

# Walmart Anchored Shop Spaces For Lease

1245 W Apache St | Farmington, NM 87401

Ste 121  
±4,550 sf

Ste 115  
±1,400 sf

Ste 107  
±1,200 sf



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Lease**

**Alex Zannes**

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# Property Details



## Property Benefits

- **Closest Major Retail to the Navajo Nation:** Located near the eastern edge of the Navajo Nation—the largest federally recognized tribe in the U.S. with nearly 400,000 members, this center benefits from consistent regional traffic and strong demand for goods and services
- **Significant Weekend Population Surge:** Farmington's population expands from approximately 46,000 to over 100,000 on weekends as shoppers from surrounding areas and the Navajo Nation travel to the city, making it the dominant retail hub in the Four Corners region.
- Retail center adjacent to high-performing Walmart Supercenter
- Strong co-tenants including Verizon, Metro PCS, Cricket, Durango Joe's and Wing Stop
- Across the street from Navajo Preparatory School
- 2017 Construction
- ~41,351 Population within a 5-mile radius
- Underserved retail trade area



**Lease Availability**  
 Suite 121 ± 4,550 sf  
 Suite 115 ± 1,400 sf  
 Suite 107 ± 1,200 sf



**Lease Rate**  
**See Broker**

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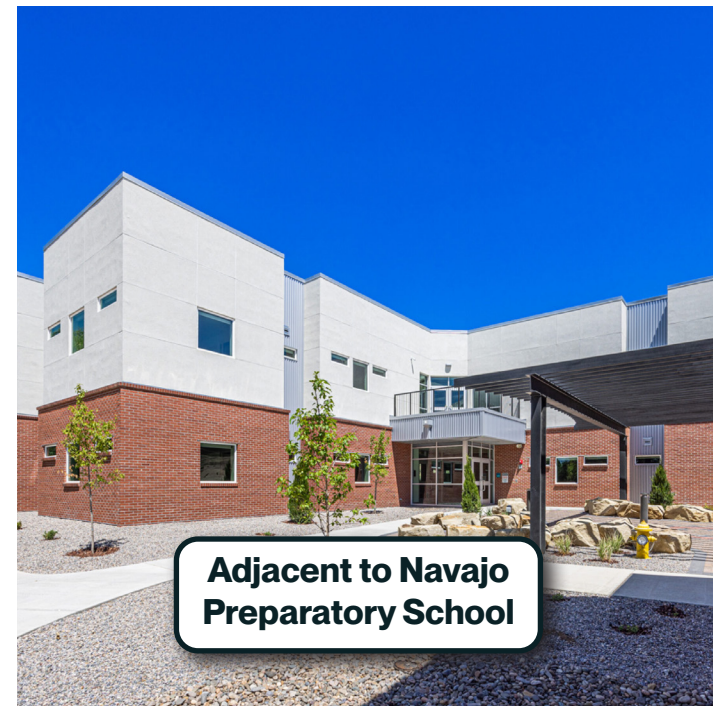
  
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**Adjacent to McDonald's that has 707K annual visits**



