

# 1901 N GRAND AVE

Las Vegas, NM 87701

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY

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# PROPERTY OVERVIEW

1901 N Grand Ave,  
Las Vegas, NM 87701



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Unbranded Fuel Operations** - The site operates as an unbranded fuel facility, providing the buyer with flexibility to secure a new branded partnership or negotiate advantageous unbranded supply terms. This allows for optimization of fuel margins and long-term operational flexibility.
- **Potential 100% Bonus Depreciation (Year One)** – Fee simple ownership of the gas station may qualify for 100% bonus depreciation in the first year under the proposed "One Big Beautiful Bill Act," subject to CPA consultation, potentially delivering substantial upfront tax advantages.
- **Spacious Interior Store Layout** - The property features a large-format convenience store with a generous interior footprint, allowing for expanded product offerings, enhanced merchandising, and integration of new food and beverage programs.
- **High-Visibility Location on N Grand Avenue** - Prominently positioned along N Grand Avenue (U.S. Route 85), one of Las Vegas' primary commercial corridors, the site benefits from strong daily traffic volumes and excellent visibility to both local residents and passing travelers.
- **Fee Simple Ownership** - The buyer will acquire the property on a fee simple basis, ensuring complete ownership rights and long-term control of this strategically located asset.





**New Mexico Highlands University**  
±2,815 Students



**Don Cecilio Martinez Elementary**  
±190 Students



**Robertson High School**  
±169 Students



**Abe Montoya Recreation Center**  
Recreation Center



**Gene Torres Golf Course**  
Golf Course

N Grand Ave



**Regal Inn Las Vegas New Mexico**  
Hotel

**Subject Property**

**1901 N Grand Ave**  
Las Vegas, NM 87701

**\$1,200,000**

Price

