

HOTEL FOR SALE

OASIS MOTEL & RESTAURANT

1445 SOUTH 2ND STREET, RATON, NM 87740



FOR SALE WITH OWNER FINANCE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

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0560351, Texas

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EXECUTIVE SUMMARY

1445 SOUTH 2ND STREET



OWNER FINANCE

OFFERING SUMMARY

ADDRESS:	1445 South 2nd Street, Raton, New Mexico 87740
COUNTY:	Colfax County
NUMBER OF ROOMS:	14 Room Motel + Restaurant
PRICE:	\$1,350,000
2025 REVENUE:	\$775,732 (Combined)
NOI:	\$268,747 (Combined)
CAP RATE:	19.9%
OCCUPANCY	70% (Motel)
ADR	\$24.50 (Motel)
LOT SIZE:	2.71 Acres
BUILDING SF:	12,104
MARKET:	NE New Mexico
YEAR BUILT:	1970

PROPERTY DESCRIPTION

Singh Commercial Group is pleased to present the Oasis Restaurant & Motel, a rare opportunity to acquire a dual-income hospitality asset in Raton, New Mexico. The property consists of a 14-room motel, a full-service restaurant, and a private 3 bedroom owner's apartment, offering both operational flexibility and lifestyle optionality.

The Oasis has been operated for over 70 years, establishing deep community roots and long-standing brand recognition. The restaurant is a well-known local staple, celebrated for its authentic New Mexican cuisine and loyal repeat clientele, while the motel serves a steady mix of highway travelers, outdoor enthusiasts, and rail passengers.

Strategically located near Interstate 25 and Raton Pass, the property benefits from consistent transient traffic connecting Colorado and New Mexico. Raton's position as a gateway market, combined with tourism, rail access, and regional attractions, supports ongoing demand for both lodging and food & beverage services.

INVESTMENT HIGHLIGHTS

- Dual Revenue Streams: Motel lodging and full-service restaurant operations
- 14 Guest Rooms + Owner's Apartment: Live-work-operate or hire on-site management
- Established Operating History: Over seven decades of operation
- Strong Location: Proximity to I-25, Raton Pass, and Amtrak service
- Local & Transient Demand: Travelers, rail passengers, tourism, and regional events

Broker of Record: Christopher Newman | License REC-2024-0776 | chrisnewman@kwcommercial.com

PROPERTY WEBSITE

MARKET & DEMAND OVERVIEW

1445 SOUTH 2ND STREET



MARKET & DEMAND DRIVERS

- Interstate 25 Corridor: Primary north-south route linking Denver and Albuquerque
- Raton Pass: Heavy daily traffic from commuters, truckers, and travelers
- Amtrak – Southwest Chief: Scheduled stop in Raton bringing consistent visitor flow
- NRA Whittington Center: Nationally recognized destination driving year-round visitation
- Outdoor Recreation & Heritage Tourism: Hunting, hiking, fishing, and historic travel routes

Oasis Restaurant & Motel represents a unique opportunity to acquire a legacy hospitality asset with immediate income, flexible financing, and meaningful upside in a gateway New Mexico market.

VALUE-ADD & UPSIDE POTENTIAL

- Opportunity to refresh branding, marketing, and digital presence
- Potential to optimize restaurant hours, menu offerings, or operating model
- Improve motel performance through targeted capital improvements and yield management
- Ideal platform for an owner-operator seeking hands-on cash flow with lifestyle benefits

LOCATION & MARKET OVERVIEW

Raton is a historic northern New Mexico town with deep railroad, mining, and frontier roots. Long known as a key stop along the Santa Fe Trail and later the railroad corridor, Raton continues to serve as a regional hub and gateway community.

The city sits just south of the Colorado border at the base of Raton Pass, a major transportation corridor that carries daily commuter, commercial, and tourist traffic along I-25.