**Adjacent to Walmart Supercenter in the top 75th Percentile Nationwide with 2.6M annual visits**



**Adjacent to Navajo Preparatory School**



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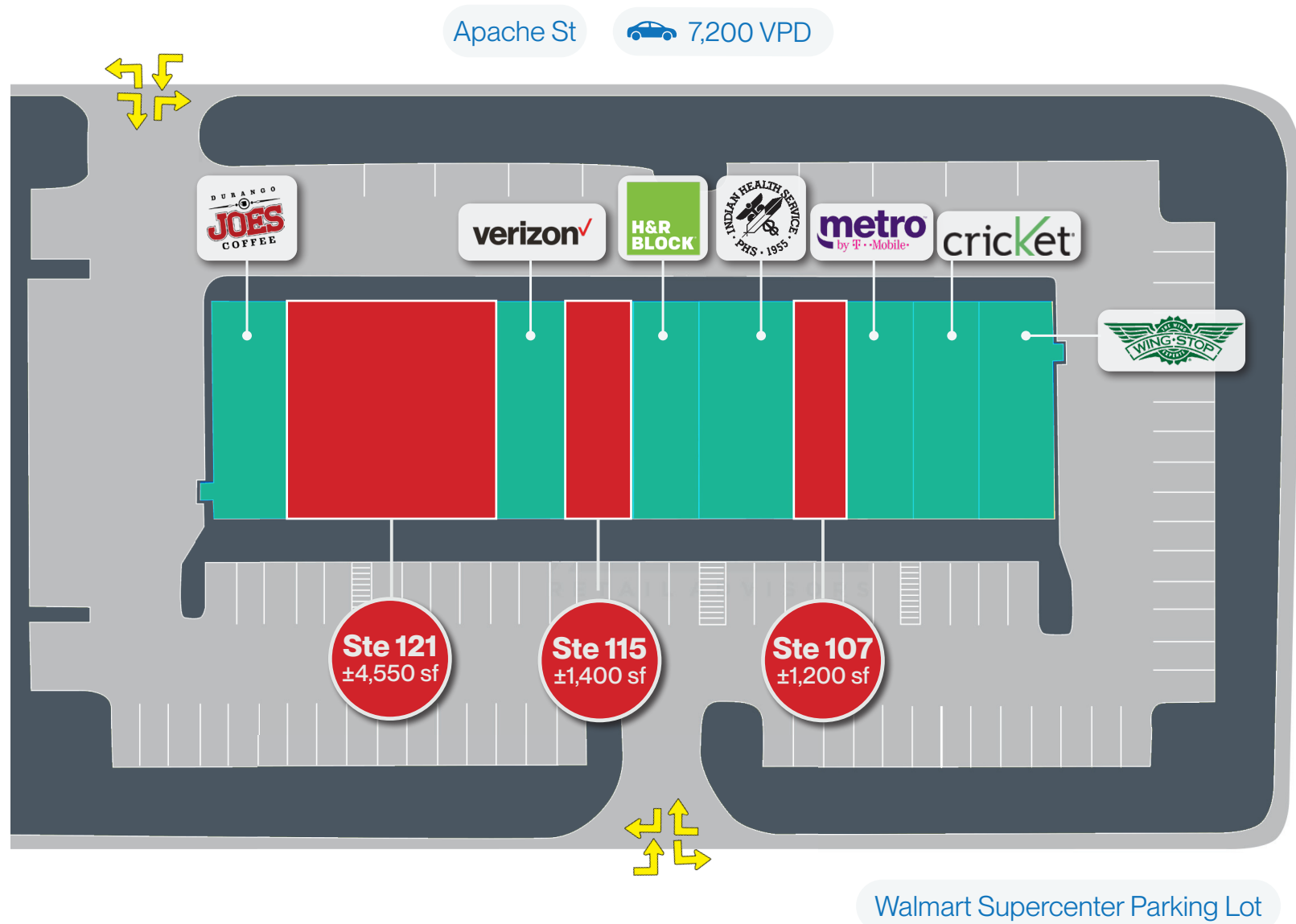
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# Site Plan



