

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: ±1.26 Acres



LEASE RATE
See Advisor

ZONING

- HC, Heavy Commercial

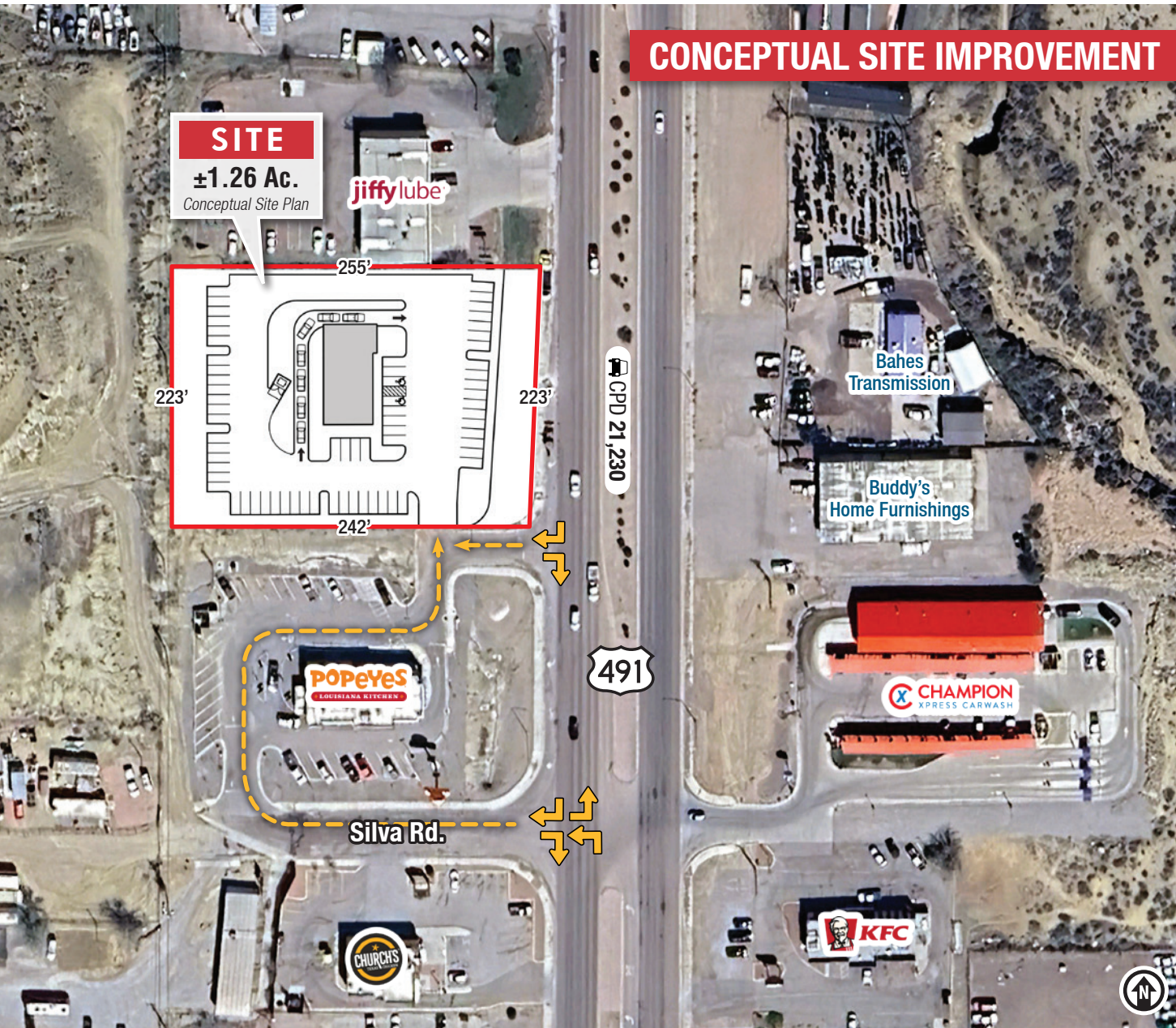
HIGHLIGHTS

- 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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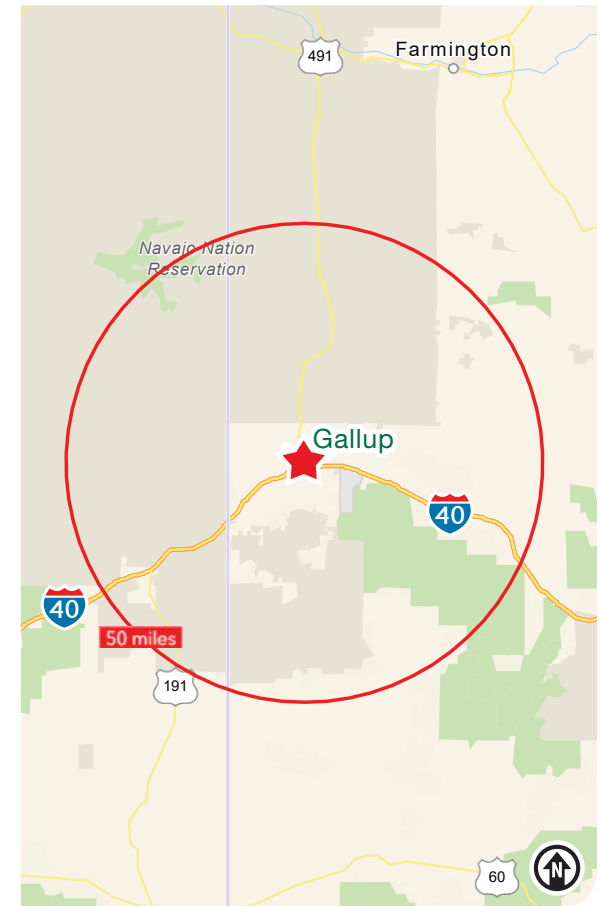


CONCEPTUAL SITE IMPROVEMENT

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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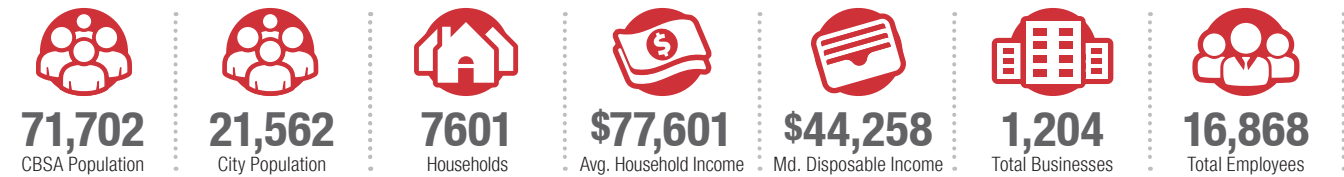


GALLUP | PAST AND PRESENT CONVERGE

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