



Taos 50 min. ↑

HARBOR FREIGHT
BIG 5

FOR SALE OR LEASE

Retail Development Opportunity

AVAILABLE

±16.86 Ac.

SALE PRICE

\$5,952,000 (\$8.00/SF)

Pad Sites: See Advisors

LEASE RATE

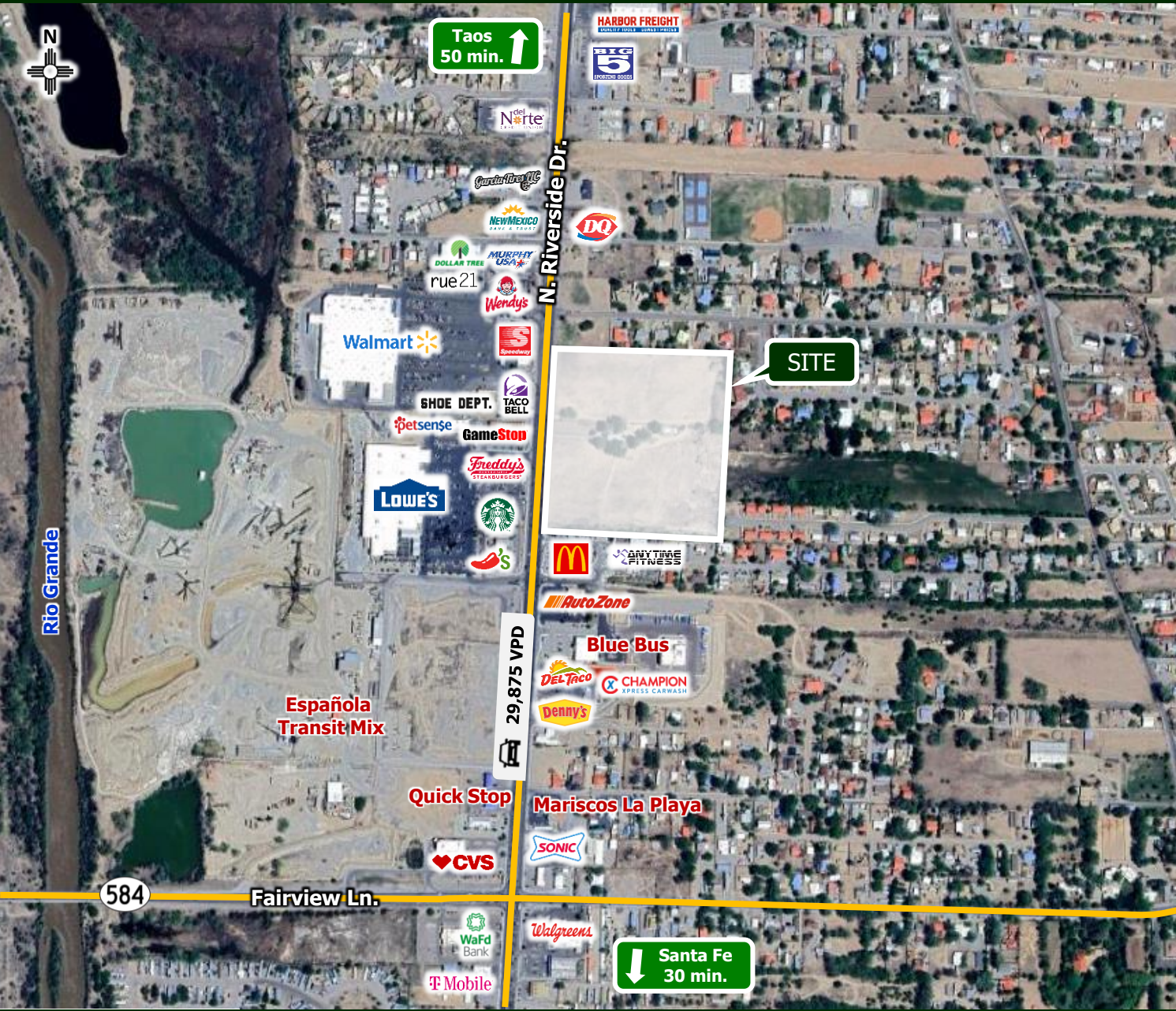
See Advisor

ZONING

B-2 | General Commercial

HIGHLIGHTS

- A future destination for shopping, dining & recreation
- Strategically positioned in the main retail corridor of the Española Valley
- Property is comprised in 3 separately deeded lots
- Great visibility
- Excellent national co-tenancy:
 - Walmart Supercenter
 - Lowe's Home Improvements
 - McDonald's
 - Chili's
 - Freddy's
 - Starbucks



Rio Grande

N. Riverside Dr.

29,875 VPD

584

Fairview Ln.