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# Market Aerial



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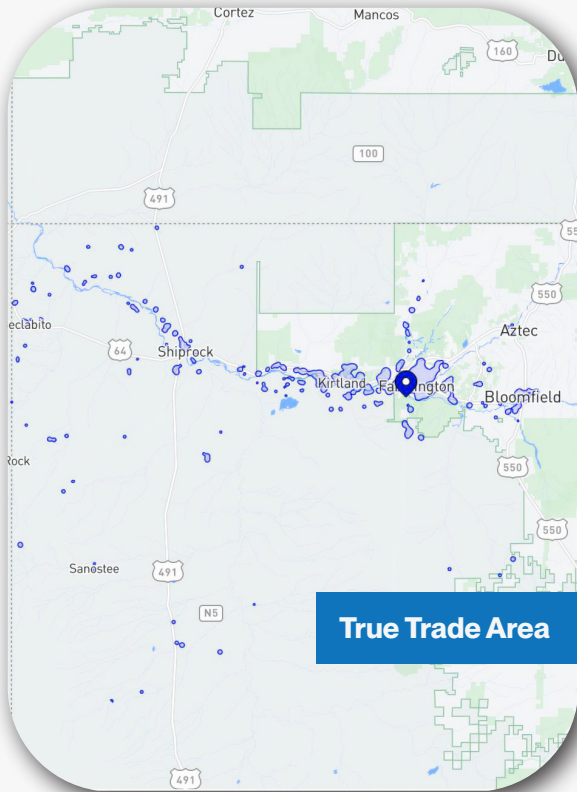
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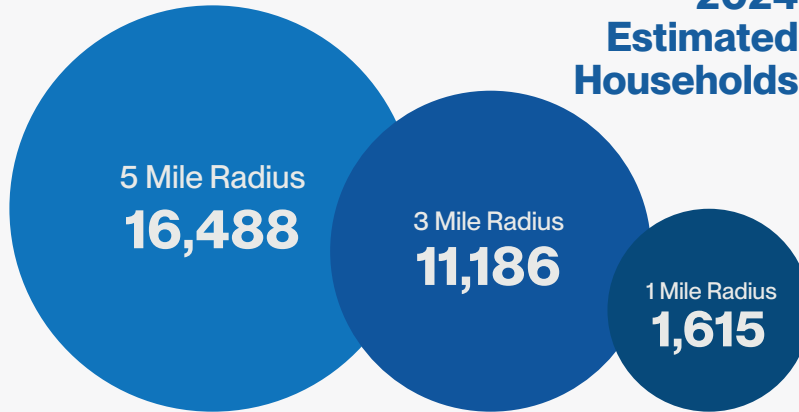
# Market Overview



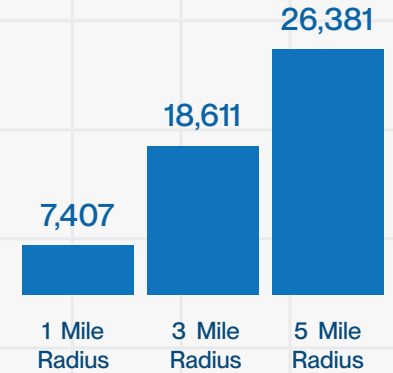
Average Household Income

**67K**

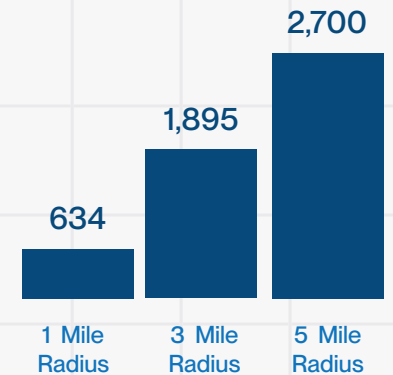
**2024  
Estimated  
Households**



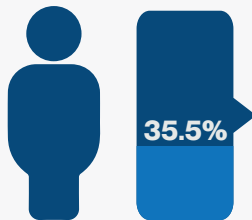
**2024 Estimated  
Total Employees**



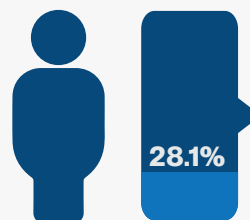
**2024 Estimated  
Total Businesses**



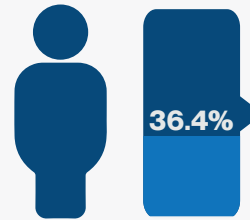
## Age



**18 - 37**  
(millennials)



**38 - 51**  
(gen x)



**52+**  
(baby boomers)

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