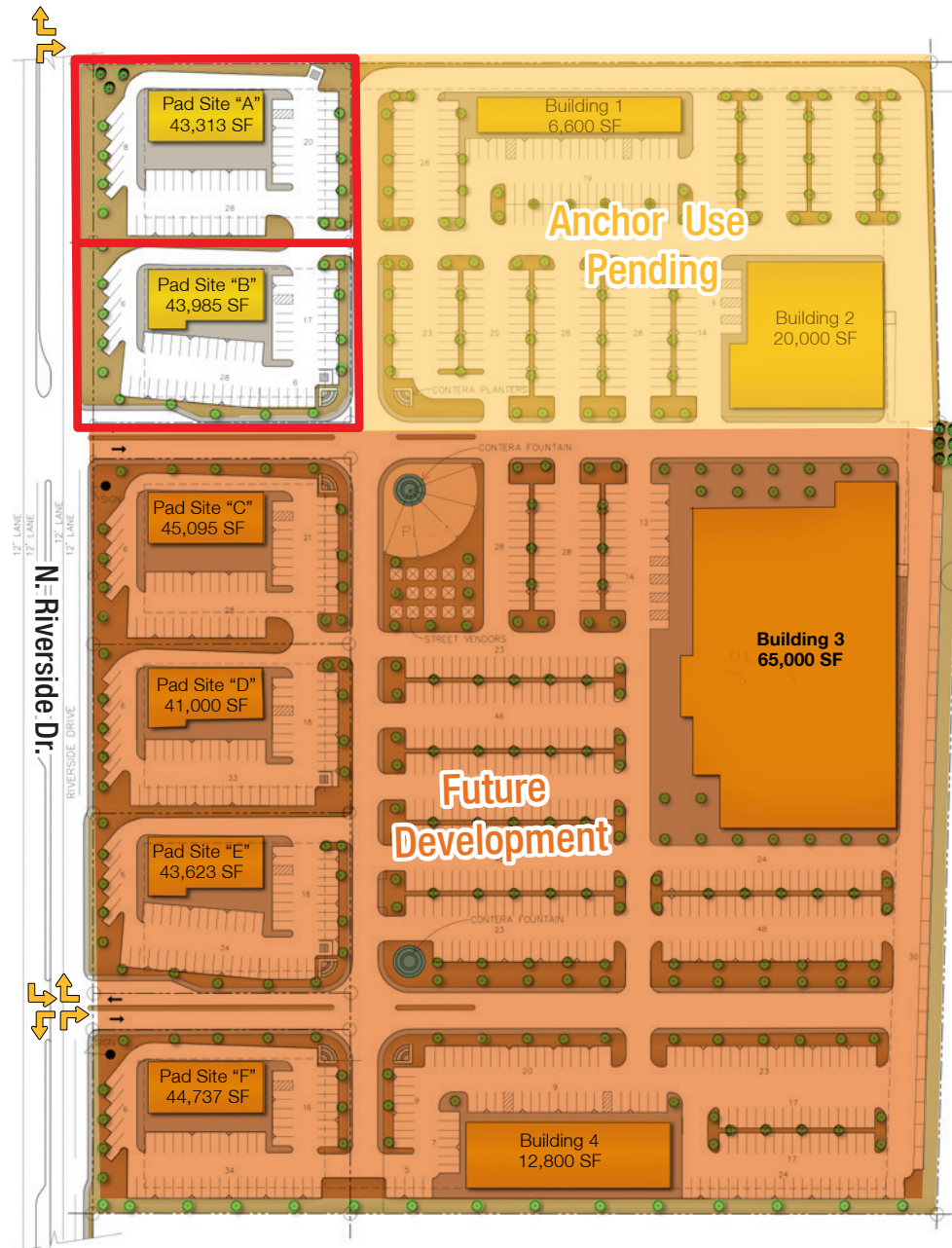
Brett Hills

brett@sunvista.com | 505 998 1648

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SITE PLAN



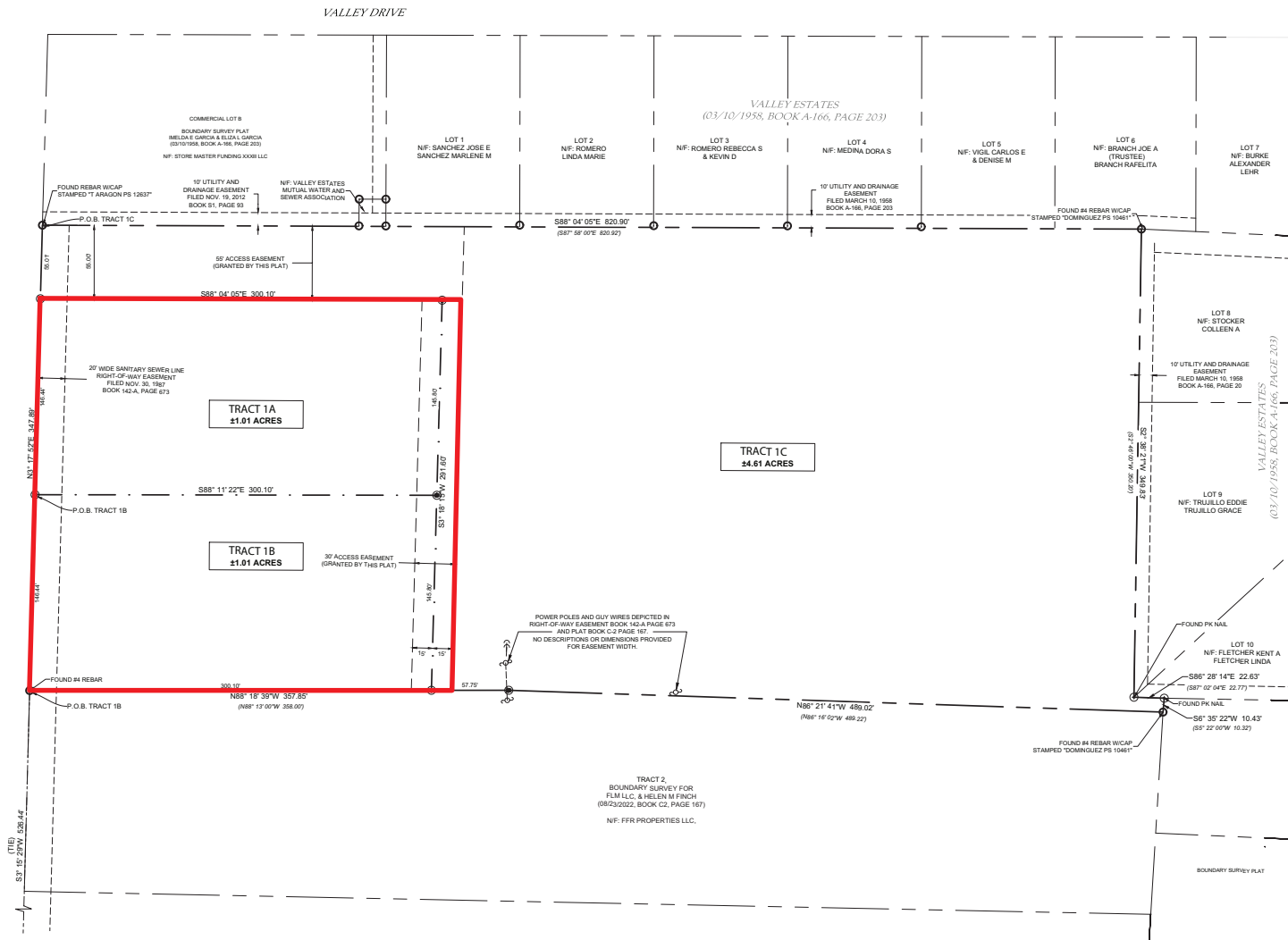
AVAILABLE

(2) ±1.0-Acre Pad Sites

Conceptual site plan, subject to change.

AVAILABLE

(2) ±1.0-Acre Pad Sites
Conceptual site plat, subject to change.



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LOCATION

Demographics	1 mile	3 mile	5 mile	20 mile
Total Population	3,802	15,500	22,905	69,574
Average HH Income	\$79,226	\$75,707	\$80,141	\$121,086
Daytime Employment	1,446	6,612	7,742	43,060

2026 Forecasted by Esri

ESPAÑOLA'S GROWING ECONOMY

A Destination for Shopping, Dining & Recreation

Española serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money in Española.

With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. In the forefront of redevelopment, Nambe Mills is relocating from Santa Fe in what will be a multi-phase move of their entire silver working operation.

The re-invention of Main Street is attracting development with over half a dozen entrepreneurs opening shops on the street within a year.

Large resort style casinos including the Cities of Gold Casino, Ohkay Casino, Santa Clara, and the Camel Rock have all opened up in the area as well. Packed nightly and providing hundreds of jobs, the benefits to Española are immeasurable.

Española

TRADE AREA ANALYSIS