1445 SOUTH 2ND STREET

ADDITIONAL PHOTOS

RESTAURANT PHOTOS

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RESTAURANT PHOTOS

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RESTAURANT PHOTOS

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MOTEL PHOTOS

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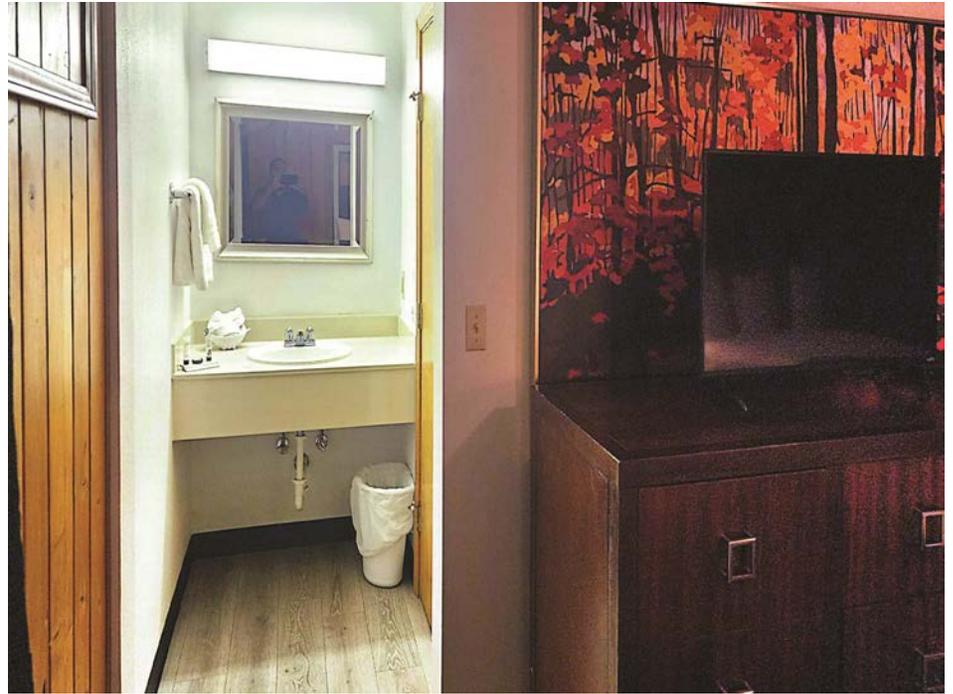
PROPERTY PHOTOS

