

For Lease



Rare Turn-Key Restaurant Endcap

UNBEATABLE LOCATION IN FARMINGTON



5000 E. Main St. | Unit 2 | Farmington, NM 87402

±2,500 SF Available

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

ethan@sunvista.com | 505 235 9347

Brett Hills

brett@sunvista.com | 505 998 1648

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PROPERTY

AVAILABLE

Unit 2: ±2,500 SF

- Available 12/31/26

LEASE RATE

See Advisors

HIGHLIGHTS

- Stellar co-tenancy: Anchored by Target and Dick's Sporting Goods
- Proven and high-performing retail trade area
- Exceptional visibility from Main St.
- Strong car counts with ±26,100 cars per day
- Full access from east and westbound Main St.
- Monument and building signage
- Patio area
- Commercial kitchen in-place

ZONING

- General Commercial

LOCATION

NEC E. Main St. & Sierra Vista Dr.

For Lease

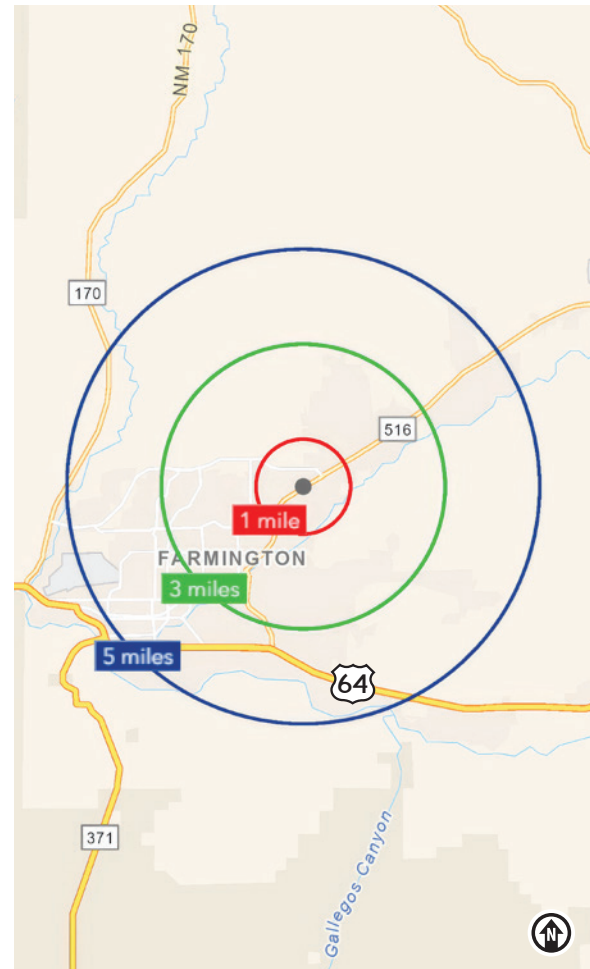
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,450	24,016	48,603
Average HH Income	\$102,266	\$101,167	\$92,860
Daytime Employment	4,362	14,745	34,032

2026 Forecasted by Esri



NAI SunVista

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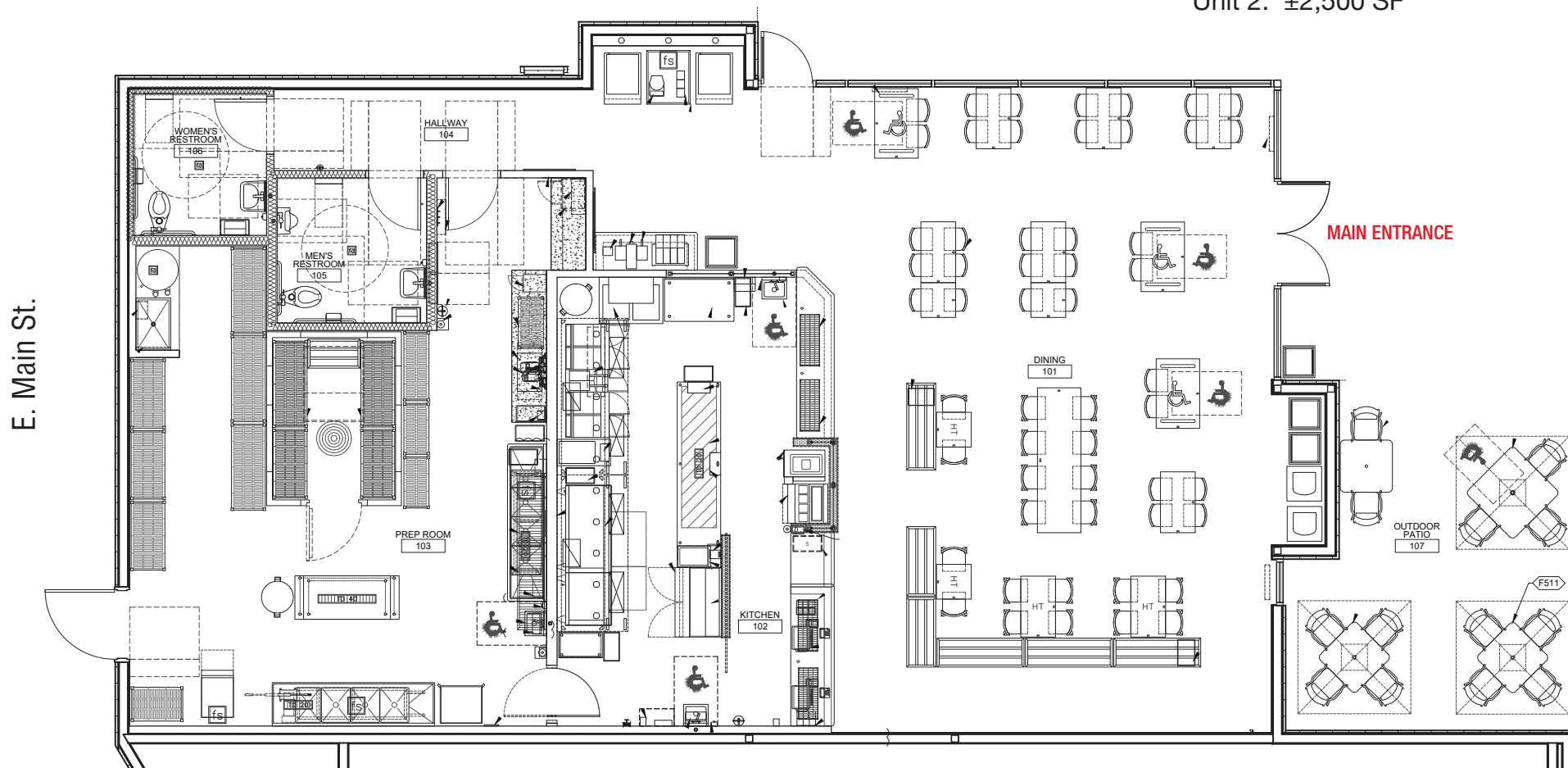
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FLOOR PLAN