Española
Transit Mix

Quick Stop

Mariscos La Playa

Santa Fe
30 min. ↓

SITE



1509 N. Riverside Dr. Española, NM 87532

505.473.3434 | www.garsagroup.com
 418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

Carlos Garcia 505.670.3181 carlos@garsagroup.com
 Joel Cumplido 505.670.3328 joel@garsagroup.com



PAD SITE	SIZE
A:	±43,313 SF
B:	±143,985 SF
C:	±45,095 SF
D:	±41,000 SF
E:	±43,623 SF
F:	±44,737 SF

Conceptual site plan, subject to change.

Building. 2
±20,000 SF

Building. 1
±6,000 SF

Building 3
±65,000 SF

Building. 4
±12,800 SF

Valley Dr.

Future Developments



N. Riverside Dr.

29,875 VPD

Silkey Way

N. Riverside Dr.

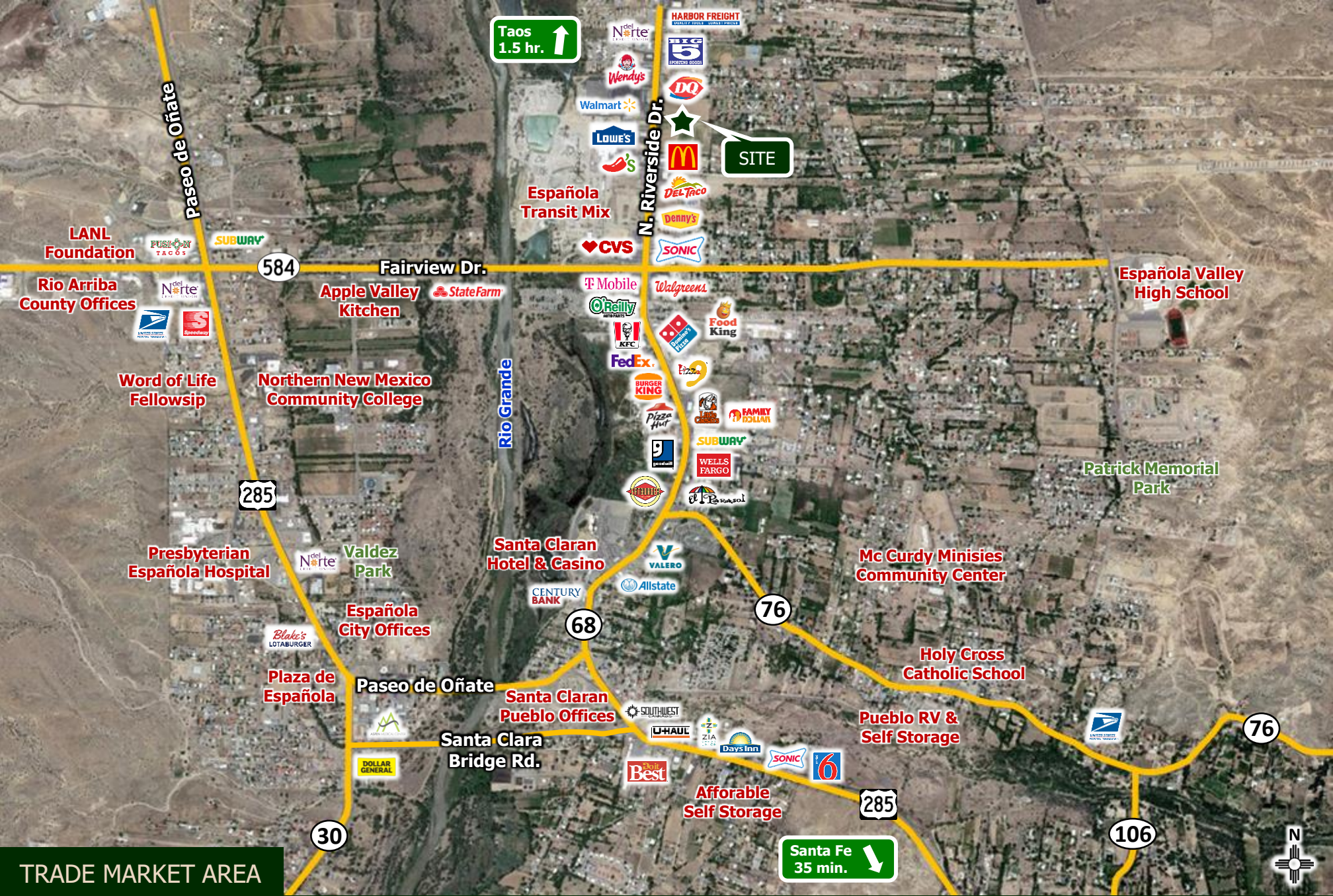
LOCATION

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TRADE MARKET AREA

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N.S.S. MONUMENT
CONTROL NO. 5440