**±6,349 SF**

GLA

**8**

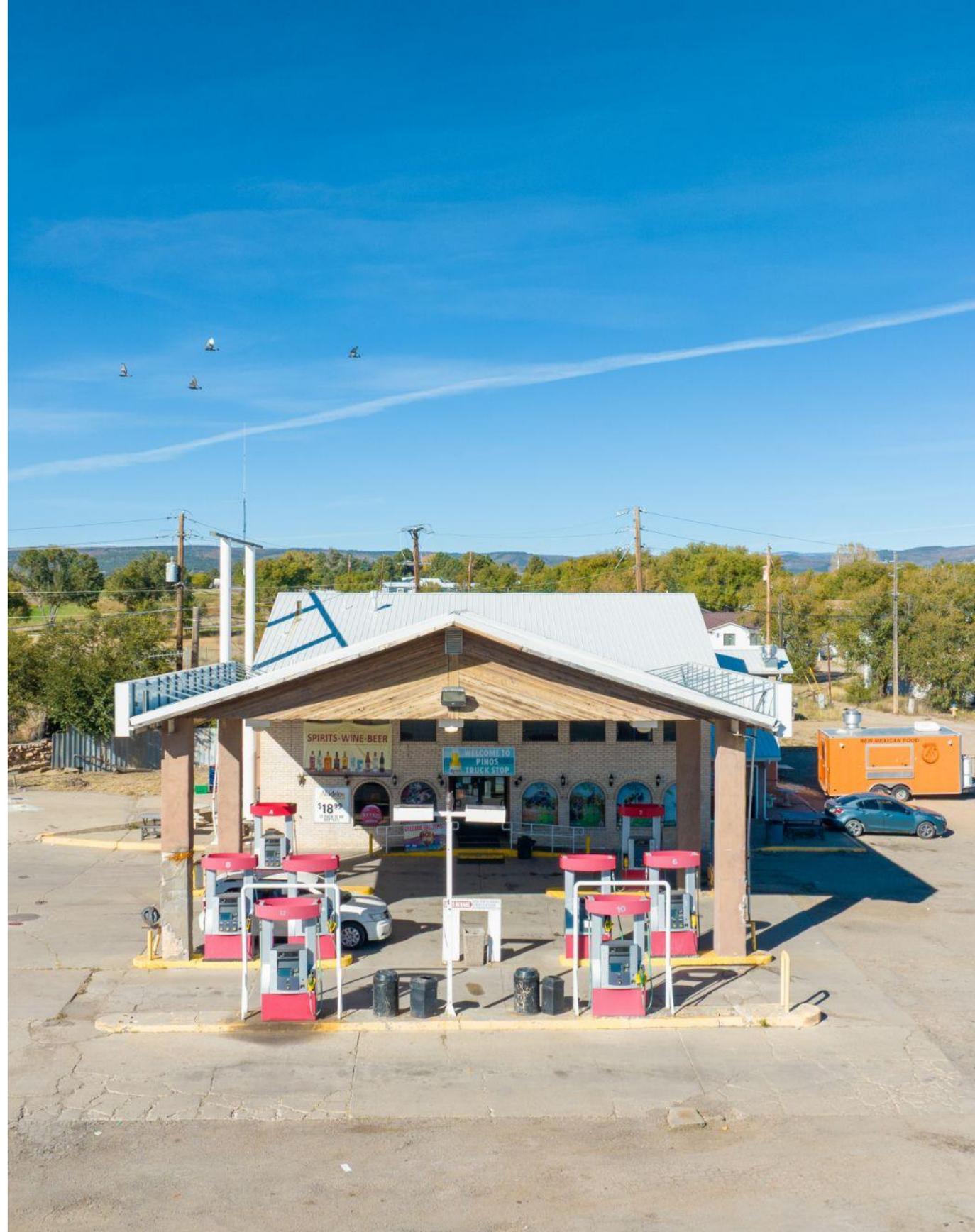
Gas Pumps

**±0.76 AC**

Lot Size

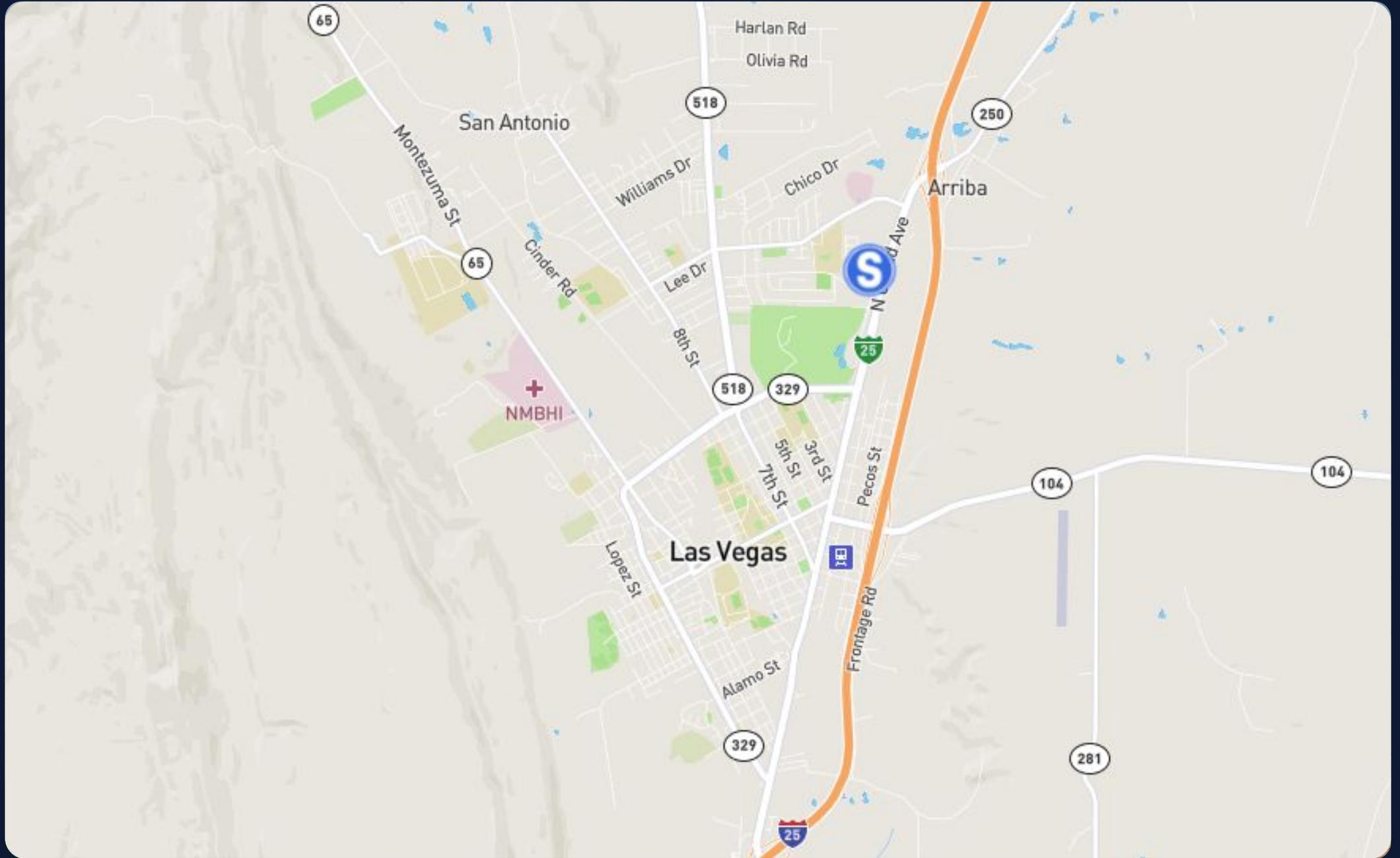
**1979**

Year Built



# MARKET OVERVIEW

1901 N Grand Ave,  
Las Vegas, NM 87701



# LAS VEGAS, NM

## Market Demographics

**13,120**

Total Population

**\$42,732**

Average HH Income

**12,700**

# of Households

**5,300**

Employed Population

**42**

Median Age

**61%**

Homeownership Rate

### Local Market Overview

Las Vegas, New Mexico is a small, historically significant city in the northeastern part of the state, known for its rich architectural heritage and cultural character. The community offers a slower pace of life and a relatively affordable cost of living, which continues to appeal to longtime residents and those seeking a more rural, value-oriented lifestyle. Though population trends have been relatively flat or slightly declining in recent years, the city maintains a stable residential base supported by institutions such as New Mexico Highlands University and regional healthcare providers.

The local economy is anchored by education, healthcare, and public sector employment, with retail activity driven primarily by neighborhood-serving businesses. The commercial real estate landscape is modest in scale, with most opportunities tied to essential services and smaller, independently operated tenants. National retail presence is limited, though value-oriented and necessity-based retailers tend to perform well given the market's income demographics and price sensitivity.

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	13,374	14,618	15,770
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	5,878	6,407	6,904
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$62,125	\$62,115	\$63,506
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1901 N Grand Ave, Las Vegas, NM, 87701** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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