

# Charming Historic Route 66 Motel

STRONG VISIBILITY AND  
EASY ACCESS FROM I-40

For  
Sale



**BUSINESS AVAILABLE SEPARATELY**

2383 Historic Route 66 | Santa Rosa, NM 88435

**±5,611 SF on ±1.38 Ac.  
Available**

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Alexis Lovato**

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For Sale

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## Get Your Kicks...

Located along Historic Route 66 in Santa Rosa, New Mexico, this ±5,611 SF motel features 17 guest rooms. The property offers excellent visibility and easy access from I-40, attracting both travelers and long-term guests, including construction and wind-energy workers. With upgraded systems, strong traffic exposure, and the business available separately, this is an ideal opportunity for an owner-operator or investor seeking a well-maintained hospitality asset on the iconic Route 66.

### Building & Systems Overview

The property features a combination of adobe and cinder block construction, reflecting its historic Route 66 character while maintaining lasting durability. The main electrical service has been upgraded within the last seven years and includes three panels with 120/240 volts, single-phase power, supporting modern usage and guest amenities. The plumbing system is in excellent condition, with multiple cleanouts and service access points located along the west side of the building. The property is served by two propane water heaters, ensuring reliable hot water capacity for guest operations. Roofs include both propanol (on the original adobe structure) and shingle (on the cinder block addition), providing a well-maintained and functional blend of old and new construction.



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## PROPERTY

### AVAILABLE

Building:  $\pm 5,611$  SF  
Land:  $\pm 1.38$  Acres

### SALE PRICE

\$500,000 (\$89.00/SF)

### HIGHLIGHTS

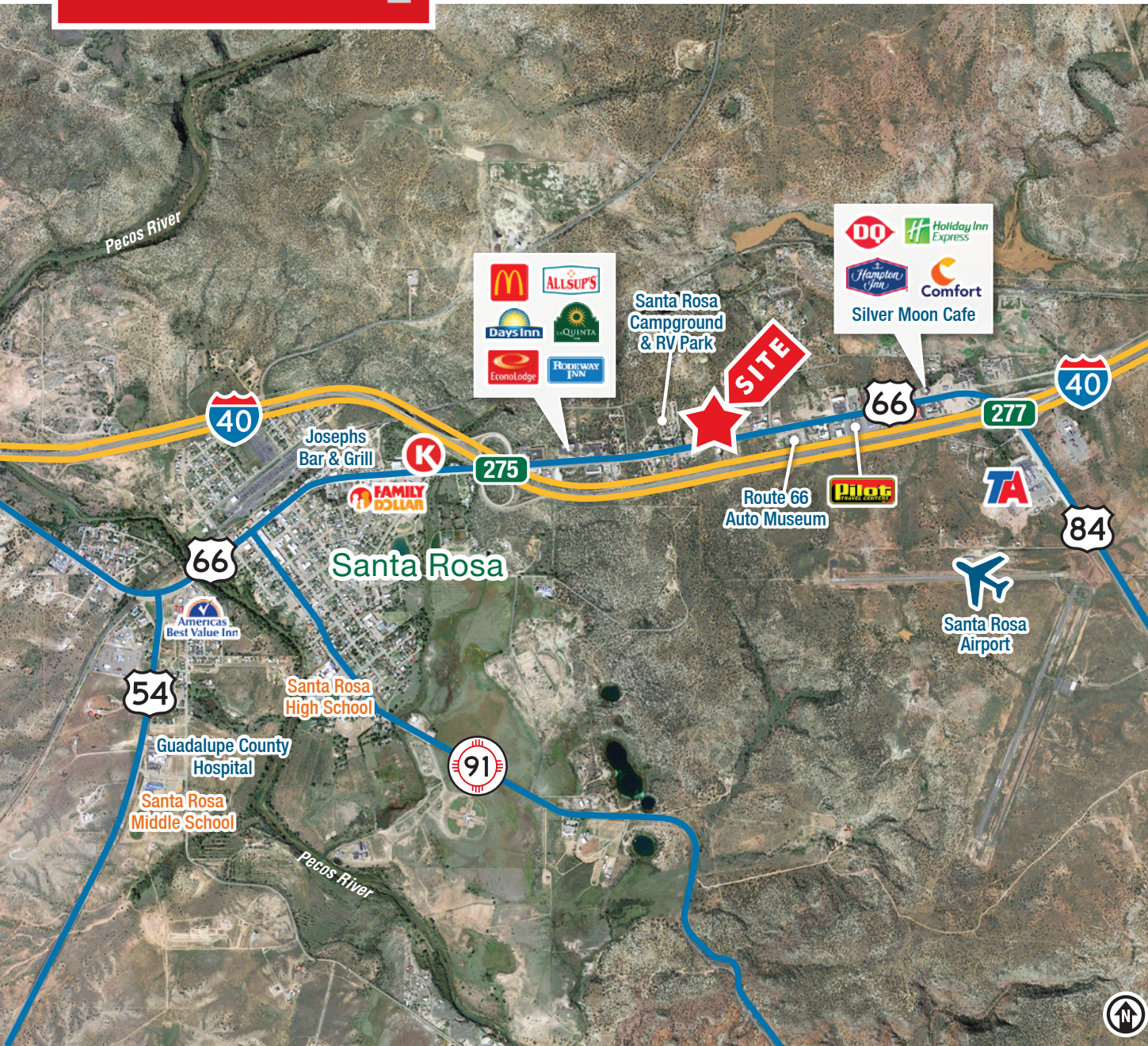
- 17 guest rooms (14 rooms recently renovated)
- Mix of king, queen, and double-queen rooms with updated finishes
- Laundry facility
- Strong visibility and access from Route 66 and I-40
- Consistent extended-stay occupancy from local workforce and travelers
- Well-maintained with upgraded electrical and plumbing systems
- Family-owned since the 1960's
- First time offered for sale in decades
- Business available separately from the real estate offering