N.M. STATE PLANE
E=1,825,710.20
S=1,867,746.25

"ALTA/NSPS LAND TITLE SURVEY"
FOR
FLM LLC & HELEN M. FINCH
LYING AND BEING SITUATE WITHIN THE SANTA CRUZ GRANT
SECTION 35, T. 21 N., R. 08 E., N.M.P.M. (PROJECTED)
CITY LIMITS OF ESPAÑOLA, RIO ARriba COUNTY
STATE OF NEW MEXICO
TOTAL AREA = 16.857 AC.±

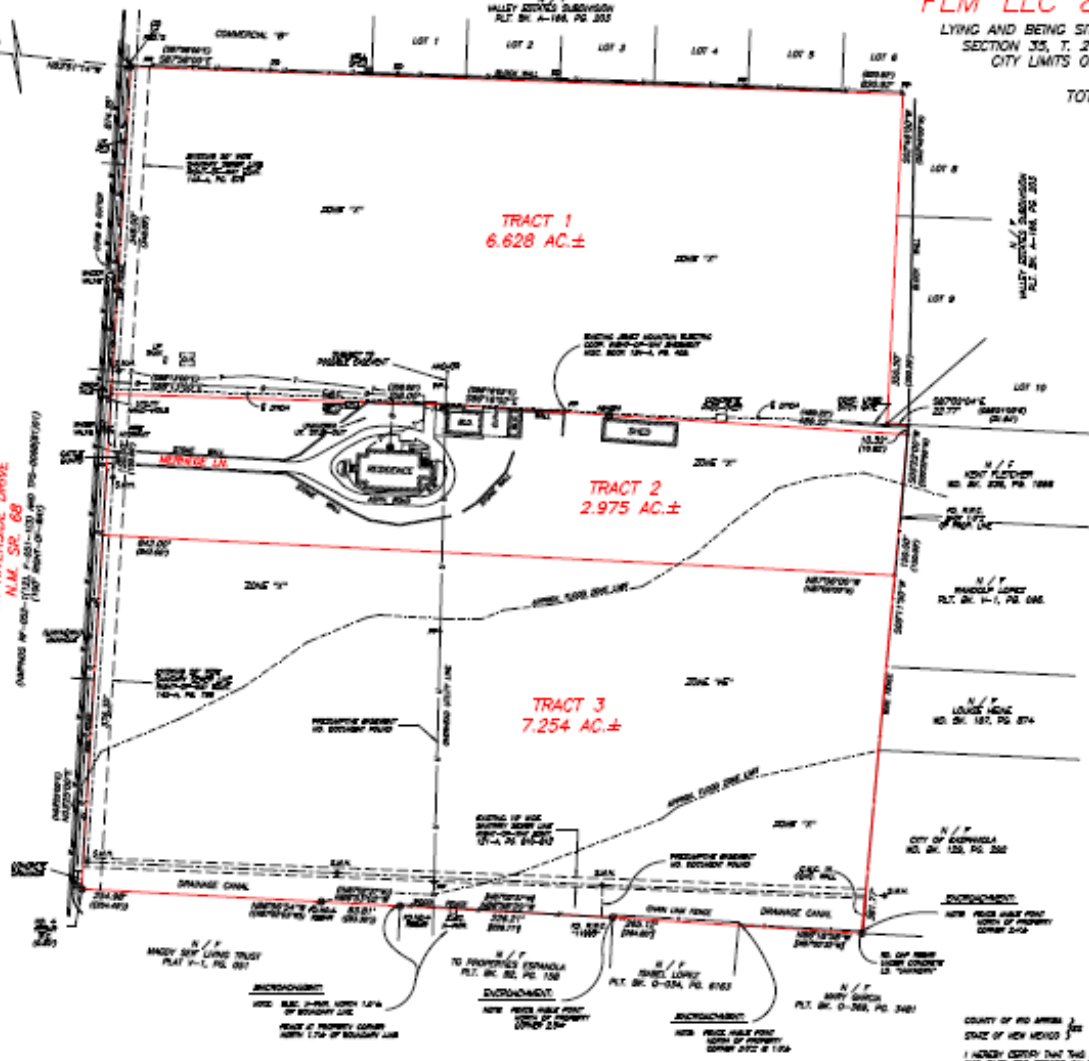
REFERENCES:
PART OF SURVEY ENTITLED "SURVEY PLAT COMPASS AND S.W. QUARTER AND THE CENTER OF P.L. ARRIAGA, ETC. U.S. LINES AND BEING SITUATE WITHIN THE SANTA CRUZ GRANT, IN P.C. 1, P.T. 1 AND P.C. 1, P. 2 OF THE SAN JUAN PLAT, PLAT 20 IN SECTION 35, T. 21 N., R. 08 E., N.M.P.M. COUNTY OF RIO ARriba, STATE OF NEW MEXICO, DATED AT SAN JUAN, NEW MEXICO, THIS 15th DAY OF FEBRUARY, 1914, FOR RECORD IN THE RIO ARriba, NEW MEXICO COUNTY CLERK'S OFFICE IN DEED BOOK 534 AT PAGE 6126 (NORTH & SOUTH TRACTS).

