

**For
Sale**



Well-Located Commercial Land

CORNER LOT ALONG ESPANOLA'S MAIN STREET



814 S. Riverside Dr. | Española, NM 87532

±0.91 Ac. Available

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

Genieve Posen

genieve@sunvista.com | 505 998 1568

NASunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

814 S. Riverside Dr. | Española, NM 87532

PROPERTY

AVAILABLE

Land: ±0.91 Acres

SALE PRICE

\$125,000 (\$3.15/SF)

ZONING

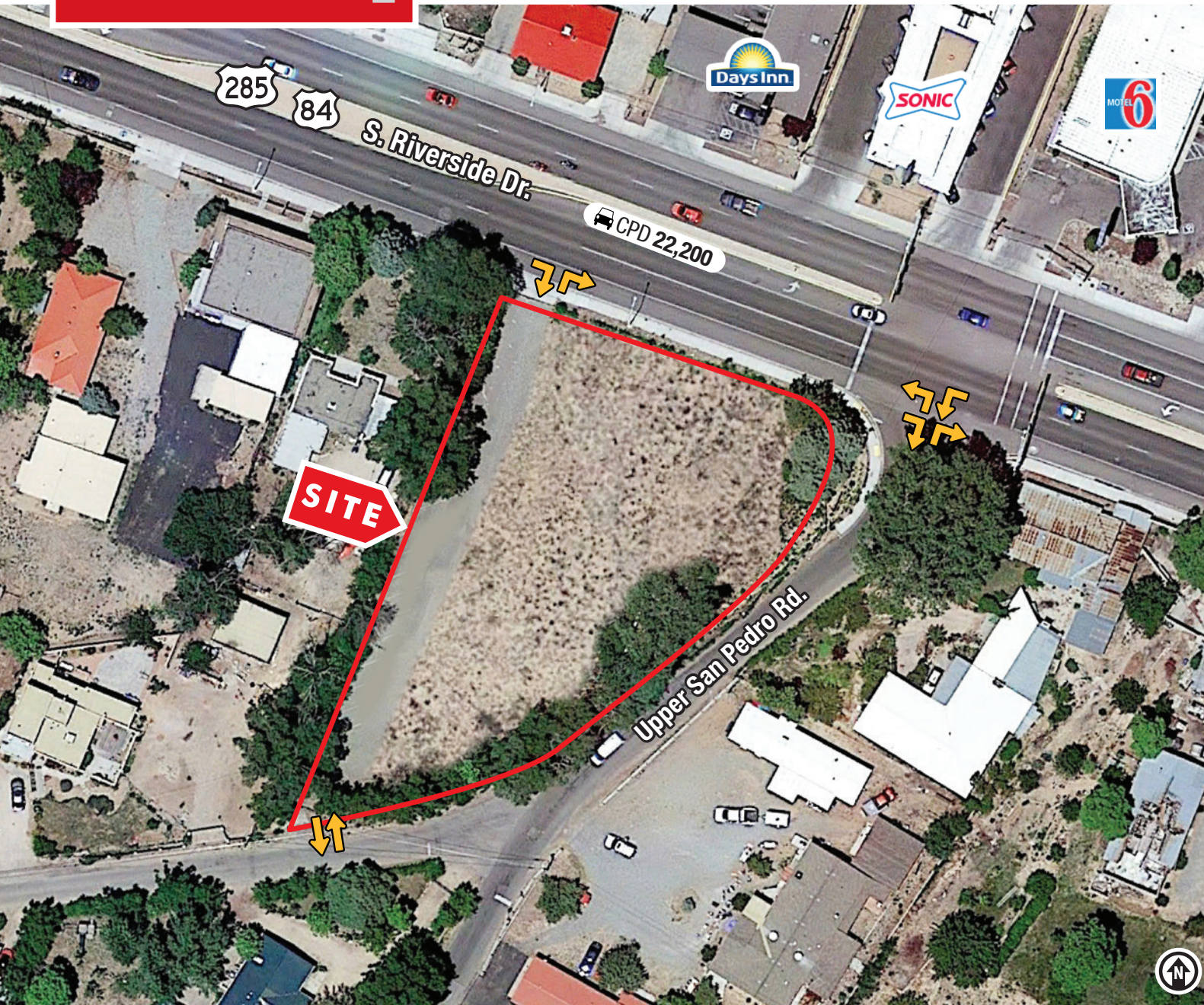
- B-2, General Commercial with drive-thru potential

HIGHLIGHTS

- Corner lot with full access at signalized intersection
- Strong traffic counts along S. Riverside Drive, a prime retail corridor
- Located near national retailers, restaurants and neighborhood services
- Ideal pad site for quick serve restaurant, retail or service use

LOCATION

SWC S. Riverside Dr. & Upper San Pedro Rd.



For Sale

814 S. Riverside Dr. | Española, NM 87532



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,617	16,688	21,755
Average HH Income	\$77,744	\$73,877	\$76,110
Daytime Employment	1,017	7,006	7,880

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

John Algermissen CCIM
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568

Española

TRADE AREA ANALYSIS

ESPAÑOLA | NEW MEXICO

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 locally. With neighboring towns demanding the highest rent rates in the state, entrepreneurs and national tenants alike are discovering Española. Large resort-style casinos such as the Cities of Gold, Ohkay, Santa Claran, and Camel Rock have all enhanced the area as well. 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.



40,323

Española
MSA
Population



ESPAÑOLA BY THE NUMBERS (ESRI 2025 Demographics)



10,297
City Population



4,153
Households



\$68,674
Avg. Household Income



\$39,449
Md. Disposable Income



541
Total Businesses



5,798
Total Employees

Española is situated in an area Juan de Oñate declared a capital for Spain in 1598.

ESPAÑOLA AREA ECONOMY

TOP EMPLOYMENT SECTORS

- Health Care/Social Assistance: **2,173 Jobs**
- Professional/Scientific/Technical: **2,172 Jobs**
- Public Administration: **1,595 Jobs**



PLACES TO SEE



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

Northern New Mexico College

Española is home to the most affordable 4-year college in the Southwestern U.S. With almost 2,000 students, the school provides students with unique opportunities for academic, personal, and professional growth.