1445 SOUTH 2ND STREET



MOTEL PHOTOS

1445 SOUTH 2ND STREET



PROPERTY PHOTOS

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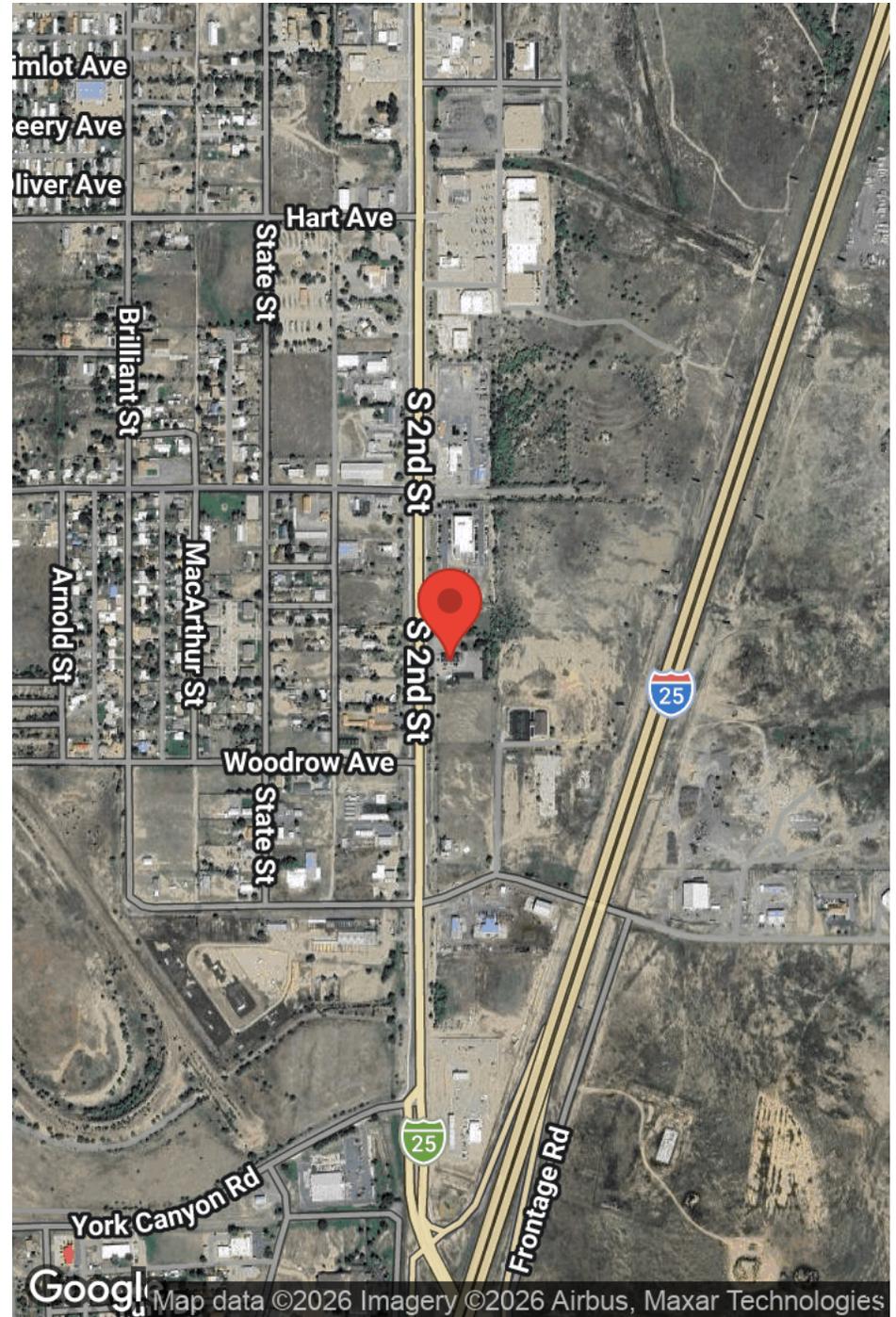
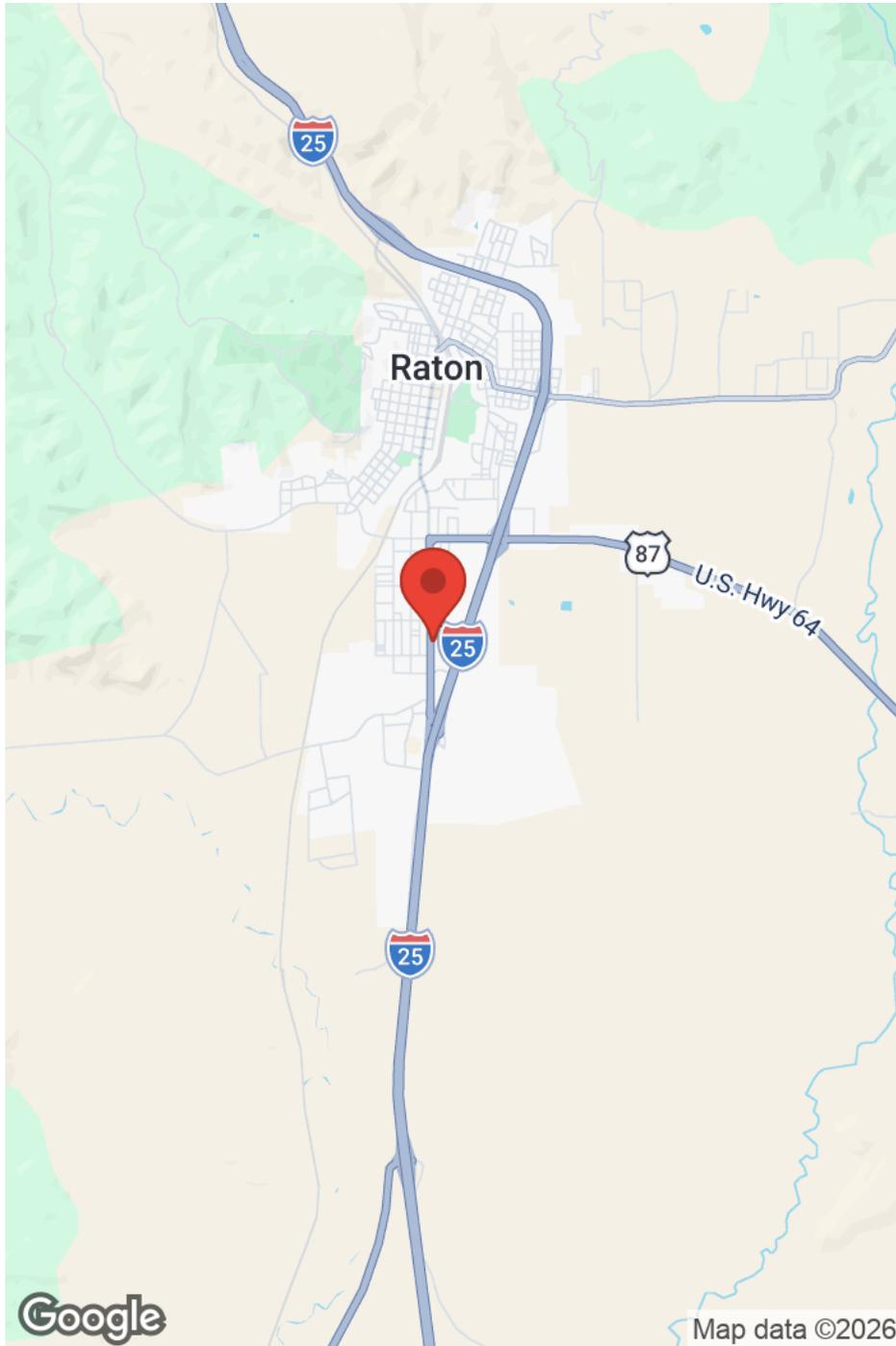
MAPS / DEMOGRAPHICS