PERSONAL REPRESENTATIVE DEED TO JOSEPH J. ARRIAGA PLAT FOR RECORD IN THE RIO ARriba, NEW MEXICO COUNTY CLERK'S OFFICE IN DEED BOOK 531 AT PAGE 6126 (NORTH & SOUTH TRACTS).

PERSONAL REPRESENTATIVE DEED TO HELEN M. FINCH PLAT FOR RECORD IN THE RIO ARriba, NEW MEXICO COUNTY CLERK'S OFFICE IN DEED BOOK 534 AT PAGE 6000 (SOUTH TRACT)

ADJOINING PLAT REFERENCES:
PLAT BOOK 11, PG. 21 (MAGNETIC DEED LIVING TRUST)
PLAT BOOK 82, PAGE 128 (FOR IMPROVED ESPAÑOLA, N.M.)
PLAT BOOK 0-248, PAGE 6162 (DANIEL LORON)
PLAT BOOK 0-260, PAGE 5481 (DARYL GARDEN)
PLAT BOOK 1-1, PAGE 088 (MAGNETIC LORON)

NORTH RIVERSIDE DRIVE
N.M. SR. 68
(DRAINAGE BY 100'-100' AND 75'-100' (100' FRONT OF LOT))



ZONING INFORMATION
THE ZONING DESIGNATION OF THESE PROPERTIES IS IDENTIFIED AS BEING B-2 COMMERCIAL DISTRICT. THE COMMERCIAL DISTRICT IS INTENDED FOR THE CONDUCT OF PERSONAL AND BUSINESS SERVICES AND THE PERSONAL SERVICES OF THE COMMUNITY. HOWEVER, THE ALLOWED USES IN THIS ZONING DISTRICT FORMERLY KNOWN AS THE B-1 LOCAL COMMERCIAL DISTRICT AND THE RESIDENTIAL-NEIGHBORHOOD DISTRICT, CITY OF ESPAÑOLA, RIO ARriba COUNTY, STATE OF NEW MEXICO.

FLOOD ZONE INFORMATION
THE PROPERTY LIES WITHIN FLOOD ZONE "1" AND FLOOD ZONE "X2" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 500000002A & 500000002B D DATED JUNE 2010. NO FLOOD ZONING HAS BEEN RECOMMENDED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF ANY DATA FOR A DAMAGE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:
THE SURVEY SHALL BE BASED ON THE ASSUMED HORIZONTAL DATUM, ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 500000002A & 500000002B D DATED JUNE 2010. NO FLOOD ZONING HAS BEEN RECOMMENDED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF ANY DATA FOR A DAMAGE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THOSE PORTIONS OF PARCELS OF LAND WHICH ARE SUBJECT TO EASEMENTS AND/OR ENCUMBRANCES OF RECORD THAT HAVE NOT BEEN RELEASED DURING THIS SURVEY.

THOSE PORTIONS OF PARCELS OF LAND WHICH COVER UTILITIES & ENCUMBRANCES ARE NOT SHOWN HEREON.

THOSE PORTIONS OF PARCELS OF LAND WHICH COVER HIGHWAY EASEMENTS AND ARE NOT SHOWN HEREON.

