

# For Lease

## Gallup Retail Pad Site with Full Access

LOCATED WITHIN A DENSE RETAIL CORRIDOR NEAR I-40

NWC U.S. Hwy. 491 & Silva Rd. | Gallup, NM 87301



**AVAILABLE**  
Land: ±1.221 Acres



**LEASE RATE**  
See Advisor

### ZONING

- HC, Heavy Commercial

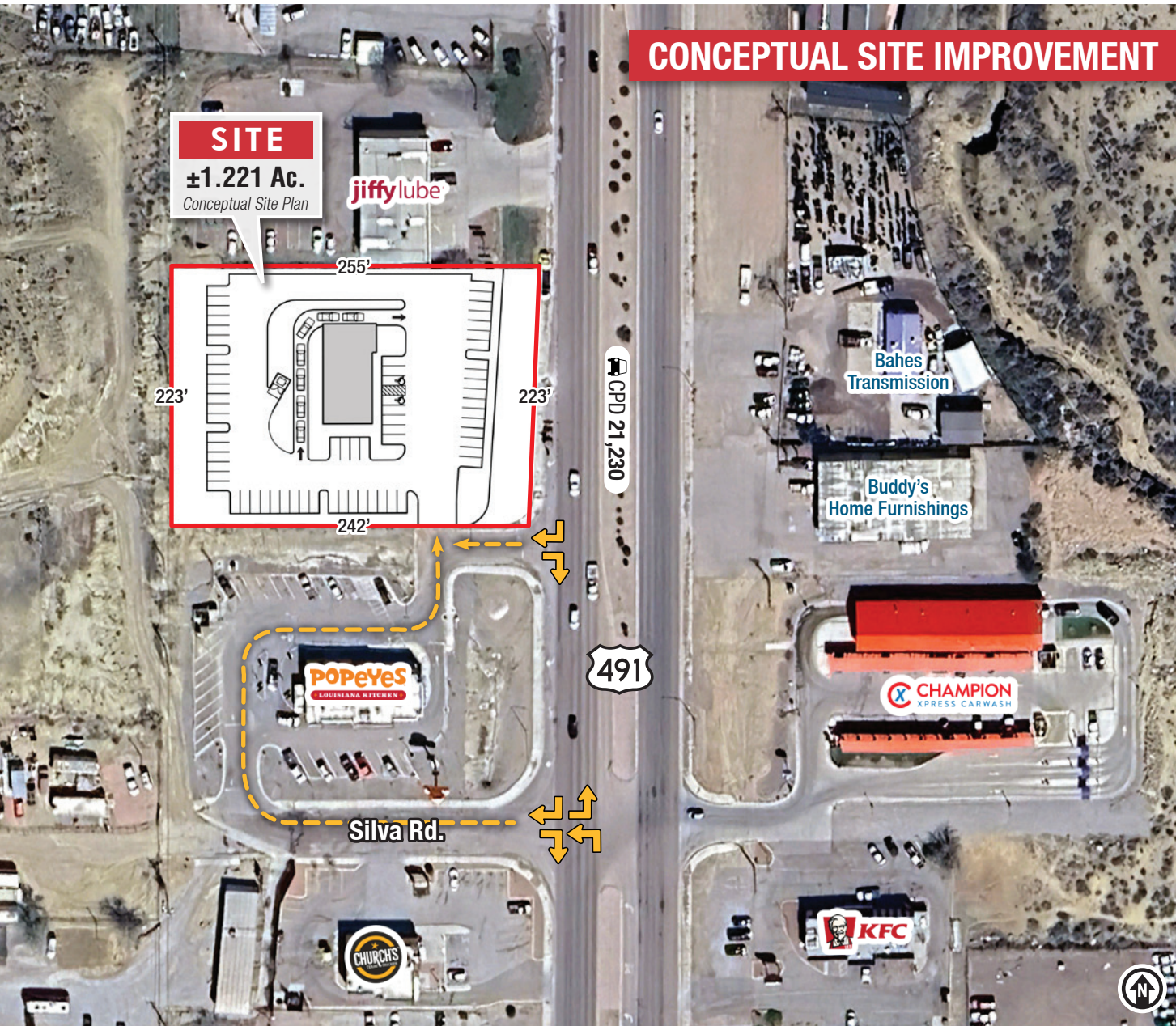
### HIGHLIGHTS

- Exceptional visibility from U.S. Hwy. 491
- Full access at Silva Rd.
- High traffic count of more than 21,000 vehicles per day
- Located in a dense, high-performing retail area just off busy I-40
- Near the highest-volume Walmart in New Mexico
- Near a Panda Express that is in the top 5 in United States
- Gallup is a regional trade center serving almost 100,000 people within 50 miles