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LOCATION MAPS
REGIONAL MAP
AERIAL MAP
BUSINESS MAP
DEMOGRAPHICS

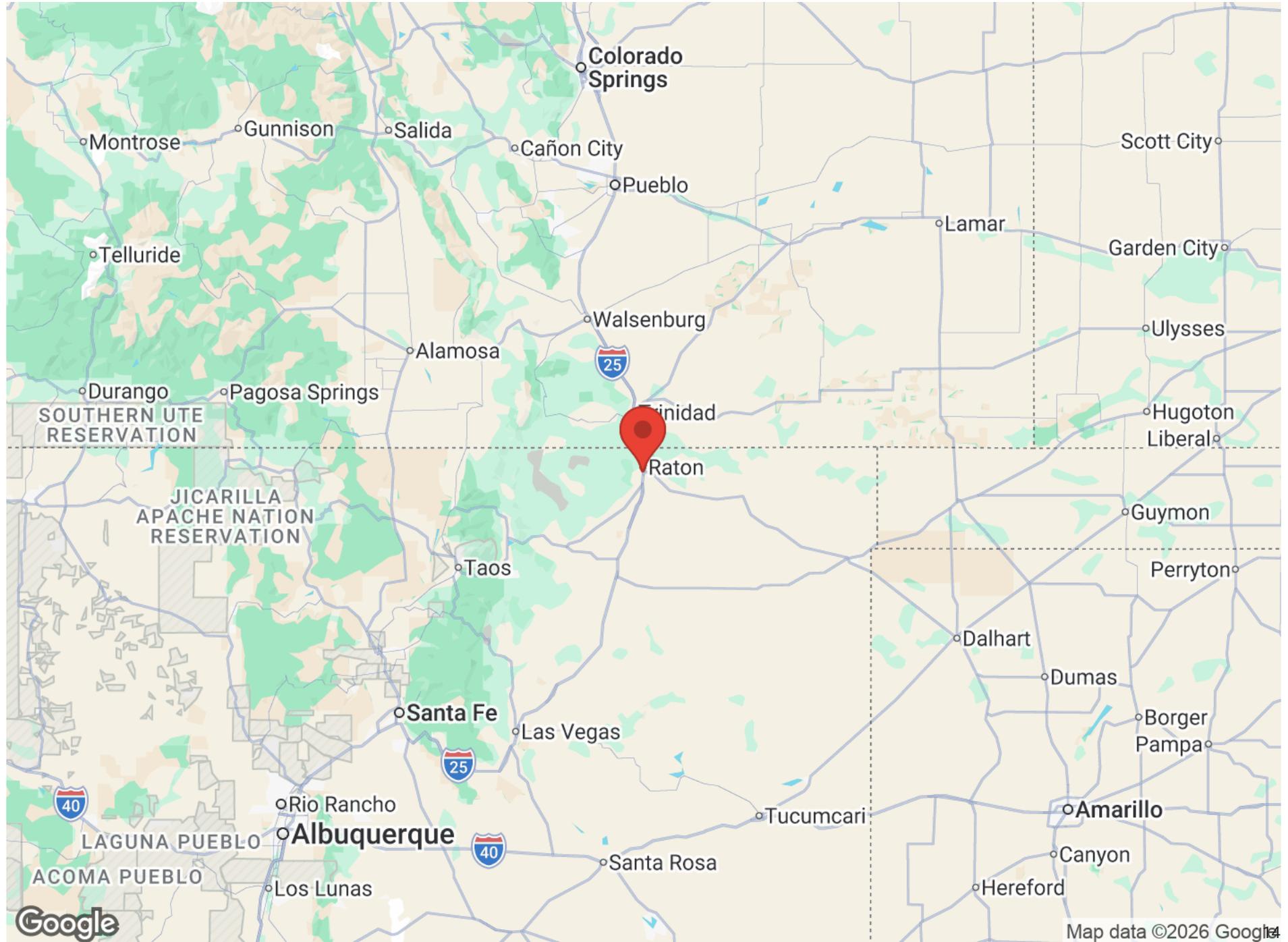