THOSE PORTIONS OF PARCELS OF LAND ARE SUBJECT TO THE CITY OF ESPAÑOLA, COUNTY OF RIO ARriba AND STATE OF NEW MEXICO REGULATIONS.

THOSE LINES ON SOUTH BOUNDARY NEAREST PROPERTY LINE AS SHOWN. (SEE ENCUMBRANCE NOTE)

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED AT TIME OF CONSTRUCTION.

SURVEYOR'S CERTIFICATE
TO THE ARRIA TRACT & BEING THE FIRST ARRIA TRACT, RED SHAMPOON RD. LLC AND ITS ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY WHICH IT IS BASED UPON WERE MADE IN ACCORDANCE WITH THE BEST AVAILABLE TECHNIQUES, METHODS, INSTRUMENTS AND PROCEDURES FOR CONDUCTING LAND TITLE SURVEYS, CONDUCTED AND CONTROLLED BY SAID SURVEYOR AND FOLLOWING THESE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 OF TITLE 17, CHAPTER 1, THE PROVISIONS ARE COMPLIED ON RECORD 28, 2022.

I HAVE CERTIFIED THAT THE SURVEY FOR THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE BEST AVAILABLE TECHNIQUES, METHODS, INSTRUMENTS AND PROCEDURES FOR CONDUCTING LAND TITLE SURVEYS, CONDUCTED AND CONTROLLED BY SAID SURVEYOR AND FOLLOWING THESE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 OF TITLE 17, CHAPTER 1, THE PROVISIONS ARE COMPLIED ON RECORD 28, 2022.

DATE OF PLAT MAP: 2-20-2022

PRELIMINARY
LORON & FINCH, INC.
P.O. BOX 1000
ESPAÑOLA, NEW MEXICO 87532



SURVEY

- LEGEND**
- CALCULATED CORNER NOT SET
 - NO. 4 CORNER WITH CAP SET THIS SURVEY
 - MONUMENT FOUND AS NOTED
 - N.C.S. CONTROL MONUMENT
 - WINDY METER
 - WIRE BOUND
 - ELECTRIC METER
 - EXISTING CHAINED AT LAW
 - WINDY METER
 - NO. WINDY CORNER
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE

COUNTY OF RIO ARriba
STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS DAY OF FEBRUARY, 2022, AT 10:00 AM, IN THE OFFICE OF THE COUNTY CLERK OF RIO ARriba COUNTY, NEW MEXICO.

WITNESSED BY HAND AND SEAL OF OFFICE
COURT CLERK, RIO ARriba COUNTY, NM

RECORD INFORMATION FOR COUNTY CLERK	
INSTRUMENT NO.	0548 (2022)
RECORD DATE/TIME	02-20-2022 10:00 AM
BOOK	TR-2022-000001
PAGE	1
FILE NO.	1-247-101-2022-025
INSTRUMENT NO.	0548 (2022)
RECORD DATE/TIME	02-20-2022 10:00 AM
BOOK	TR-2022-000001
PAGE	1
FILE NO.	1-247-101-2022-025