AVAILABLE

Unit 2: ±2,500 SF



Farmington

TRADE AREA ANALYSIS

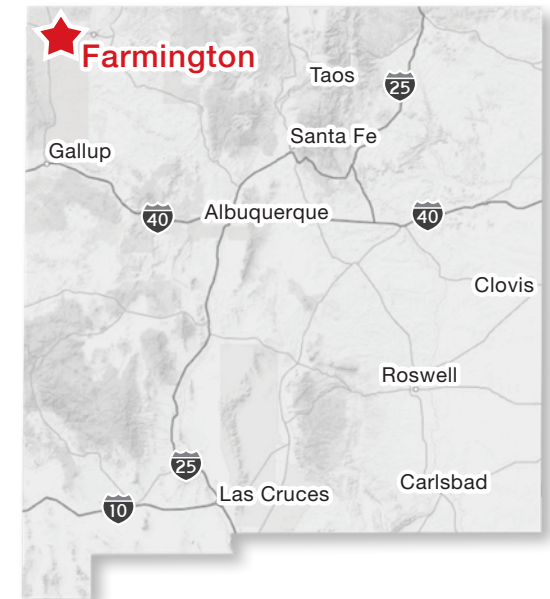
FARMINGTON | NEW MEXICO

Farmington is located at the junction of the San Juan River, the Animas River, and the La Plata River, and is located on the Colorado Plateau. Farmington is the largest city in San Juan County, one of the geographically largest counties in the United States covering 5,538 square miles. Farmington lies at or near the junction of three important highways: US Hwy. 550, US Hwy. 64, and NM Hwy. 371. The primary industries of San Juan County are the production of petroleum, natural gas and coal. Major coal mines are the Navajo and San Juan mines, operated by BHP Billiton southwest of Farmington. The coal mined from the Navajo and San Juan mines is used entirely for fuel for the nearby Four Corners Generating Station to produce electric power.



120,087

Farmington
CBSA
Population



FARMINGTON BY THE NUMBERS (ESRI 2026 Demographics)



46,670

City Population



16,979

Households



\$91,714

Avg. Household Income



\$56,958

Md. Disposable Income



2,761

Total Businesses



36,557

Total Employees

Farmington serves as the commercial hub for most of northwestern New Mexico and the Four Corners region of four states: New Mexico, Colorado, Arizona and Utah.

TOURISM REPORT CARD

ALL IN A DAYS DRIVE:

- 1** World Class Fly Fishing Area
- 5** World Heritage Sites
- 7** World Class Ski Resorts
- 47** Native American Pueblos & Tribes
- 57** National Parks, Monuments & Recreation Areas



FARMINGTON TARGETED INDUSTRIES

Energy & Manufacturing

Economic activity ranges from natural resource production and power generation to manufacturing, assembly, transportation and data centers. Tremendous opportunities exist to capitalize on the region's natural resources, infrastructure, production capacity and know-how coming from years of drilling in the San Juan Basin.



Agriculture

The area has a long history of productive agriculture and is a prominent part of the region's economic base. The San Juan Basin is particularly well suited for the production of biofuels, agrotourism and to pairing the production of food with food processing based on factors such as the existing skills of our current workforce.



Tourism

The Farmington area is the hub for tourism in the Four Corners and is the center of the National Geotourism Region. They are the center of adventure and have a wealth of tourist attracting amenities.

