

Black Mesa Shops & Cottonwood RV Park

1318 South Riverside Dr. | Española, NM 87532

Exceptional Price with 11% CAP RATE!

FOR SALE

SHORT SALE!
All Offers Welcome

PROPERTY DETAILS

ADDRESS	1318 South Riverside Dr. Española, NM 87532
SALE PRICE	\$1,350,000
BUILDING	±6,870 SF
LAND	±4.51 Acres
ZONING	Commercial
CAP RATE	11%

BENEFITS

- Great Investment Opportunity
- Great Visibility on Hwy. 285
- Priced Below 2011 Appraisal
- Multi-Tenant Building (Fully Leased)
 - Coffee House/Restaurant
 - Black Mesa Massage Center
 - Black Mesa Yoga Studio
 - Body Basics Herbs and Nutrition
 - Black Mesa Beauty Salon
- RV Park with 38 RV Spaces, 2 Mobile Home Rentals & 15 Tent Sites
- Property includes 3.5 Acres of irrigation ditch rights.



For more information on this property:

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NAI Maestas & Ward
Commercial Real Estate Services, Worldwide.

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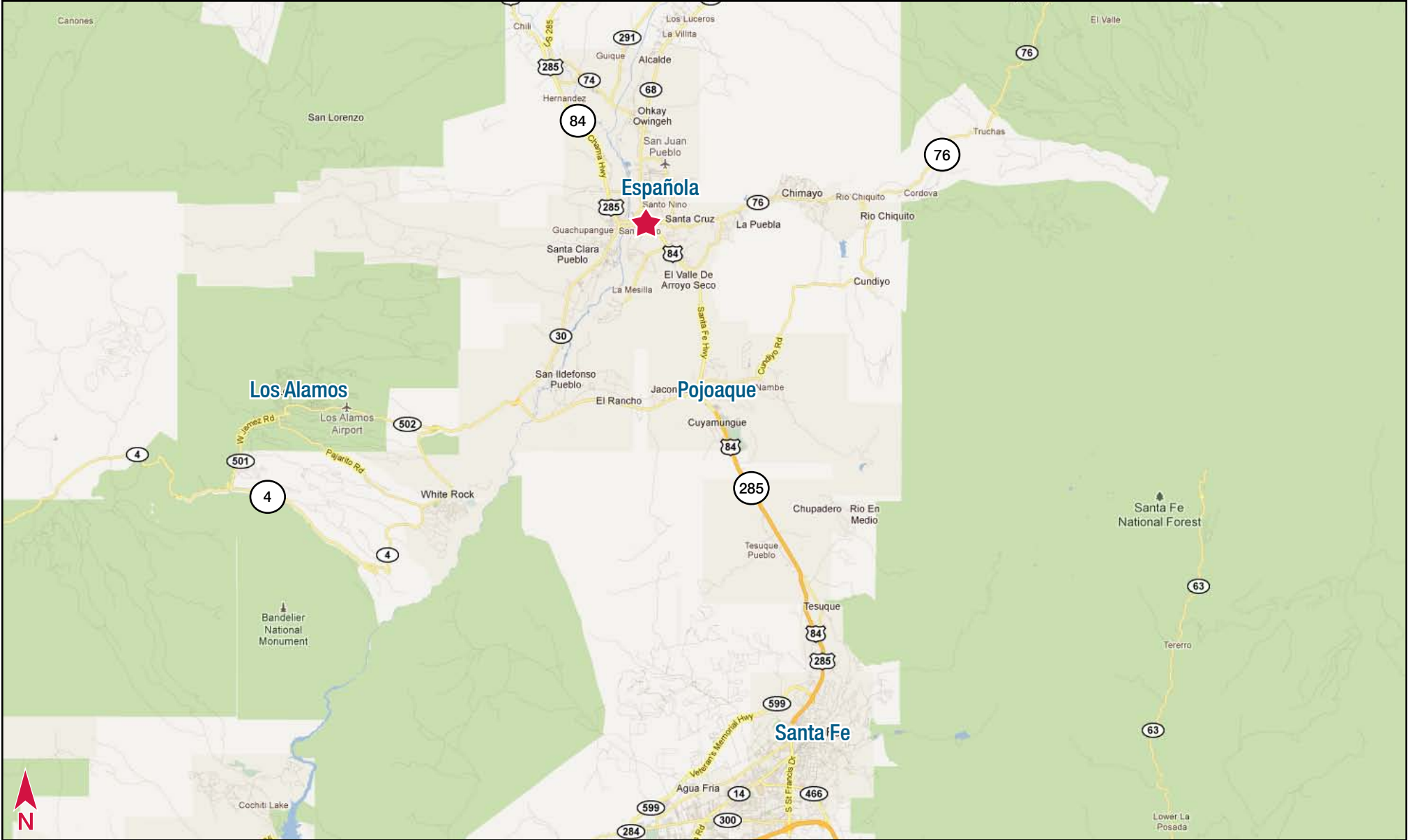
NAI Maestas and Ward is pleased to offer the opportunity for an investor or owner user to purchase The Black Mesa Shops/Cottonwood RV Park, a high-yield investment opportunity located in Española, New Mexico. The property is located on Santa Fe Hwy 285 in Española and totals approximately 4.51 acres. The Black Mesa Shops are currently one hundred percent (100%) leased to five tenants. Tenants include a massage center, yoga studio, beauty salon, herbs and nutrition shop, and coffee shop currently operated by owner.