LOCATION MAPS

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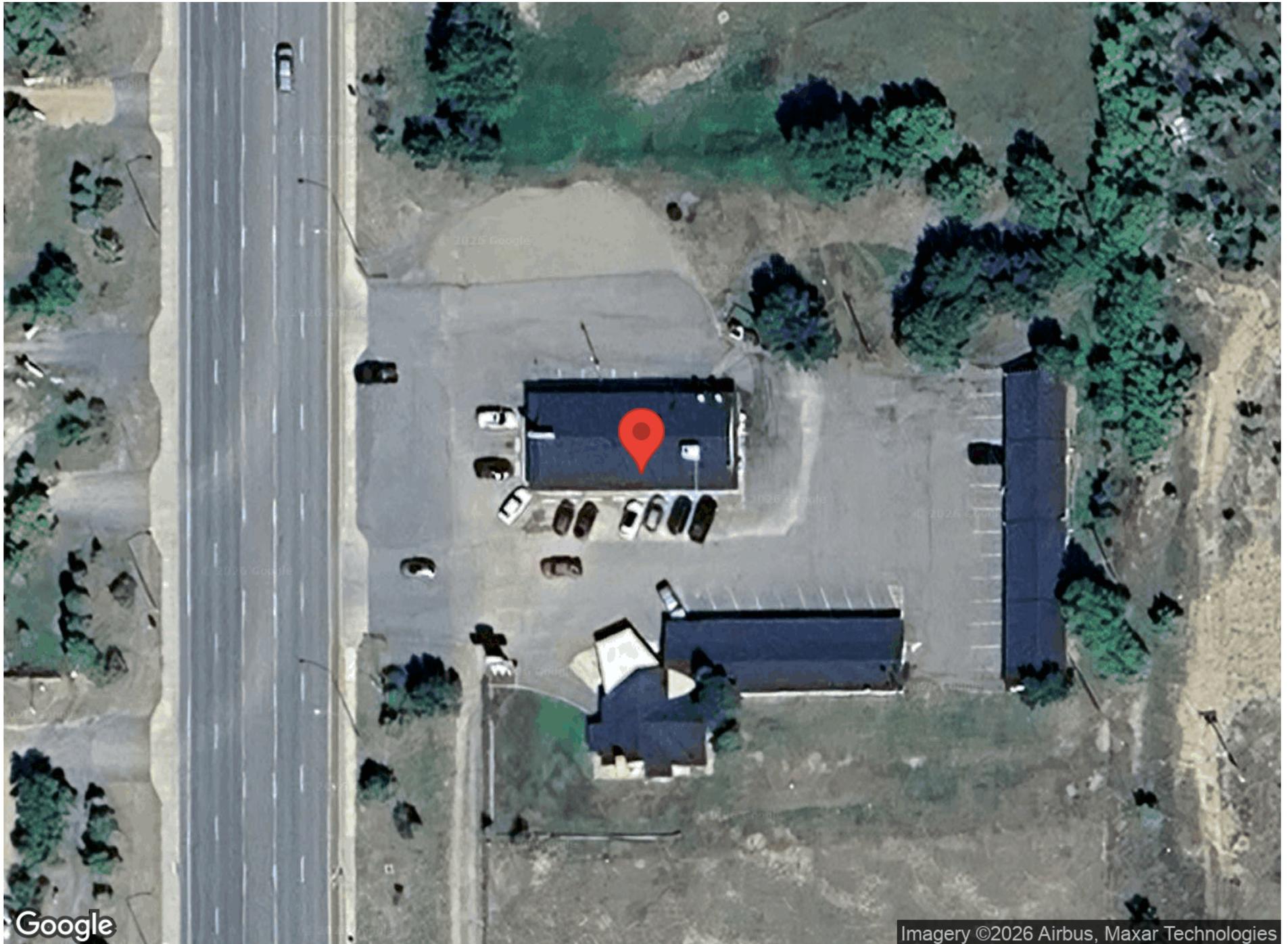
REGIONAL MAP

