

The shops @ Big Squares

910 E. Main St.
Farmington, NM
87401

COMMERCIAL PAD SITES FOR LEASE

Assaf Rezoni, Owner
(575) 770 3632
assaf@rezonistudio.com



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910 E. Main St.
Farmington, NM 87401

Commercial Pads for Lease 0.5-1.5 Acres Lots

Price:
Negotiable

Zoning:
General Commercial, City of Farmington

Existing Tenants Include:
Big R ± 38,650 SF
Big 5 ± 16,200 SF
Durango Joe's ± 1,500 SF

Pad Building(s):
3,000 - 10,500 sf building(s) possible
Drive Thru possible

Features:
Prominent corner location along E. Main St.
(SH 516) corridor
Frontage along E. Main St: ± 450'
Frontage along E. Navajo St: ± 500'
Excellent ingress/egress from E. Main St. and E. Navajo St.
High visible corner
Approximately 20,780 VPD along E. Main St.
Monument signage



	1 mile	3 miles	5 miles
Population	4,592	13,770	21,649
Age	Under 18: 27.1% 18-64: 59.8% 65 and over: 13.1%	Under 18: 26.9% 18-64: 59.8% 65 and over: 13.3%	Under 18: 26.8% 18-64: 59.9% 65 and over: 13.3%
Income	Median household income: \$52,751 Per capita income: \$26,438	Median household income: \$51,636 Per capita income: \$26,128	Median household income: \$51,224 Per capita income: \$25,908

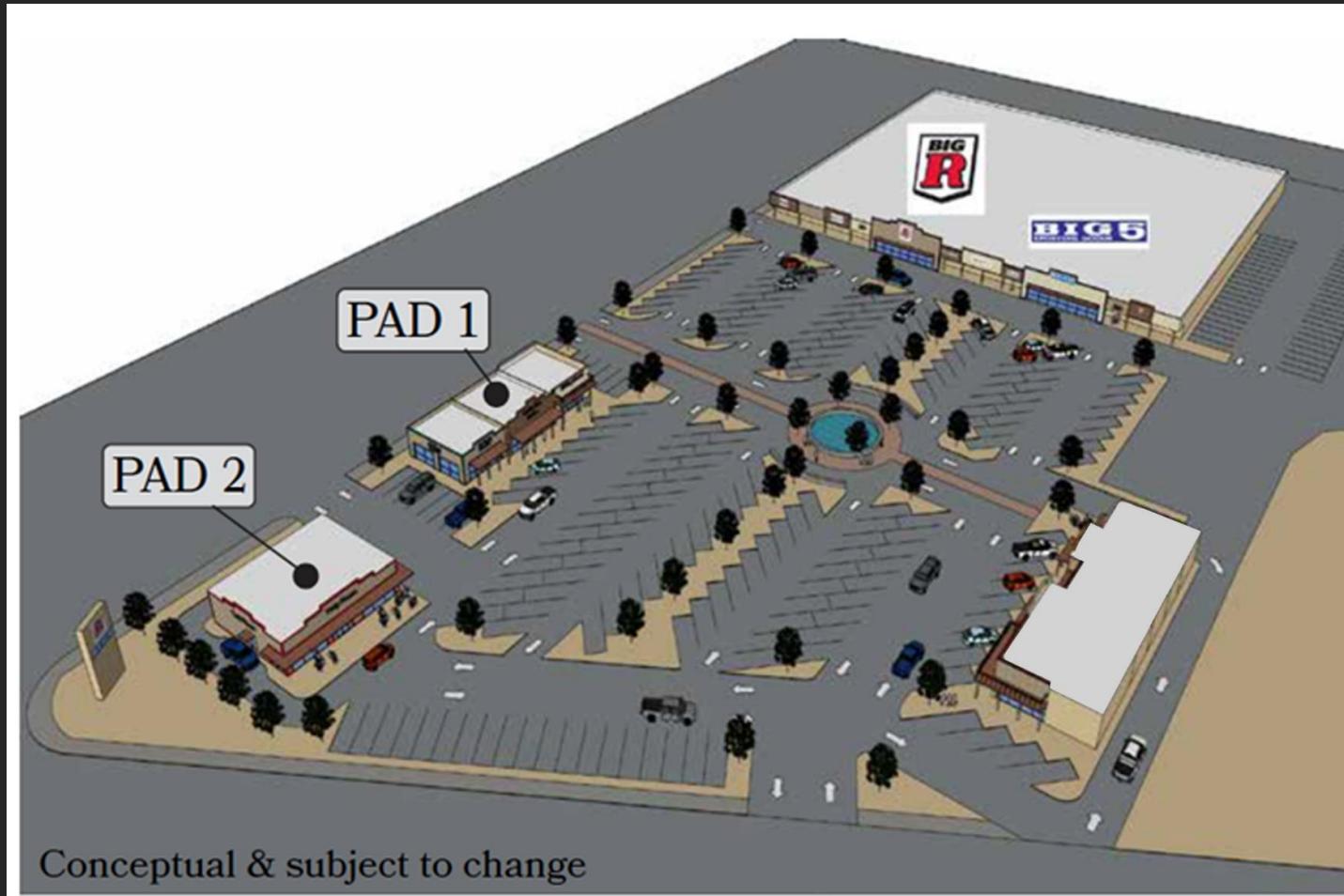
Area Retailers:



