

# For Lease

## Gallup Retail Pad Site with Full Access

LOCATED WITHIN A DENSE RETAIL CORRIDOR NEAR I-40



### AVAILABLE

Land: ±1.221 Acres

### LEASE RATE

See Advisor

### 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, high-performing retail area just off busy I-40
- Near the highest-volume Walmart in New Mexico
- Near a Panda Express that is in the top 7 in the United States
- Gallup is a regional trade center serving almost 100,000 people within 50 miles

**±1.221 Ac. Available**

**Brett Hills**

brett@sunvista.com | 505 998 1648

NWC U.S. Hwy. 491 & Silva Rd. | Gallup, NM 87301

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

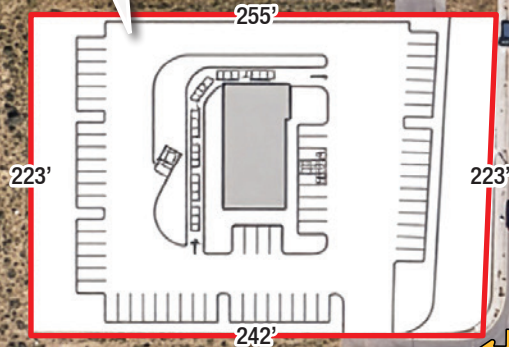
# For Lease

NWC U.S. Hwy. 491 & Silva Rd. | Gallup, NM 87301

## CONCEPTUAL SITE IMPROVEMENT

### SITE

±1.221 Ac.  
Conceptual Site Plan



Silva Rd.

491

CPD 21,230

Bahes  
Transmission

Buddy's  
Home Furnishings

CHAMPION  
XPRESS CARWASH

KFC

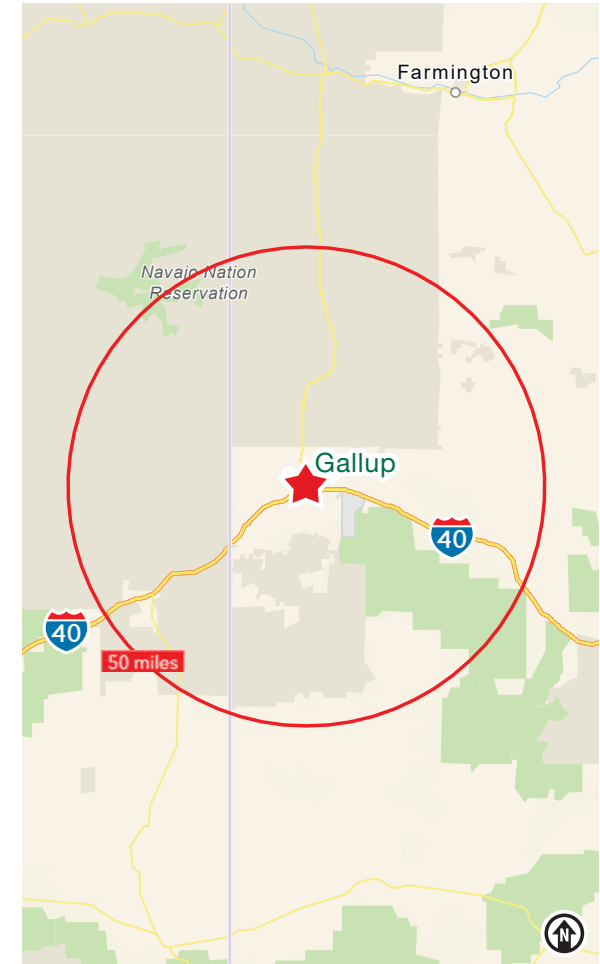
POPEYES  
LOUISIANA KITCHEN

CHURCH'S

## LOCATION

| Demographics       | 3 Mile   | 5 Mile   | 50 Mile  |
|--------------------|----------|----------|----------|
| Total Population   | 14,886   | 22,373   | 94,187   |
| Average HH Income  | \$80,918 | \$80,768 | \$64,513 |
| Daytime Employment | 13,392   | 16,254   | 35,252   |