The RV Park is strategically positioned to capture tourists headed north to Northern New Mexico Resorts and Colorado or tourists headed south to Albuquerque, Texas and Arizona.

BLACK MESA SHOPS / COTTONWOOD RV PARK

	2010 Historical
Price	\$1,350,000.0
Black Mesa Shops	\$20,249.5
RV Park	\$214,038.2
Gross Adjusted Income	\$234,287.7
Admin	\$7,348.1
Insurance	\$5,884.0
Maintenance	\$10,426.8
Utilities	\$47,632.6
Permits, Taxes, and Misc.	\$3,327.5
Expenses	\$74,619.0
Net Operating Income	\$159,668.7
NOI	Cap Rate
\$159,668.7	11.83%

The Black Mesa/Cottonwood RV Park is offered as is. Broker advises prospective purchasers to conduct their own independent evaluation of the property.



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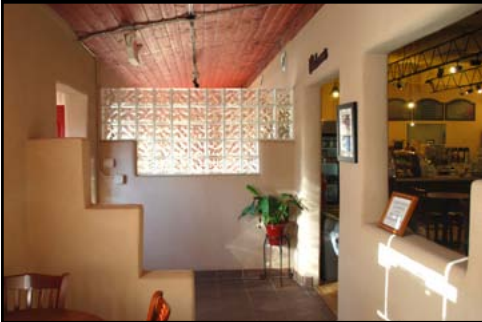
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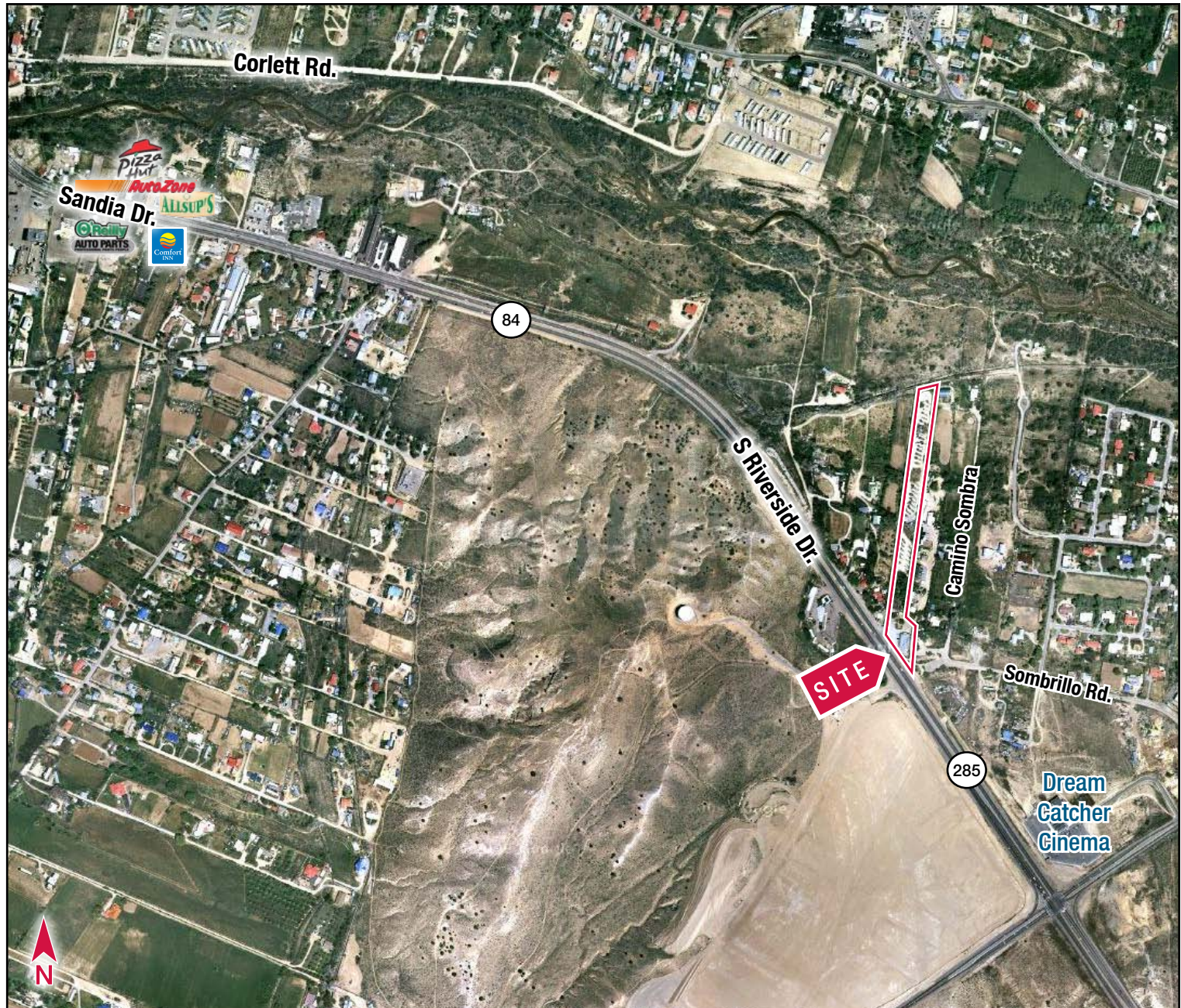
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AERIAL