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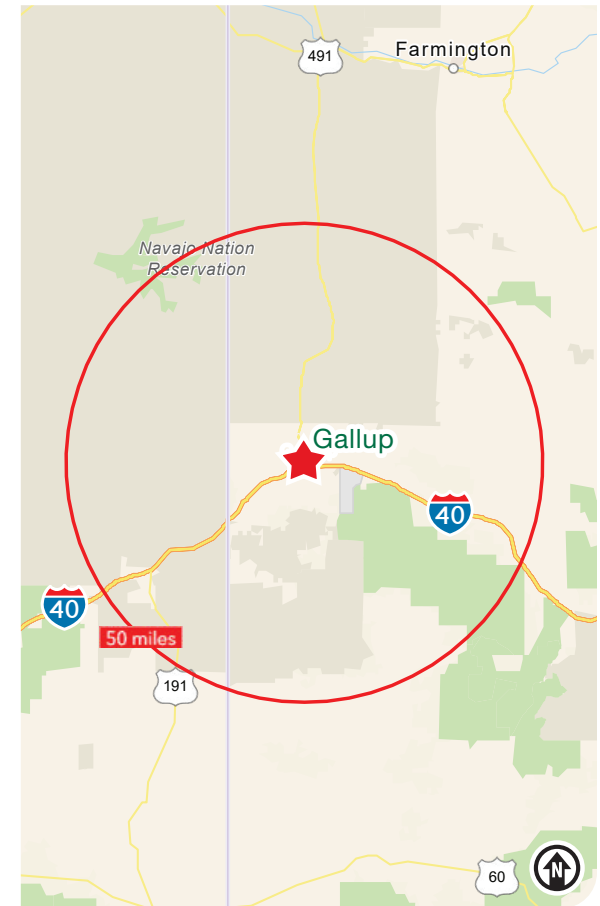


### CONCEPTUAL SITE IMPROVEMENT

### LOCATION

Demographics	3 mile	5 mile	50 mile
Total Population	15,238	23,041	96,789
Average HH Income	\$77,721	\$75,283	\$62,865
Daytime Employment	13,454	16,498	33,925