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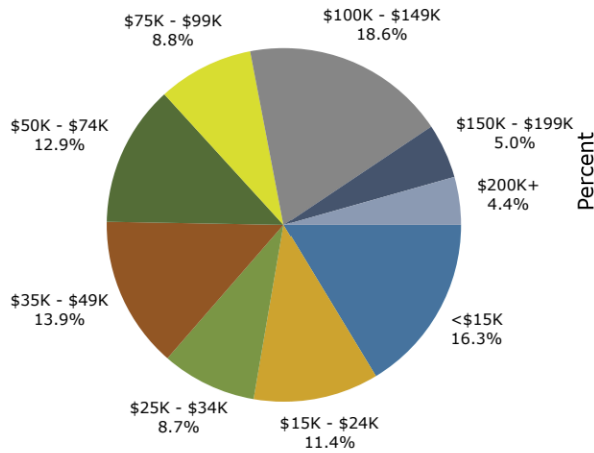
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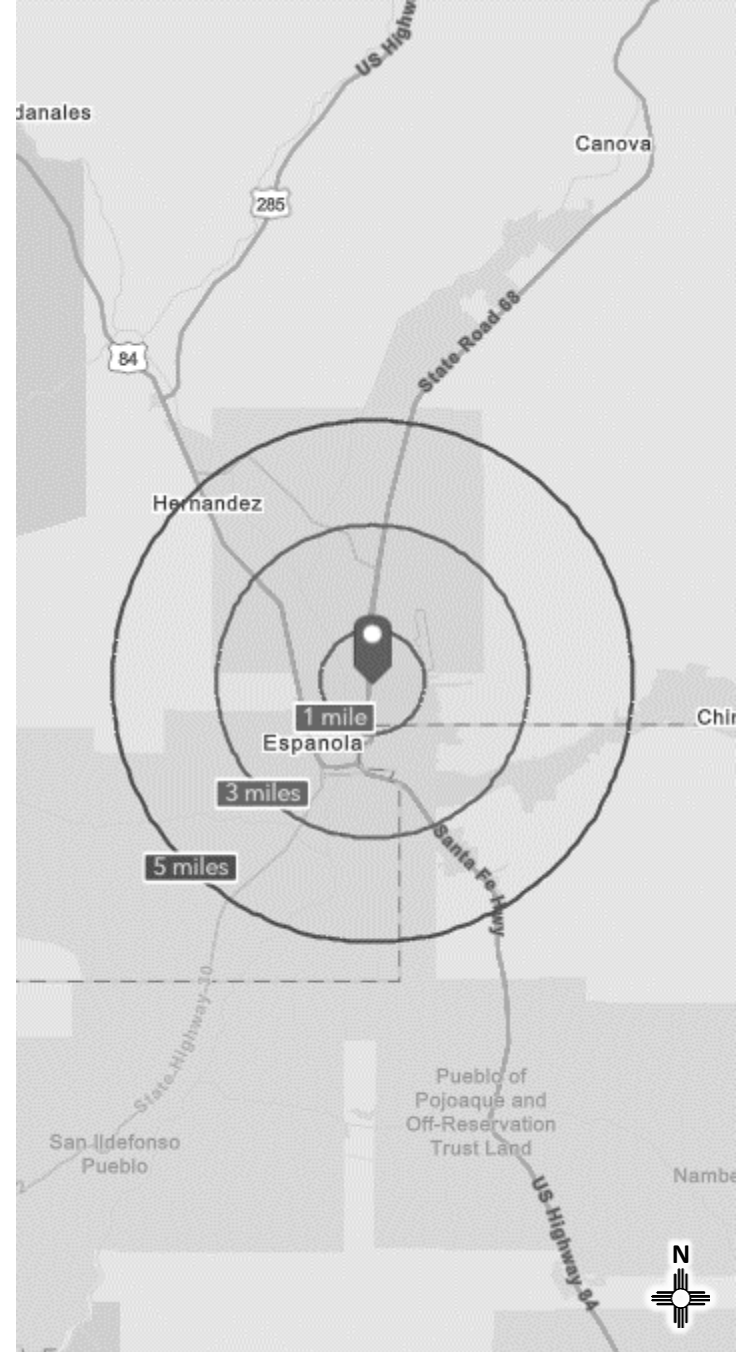
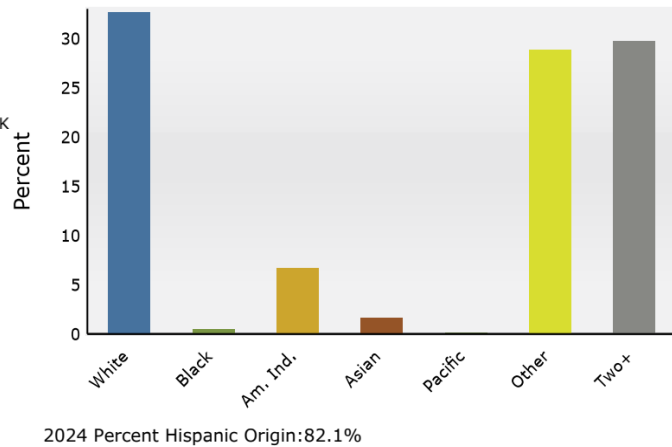
Joel Cumplido
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2024 Forecasted by ESRI	1 Mile	3 Mile	5 Mile
Population	3,907	15,812	23,319
Households	1,600	6,295	9,281
Families	1,019	3,906	5,799
Average Households Size	2.43	2.50	2.50
Median Age	41.2	40.8	41.8
Media HH Income	\$49,593	\$47,501	\$51,506
Average HH Income	\$74,386	\$71,102	\$75,408
Total Business	173	632	720
Total Employees	1,688	8,050	9,031

HH Income – 1 mile radius



Population by Race – 1 mile radius



The information contained in this flyer 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.

DEMOGRAPHICS

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