**ZONING** Commercial



# For Sale

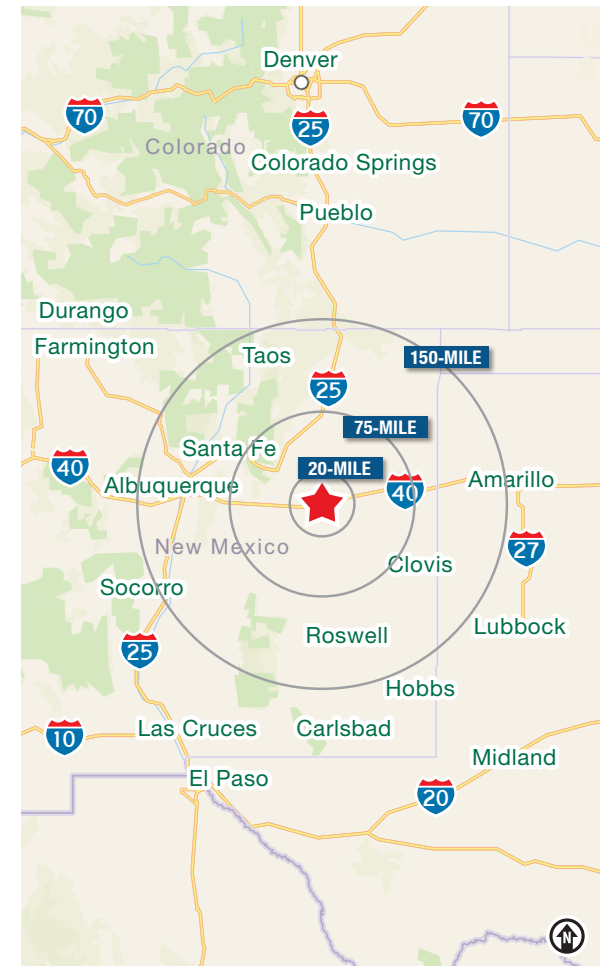
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## LOCATION

Demographics	20 Mile	75 Mile	150 Mile
Total Population	3,581	44,226	1,499,869
Average HH Income	\$95,345	\$63,918	\$96,223
Daytime Employment	1,706	15,442	645,367