ESPAÑOLA | NEW MEXICO

Española serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money locally. With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. Large resort-style casinos such as the Cities of Gold, Ohkay, Santa Claran, and Camel Rock have all enhanced the area as well. Providing hundreds of jobs, the benefits to Española are immeasurable. The city is investing in transportation, expanding its number of parks and creating trails and open space while conserving public lands and critical habitats.



40,935

Española
MSA
Population



ESPAÑOLA BY THE NUMBERS (ESRI 2026 Demographics)



10,526

City Population



4,177

Households



\$72,921

Avg. Household Income



\$42,248

Md. Disposable Income



544

Total Businesses



5,792

Total Employees

Española is situated in an area Juan de Oñate declared a capital for Spain in 1598.

ESPAÑOLA AREA ECONOMY

TOP EMPLOYMENT SECTORS

- Health Care/Social Assistance: **2,173 Jobs**
- Professional/Scientific/Technical: **2,172 Jobs**
- Public Administration: **1,595 Jobs**



PLACES TO SEE



- PUYE CLIFF DWELLINGS
- THE BOND HOUSE MUSEUM
- CHIMAYO TRADING POST
- SANTA CRUZ LAKE
- TESUQUE PEAK TRAIL

Northern New Mexico College

Española is home to the most affordable 4-year college in the Southwestern U.S. With almost 2,000 students, the school provides students with unique opportunities for academic, personal, and professional growth.