2026 Forecasted by Esri



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**LOT SIZE**



**Buddy's  
Home Furnishings**

**CHAMPION  
XPRESS CARWASH**

**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

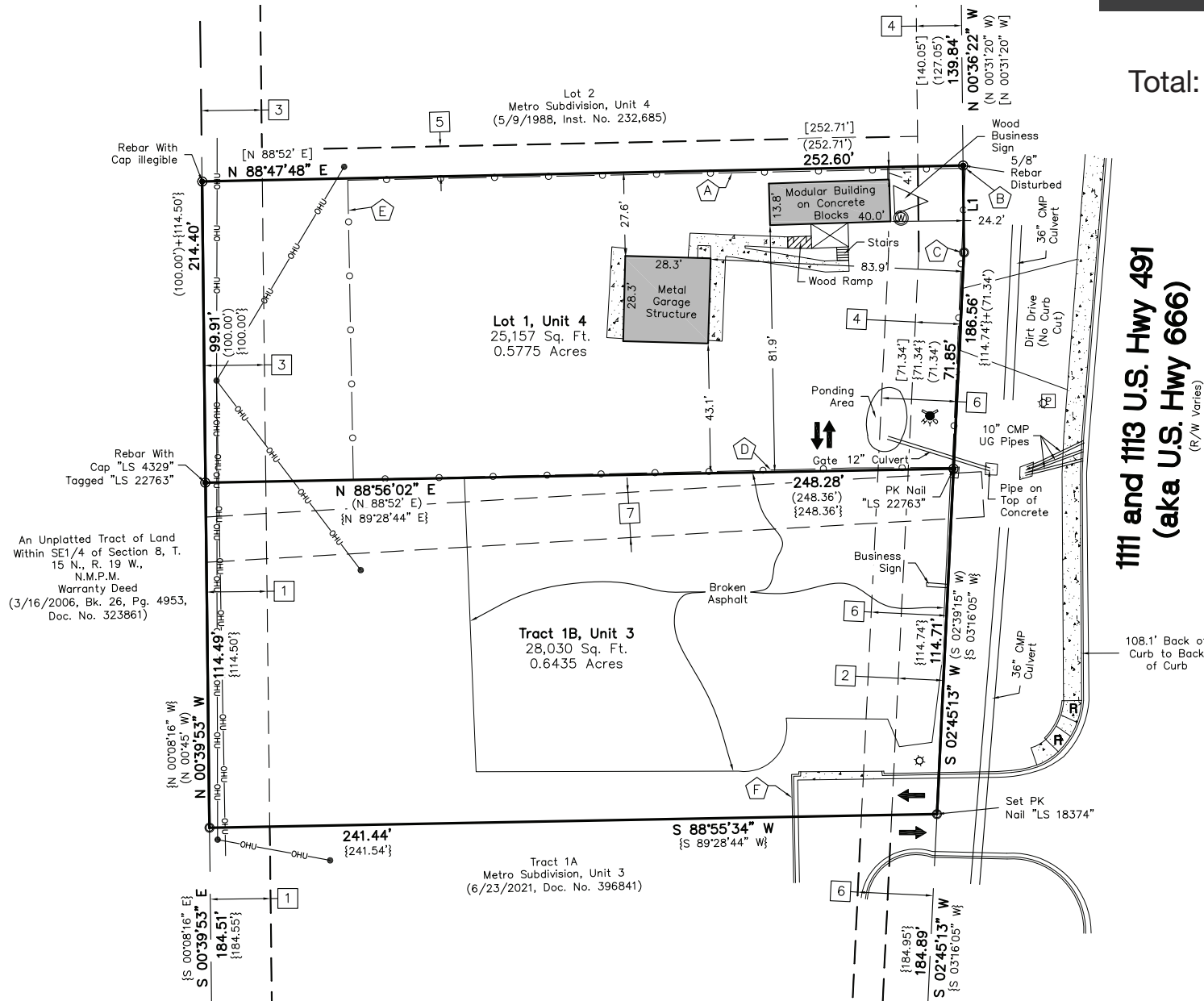
**Brett Hills**  
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## SITE SURVEY

Total: ±1.221 Acres



1111 and 1113 U.S. Hwy 491  
(aka U.S. Hwy 666)  
(R/W Varies)

108.1' Back of  
Curb to Back  
of Curb



## 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 2026 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
- Wal-Mart
- Rehoboth McKinley Christian Hospital
- City of Gallup
- Bureau of Indian Affairs
- UNM-Gallup
- Zuni Public School District
- Peabody Energy
- Andeavor/Western Refining