1318 SOUTH RIVERSIDE DR. | ESPAÑOLA, NM



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PHOTOS

1318 SOUTH RIVERSIDE DR. | ESPAÑOLA, NM



RED DOOR
COFFEE HOUSE

RV
P
A
R
K

Red Door
ORGANIC
Coffee House
Doritos/ Salads/ Pastries

Body Basics
Herbs and Nutrition
by Lori Garcia
505-753-6755

BLACK MESA
Massage & Yoga
367-0847

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DEMOGRAPHICS

1318 SOUTH RIVERSIDE DR. | ESPAÑOLA, NM

Ring: 1 mile radius

Longitude: -106.05844

	2000	2010	2015
Summary			
Population	3,493	3,457	3,457
Households	1,350	1,352	1,355
Families	912	875	867
Average Household Size	2.58	2.55	2.54
Owner Occupied Housing Units	896	880	881
Renter Occupied Housing Units	454	472	475
Median Age	35.3	36.0	36.2
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.00%	1.23%	0.76%
Households	0.04%	1.34%	0.78%
Families	-0.18%	1.14%	0.64%
Owner HHs	0.02%	1.36%	0.82%
Median Household Income	2.92%	2.74%	2.36%
Households by Income	2000	2010	2015
	Number	Percent	Number
<\$15,000	400	29.7%	286
\$15,000 - \$24,999	201	14.9%	193
\$25,000 - \$34,999	156	11.6%	147
\$35,000 - \$49,999	191	14.2%	175
\$50,000 - \$74,999	217	16.1%	276
\$75,000 - \$99,999	95	7.0%	117
\$100,000 - \$149,999	58	4.3%	112
\$150,000 - \$199,999	20	1.5%	25
\$200,000+	11	0.8%	21
Median Household Income	\$29,119	\$38,680	\$44,672
Average Household Income	\$41,952	\$51,511	\$56,669
Per Capita Income	\$16,144	\$20,295	\$22,388
Population by Age	2000	2010	2015
	Number	Percent	Number
0 - 4	249	7.1%	253
5 - 9	268	7.7%	234
10 - 14	291	8.3%	225
15 - 19	276	7.9%	237
20 - 24	221	6.3%	259
25 - 34	424	12.1%	479
35 - 44	516	14.8%	399
45 - 54	504	14.4%	473
55 - 64	310	8.9%	450
65 - 74	247	7.1%	248
75 - 84	152	4.4%	148
85+	34	1.0%	53
Race and Ethnicity	2000	2010	2015
	Number	Percent	Number
White Alone	2,223	63.7%	2,151
Black Alone	17	0.5%	27
American Indian Alone	72	2.1%	75
Asian Alone	4	0.1%	5
Pacific Islander Alone	4	0.1%	4
Some Other Race Alone	1,055	30.2%	1,069
Two or More Races	117	3.4%	126
Hispanic Origin (Any Race)	2,840	81.3%	2,822
			Percent
			61.8%
			0.8%
			2.1%
			0.1%
			0.1%
			31.3%
			3.7%
			82.0%

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DEMOGRAPHICS

1318 SOUTH RIVERSIDE DR. | ESPAÑOLA, NM

