

**FOR LEASE**

527 N. Riverside Dr. | Española, NM 87532

*SEC N. Riverside Dr. & Santa Cruz Rd.*

# Great Value on Main St.

## EXCELLENT LOCATION ON ESPAÑOLA'S MAIN STREET



### AVAILABLE

- Suite 530A: ±1,570 SF  
\$9.17/SF + NNN
- Suite 538: ±621 SF  
\$13.50/SF + NNN

### PROPERTY HIGHLIGHTS

- Signalized intersection
- Good visibility
- Easy access
- Great signage opportunity
- Ample parking



**NAI SunVista**

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

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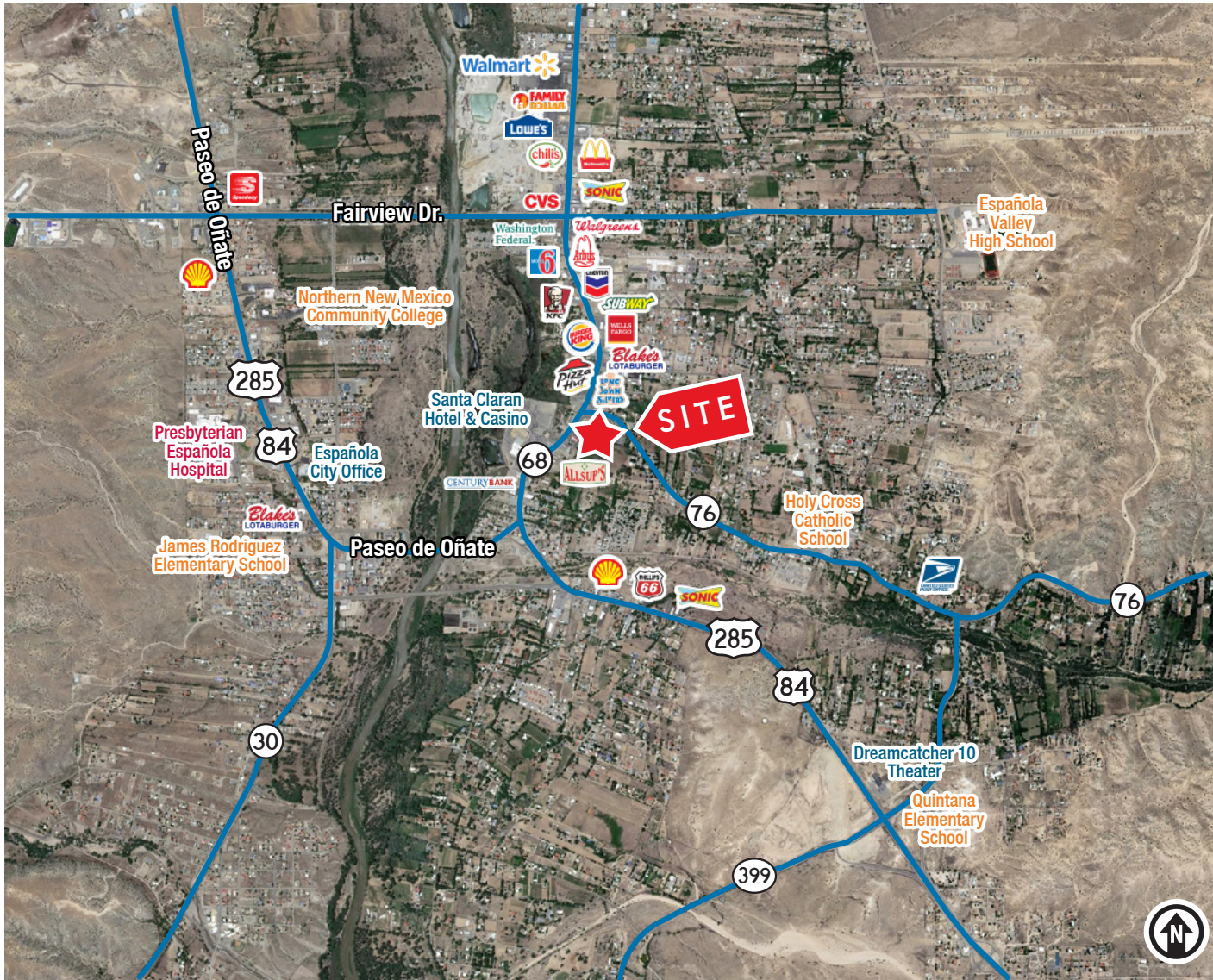
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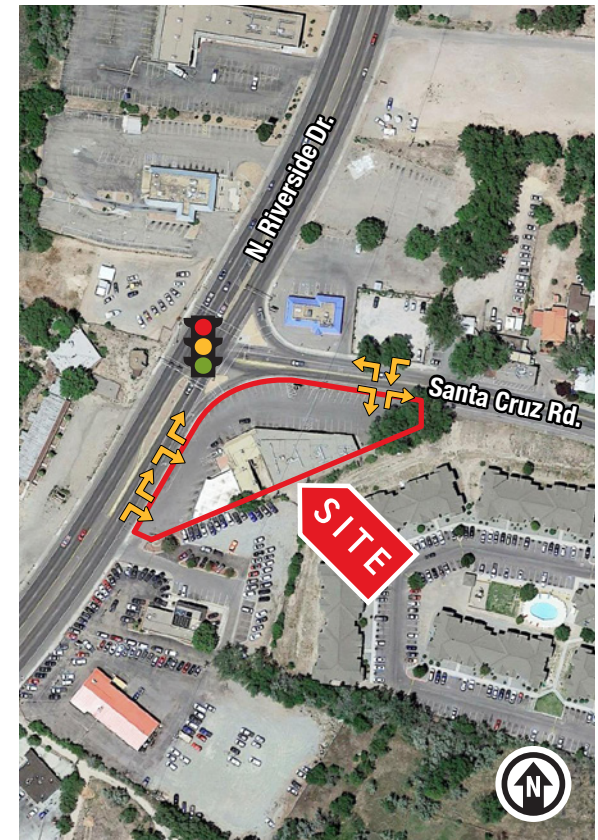
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	5,303	16,710	22,620
Average HH Income	\$51,082	\$55,061	\$57,604
Daytime Employment	2,314	6,642	7,500

