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



ZONING

■ HC, Heavy Commercial

HIGHLIGHTS

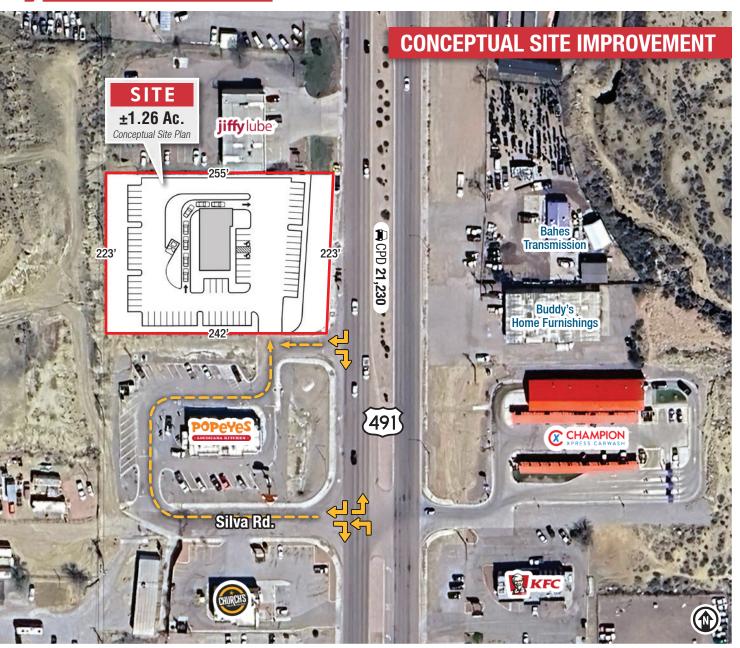
- Exceptional visibility from U.S. Hwy. 491
- Full access at Silva Rd.
- High traffic count of more than 21,000 vehicles per day
- Located in a dense, highperforming retail area just off busy I-40
- Near the highest-volume Walmart in New Mexico
- Near a Panda Express that is in the top 5 in United States
- Gallup is a regional trade center serving almost 100,000 people within 50 miles



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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

TRADE AREA ANALYSIS

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

Las Cruces

Santa Fe

Wal-Mart

Farmington

Gallup

40

Albuquerque

- Rehoboth McKinley Christian Hospital
- City of Gallup
- Bureau of Indian Affairs
- UNM-Gallup
- Zuni Public School District
- Peabody Energy
- Andeavor/Western Refining



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

Clovis

Roswell

Carlsbad