Ring: 3 miles radius

Longitude: -106.05844

Summary	2000	2010	2015			
Population	17,256	16,887	16,799			
Households	6,532	6,506	6,500			
Families	4,650	4,484	4,436			
Average Household Size	2.63	2.58	2.57			
Owner Occupied Housing Units	4,949	4,850	4,842			
Renter Occupied Housing Units	1,583	1,657	1,658			
Median Age	34.7	36.0	36.5			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	-0.10%	1.23%	0.76%			
Households	-0.02%	1.34%	0.78%			
Families	-0.22%	1.14%	0.64%			
Owner HHs	-0.03%	1.36%	0.82%			
Median Household Income	2.76%	2.74%	2.36%			
Households by Income	2000	2010	2015			
	Number	Percent	Number			
<\$15,000	1,662	25.6%	1,132	17.4%	1,081	16.6%
\$15,000 - \$24,999	1,007	15.5%	786	12.1%	641	9.9%
\$25,000 - \$34,999	906	13.9%	798	12.3%	715	11.0%
\$35,000 - \$49,999	1,022	15.7%	1,067	16.4%	947	14.6%
\$50,000 - \$74,999	1,062	16.3%	1,380	21.2%	1,651	25.4%
\$75,000 - \$99,999	434	6.7%	647	9.9%	593	9.1%
\$100,000 - \$149,999	323	5.0%	525	8.1%	674	10.4%
\$150,000 - \$199,999	60	0.9%	117	1.8%	135	2.1%
\$200,000+	22	0.3%	56	0.9%	62	1.0%
Median Household Income	\$31,256		\$41,535		\$47,583	
Average Household Income	\$40,058		\$51,239		\$54,632	
Per Capita Income	\$15,304		\$19,792		\$21,198	
Population by Age	2000	2010	2015			
	Number	Percent	Number			
0 - 4	1,223	7.1%	1,208	7.2%	1,205	7.2%
5 - 9	1,361	7.9%	1,174	7.0%	1,170	7.0%
10 - 14	1,409	8.2%	1,153	6.8%	1,158	6.9%
15 - 19	1,345	7.8%	1,191	7.1%	1,079	6.4%
20 - 24	1,084	6.3%	1,149	6.8%	1,076	6.4%
25 - 34	2,279	13.2%	2,331	13.8%	2,372	14.1%
35 - 44	2,675	15.5%	2,208	13.1%	2,245	13.4%
45 - 54	2,522	14.6%	2,396	14.2%	2,007	11.9%
55 - 64	1,456	8.4%	2,163	12.8%	2,290	13.6%
65 - 74	1,076	6.2%	1,089	6.4%	1,376	8.2%
75 - 84	655	3.8%	599	3.5%	594	3.5%
85+	170	1.0%	228	1.4%	225	1.3%
Race and Ethnicity	2000	2010	2015			
	Number	Percent	Number			
White Alone	11,259	65.2%	10,805	64.0%	10,715	63.8%
Black Alone	85	0.5%	134	0.8%	140	0.8%
American Indian Alone	1,340	7.8%	1,438	8.5%	1,428	8.5%
Asian Alone	27	0.2%	31	0.2%	32	0.2%
Pacific Islander Alone	28	0.2%	28	0.2%	27	0.2%
Some Other Race Alone	3,948	22.9%	3,853	22.8%	3,855	22.9%
Two or More Races	569	3.3%	598	3.5%	603	3.6%
Hispanic Origin (Any Race)	13,344	77.3%	13,063	77.4%	13,031	77.6%