*2020 Forecasted by Esri*



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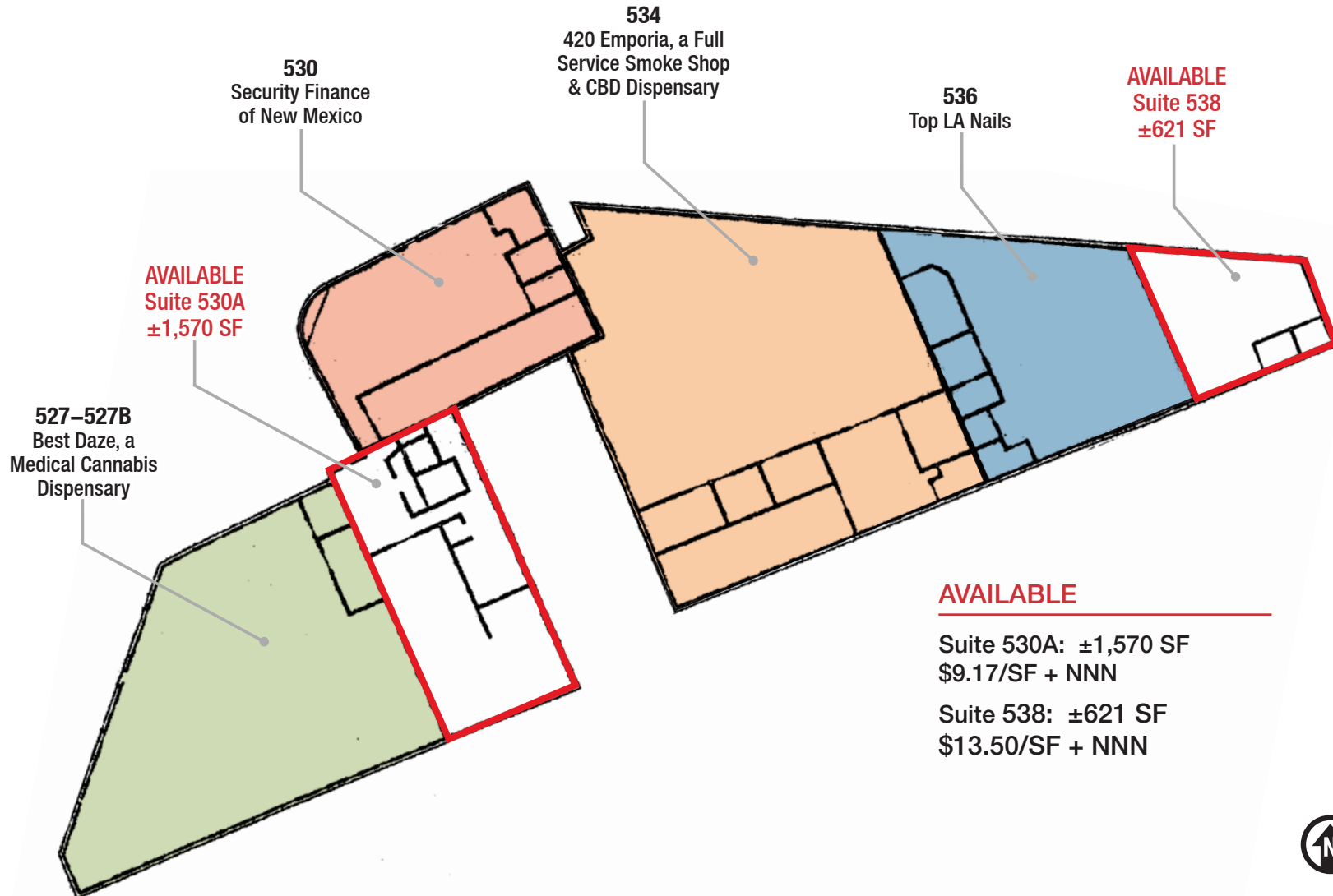
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## Española | Where Cultures Unite

**Española** serves as the business and cultural hub for numerous mountain communities as distant as the Colorado border. Historically, residents of Española have driven to Santa Fe for shopping. Now, with the growth of retail development, they are spending their money in Española. With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. The re-invention of Main Street is attracting development with over half a dozen entrepreneurs opening shops on the street within a year. Large resort-style casinos including the Cities of Gold Casino, Ohkay Casino, Santa Claran, and the Camel Rock have all opened up in the area as well. Packed nightly and providing hundreds of jobs, the benefits to Española are immeasurable. The City is investing in transportation, expanding its number of parks and creating trails and open space while conserving public lands and critical habitats.

### Española by the Numbers (ESRI 2020 Demographics)



Española is situated in an area Juan de Oñate declared a capital for **SPAIN IN 1598.**

### PLACES TO SEE IN ESPAÑOLA

- PUYE CLIFF DWELLINGS
- THE BOND HOUSE MUSEUM
- CHIMAYO TRADING POST
- SANTA CRUZ LAKE
- TESUQUE PEAK TRAIL



**\$106**  
Median residential \$/Sq.Ft. in Española

**\$255**  
Median residential \$/Sq.Ft. in Santa Fe

**\$236**  
Median residential \$/Sq.Ft. in Taos