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AERIAL MAP

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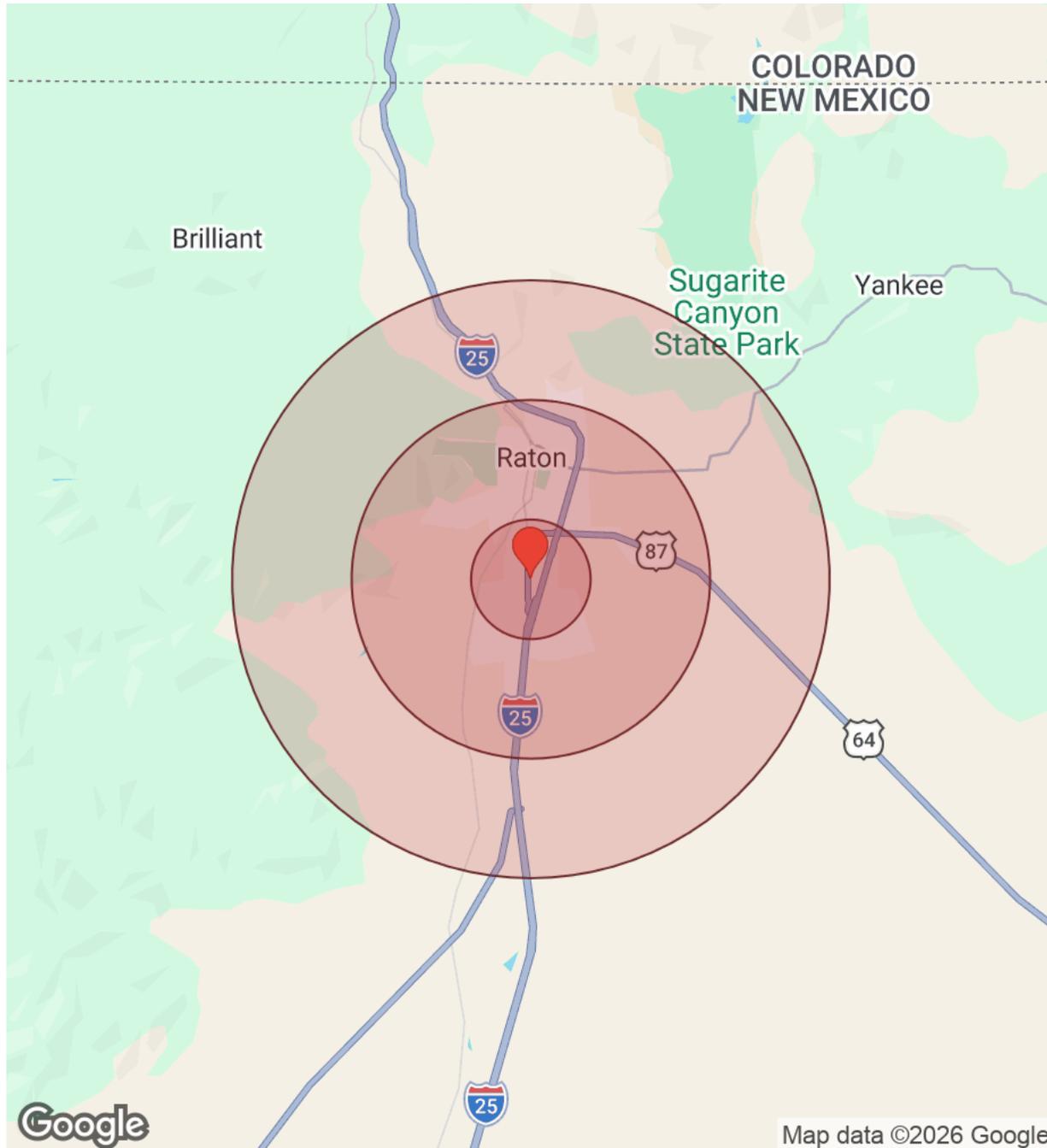
BUSINESS MAP

2776 DESTINATION PARKWAY



DEMOGRAPHICS

1445 SOUTH 2ND STREET



Population	1 Mile	3 Miles	5 Miles
Male	683	2,726	2,949
Female	487	2,303	2,517
Total Population	1,170	5,029	5,466

Housing	1 Mile	3 Miles	5 Miles
Total Units	713	3,464	3,761
Occupied	487	2,277	2,476
Owner Occupied	298	1,452	1,613
Renter Occupied	189	825	863
Vacant	225	1,187	1,285

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	136	766	829
Ages 15 - 24	148	622	678
Ages 25 - 54	417	1,624	1,761
Ages 55 - 64	156	682	741
Ages 65+	311	1,334	1,455

Income	1 Mile	3 Miles	5 Miles
Median	\$44,836	\$53,541	\$54,286
Under \$15k	72	208	210
\$15k - \$25k	63	252	266
\$25k - \$35k	41	307	311
\$35k - \$50k	89	266	312
\$50k - \$75k	151	656	697
\$75k - \$100k	31	263	293
\$100k - \$150k	34	211	260
\$150k - \$200k	8	41	42
Over \$200k	N/A	74	87

Legend: ● 1 Mile ● 3 Miles ● 5 Miles



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AGENT BIO

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Senior Director

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PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist



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LEGAL DOCUMENTS

DISCLAIMER

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DISCLAIMER

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