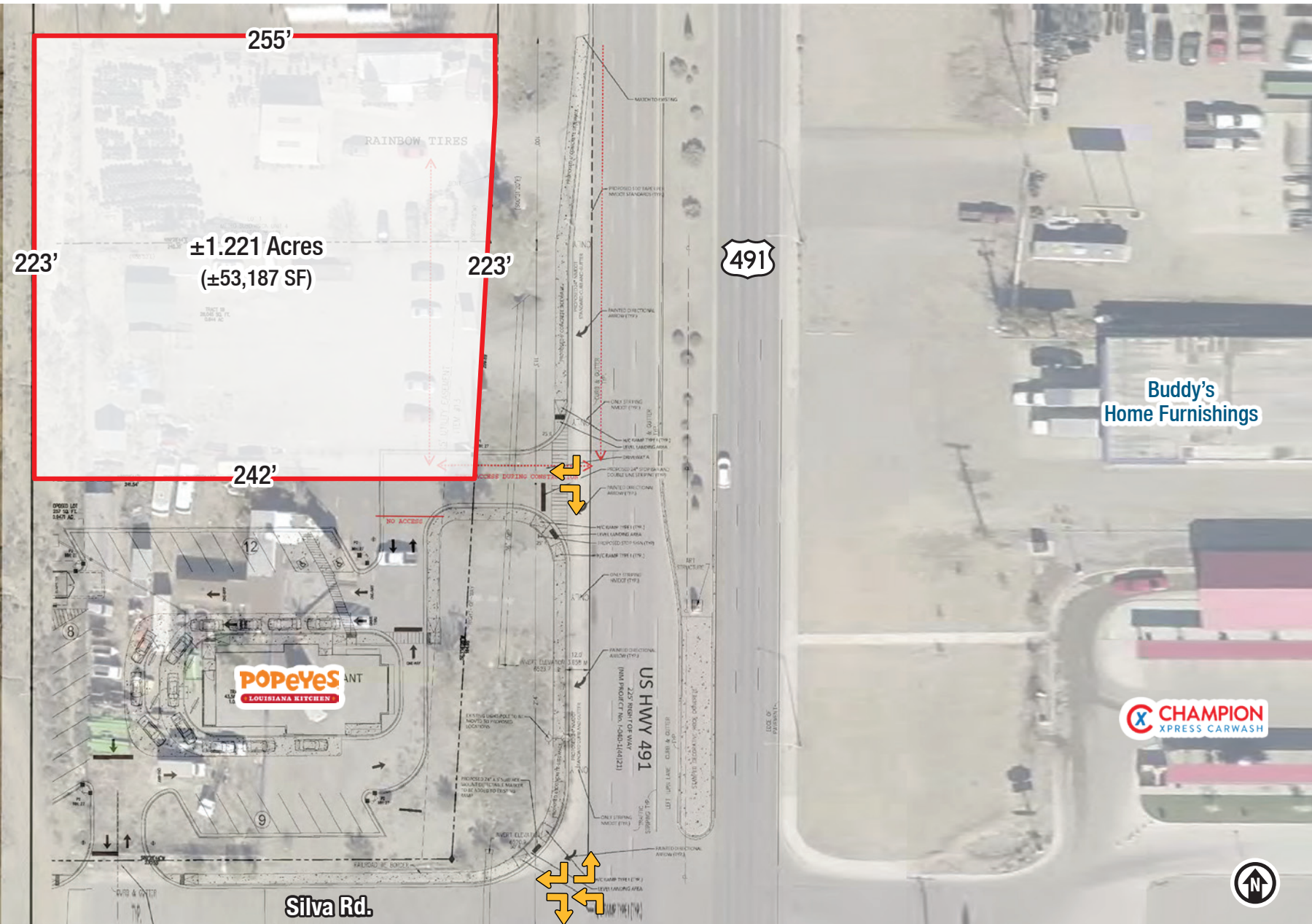
2023 Forecasted by Esri



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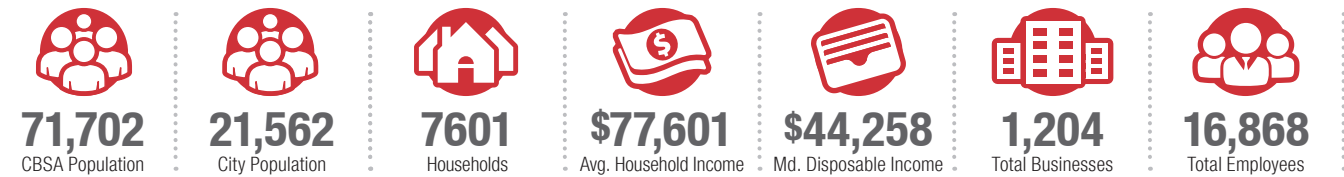


## GALLUP | PAST AND PRESENT CONVERGE

Gallup features a diverse culture with 43% of the local population being Native American. The predominant local tribes are Navajo, Hopi, and Zuni. The city was founded in 1881 as a railhead for the Atlantic and Pacific Railroad, and named after David Gallup, a paymaster for the railroad. It is on the Trails of the Ancients Byway, one of the designated New Mexico Scenic Byways. The town has a long association with the mining and railroad industries, although tourism has been most significant to the local economy more recently. Gallup has long served as a regional trade center to almost 100,000 people within 50 miles. It also serves as a primary stop for many on highly-traveled I-40.



### GALLUP BY THE NUMBERS (ESRI 2023 Demographics)



Gallup has been named America's Most Patriotic Small Town by map publisher Rand McNally.

### Native Culture

Gallup is home to three major events that showcase and celebrate Native American arts and culture:

- Gallup Inter-Tribal Indian Ceremonial
- Gallup Native Arts Market
- Summer Nightly Indian Dances



### Healthcare Hub

The City of Gallup is the regional health care hub for an estimated 200,000 people living in northwest New Mexico and northeast Arizona, including a service area that covers a substantial portion of the Navajo Nation. Such a large population provides for health care business stability and opportunity. Efforts are underway to develop the next generation of health care infrastructure necessary to ensure City of Gallup as a central health care hub.



### LARGEST EMPLOYERS IN GALLUP

- Gallup-McKinley County Schools
- Gallup Indian Medical Center
- Wal-Mart
- Rehoboth McKinley Christian Hospital
- City of Gallup
- Bureau of Indian Affairs
- UNM-Gallup
- Zuni Public School District
- Peabody Energy
- Andeavor/Western Refining