2025 Forecasted by Esri



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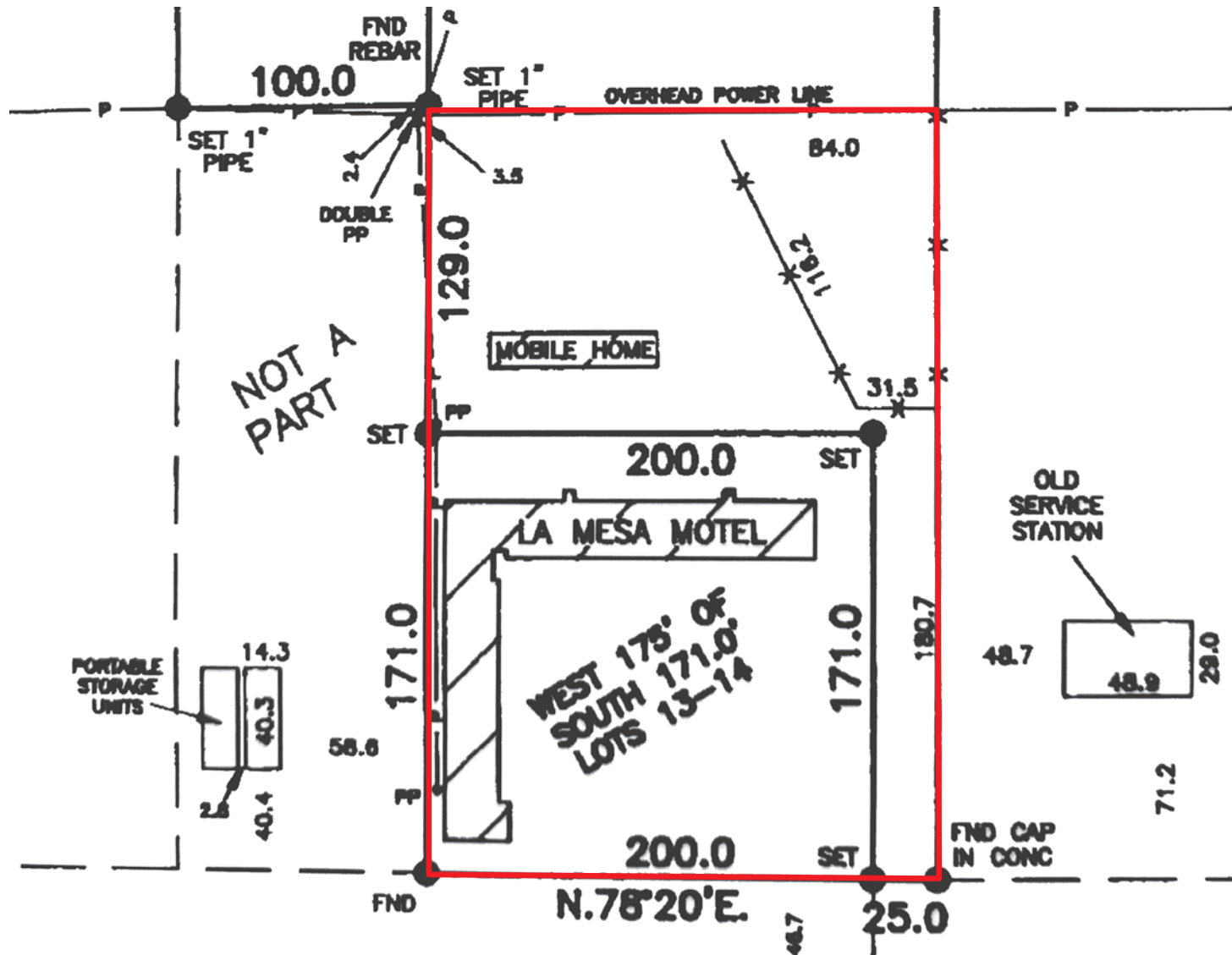
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## SITE SURVEY



### AVAILABLE

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Land: ±1.38 Acres