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DEMOGRAPHICS

1318 SOUTH RIVERSIDE DR. | ESPAÑOLA, NM

Ring: 5 miles radius

Longitude: -106.05844

Summary	2000	2010	2015
Population	21,462	21,264	21,239
Households	7,959	8,022	8,047
Families	5,725	5,592	5,556
Average Household Size	2.69	2.64	2.63
Owner Occupied Housing Units	6,060	6,012	6,025
Renter Occupied Housing Units	1,899	2,011	2,021
Median Age	34.2	35.4	35.9
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	-0.02%	1.23%	0.76%
Households	0.06%	1.34%	0.78%
Families	-0.13%	1.14%	0.64%
Owner HHs	0.04%	1.36%	0.82%
Median Household Income	2.79%	2.74%	2.36%

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,024	25.6%	1,385	17.3%	1,327	16.5%
\$15,000 - \$24,999	1,235	15.6%	986	12.3%	804	10.0%
\$25,000 - \$34,999	1,138	14.4%	1,002	12.5%	901	11.2%
\$35,000 - \$49,999	1,266	16.0%	1,330	16.6%	1,184	14.7%
\$50,000 - \$74,999	1,252	15.8%	1,661	20.7%	2,001	24.9%
\$75,000 - \$99,999	531	6.7%	798	9.9%	740	9.2%
\$100,000 - \$149,999	380	4.8%	649	8.1%	848	10.5%
\$150,000 - \$199,999	67	0.8%	149	1.9%	172	2.1%
\$200,000+	25	0.3%	62	0.8%	69	0.9%

	2000	2010	2015
Median Household Income	\$31,022	\$41,097	\$47,169
Average Household Income	\$39,725	\$50,997	\$54,479
Per Capita Income	\$14,906	\$19,377	\$20,793

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,539	7.2%	1,548	7.3%	1,544	7.3%
5 - 9	1,710	8.0%	1,496	7.0%	1,504	7.1%
10 - 14	1,811	8.4%	1,459	6.9%	1,476	7.0%
15 - 19	1,669	7.8%	1,509	7.1%	1,368	6.4%
20 - 24	1,367	6.4%	1,510	7.1%	1,382	6.5%
25 - 34	2,860	13.3%	2,978	14.0%	3,090	14.6%
35 - 44	3,350	15.6%	2,763	13.0%	2,817	13.3%
45 - 54	3,087	14.4%	3,012	14.2%	2,541	12.0%
55 - 64	1,793	8.4%	2,660	12.5%	2,840	13.4%
65 - 74	1,308	6.1%	1,335	6.3%	1,691	8.0%
75 - 84	753	3.5%	724	3.4%	717	3.4%
85+	215	1.0%	266	1.3%	267	1.3%

	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	13,349	62.2%	12,960	61.0%	12,906	60.8%
Black Alone	99	0.5%	159	0.7%	168	0.8%
American Indian Alone	2,484	11.6%	2,647	12.4%	2,636	12.4%
Asian Alone	33	0.2%	39	0.2%	41	0.2%
Pacific Islander Alone	32	0.1%	33	0.2%	32	0.2%
Some Other Race Alone	4,759	22.2%	4,680	22.0%	4,700	22.1%
Two or More Races	705	3.3%	745	3.5%	755	3.6%
Hispanic Origin (Any Race)	16,108	75.1%	15,971	75.1%	16,002	75.3%

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