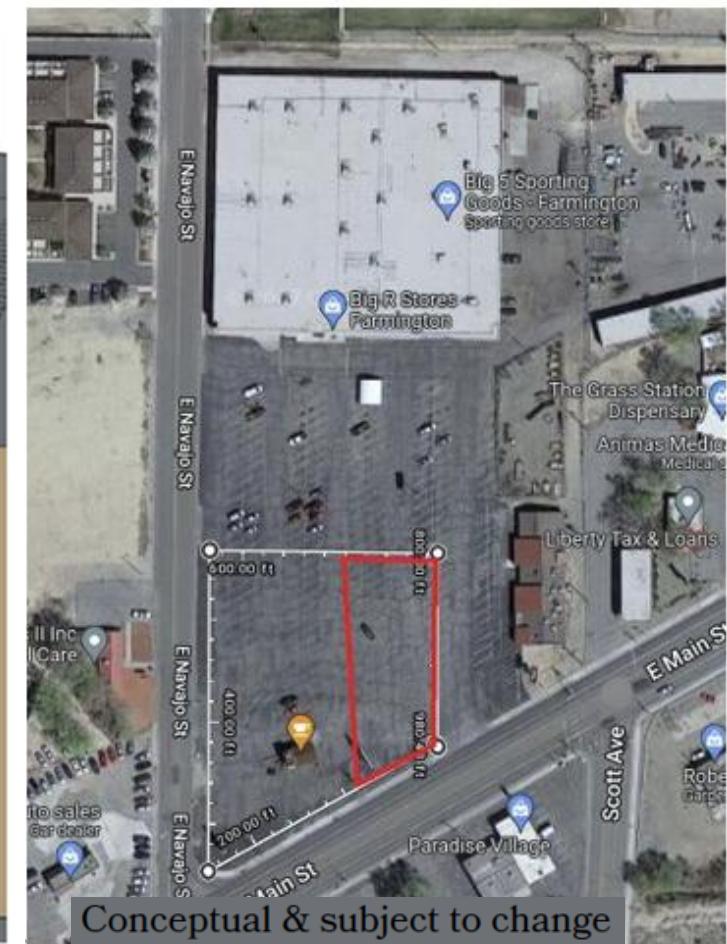
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Concept 1



Concept 2

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MEDIUM SITE AERIAL

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HIGH SITE AERIAL

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San Juan College

Located in Farmington New Mexico, San Juan College serves as a regional leader in education. It ranks fifth in enrollment among all two- and four-year colleges in the state, providing quality education to more than 15,000 students annually



San Juan Regional Medical Center

The San Juan Regional Medical Center is a 194 bed, level III trauma center including state-of-the art operating suites and 72 private patient rooms. It is the largest employer in the Farmington NM trade area, employing a staff of 1,955.



Connie Mack World Series

Since 1965, Farmington has been the home of the Connie Mack World Series of Baseball, the country's finest amateur tournament in baseball.



San Juan Basin

Farmington sits atop the San Juan Basin, which is a geologic structural basin located primarily in the northwestern corner of New Mexico. It contains the largest coal-bed methane field in the world and ranks second in total gas reserves.



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THE CITY OF FARMINGTON IS THE LARGEST CITY IN SAN JUAN COUNTY AND SERVES A TRADE AREA OF MORE THAN 220,000 PEOPLE. IT IS THE PRIMARY CITY SERVING THE LARGEST CONCENTRATION OF INDIAN RESERVATIONS IN THE NATION AND THE ECONOMIC HUB FOR THE FOUR CORNERS REGION. CONSUMERS FROM UNDESERVED OUTLYING AREAS COME INTO FARMINGTON FOR SHOPPING, ENTERTAINMENT, EDUCATION AND HEALTHCARE. IT IS NO SURPRISE THAT FARMINGTON HAS HIGHER RETAIL SALES PER CAPITA THAN ANY OTHER CITY IN NEW MEXICO. THE ECONOMIC BASE OF SAN JUAN COUNTY IS SUPPORTED PRIMARILY BY OIL AND GAS AND, INCREASINGLY, BY RETAIL AND TOURISM. JOB GROWTH HAS BEEN ON THE UPTICK IN FOOD SERVICES AND DRINKING ESTABLISHMENTS AND THERE HAS BEEN AN INCREASE IN HEALTHCARE JOBS, DUE TO A STATEWIDE EXPANSION OF MEDICAID. FARMINGTON IS A DESTINATION FOR BOTH OUTDOOR ADVENTURERS AND CULTURAL ENTHUSIASTS. WITHIN A TWO-HOUR DRIVE IS WORLD CLASS FLY FISHING, DURANGO SKI RESORT, NATIVE AMERICAN PUEBLOS AND TRIBES, NATIONAL PARKS AND WORLD HERITAGE SITES. THE SUN SHINES 268 DAYS PER YEAR.

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- Frontage along E. Main St: $\pm 450'$ / E. Navajo St: $\pm 508'$
- Excellent ingress/egress from E. Main St and E. Navajo St
- Monument signage & High visible corner
- High traffic corridor: 20,780 VPD along E. Main St
- Great ingress/egress from E. Main St.
- Signalized intersection

2023 DEMOGRAPHICS

	1 mile	3 miles	5 miles
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