



Accelerating success



# For Lease 65,856 SF

4601 E. Main Street  
Farmington, NM 87402

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4601 E. Main Street | For Lease

# Property Profile

## Details

Lease Rate	See broker
Lease Type	See broker
Space Available	+/- 65,856 SF
Levels	1
Zoning	Planned Shopping Center District

## Features

- Premium regional anchor position opportunity at the Animas Valley Mall.
- Animas Valley Mall has nearly 60 retailers and 490,000 SF, drawing traffic from the Four Corners region which includes Colorado, Arizona and Utah.
- Located in the highest density retail corridor of Farmington.
- Exterior and mall entrances.
- Excellent visibility and strong traffic count along U.S. Highway 550 with 41,849 VPD.
- Multiple access points and ample parking.
- Loading area with three dock-high loading doors.
- Former auto center features three double grade-level roll-up doors and one single grade-level roll-up door.

## Key Co-tenancy





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# Market Aerial





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# Trade Area Aerial





# Site Plan





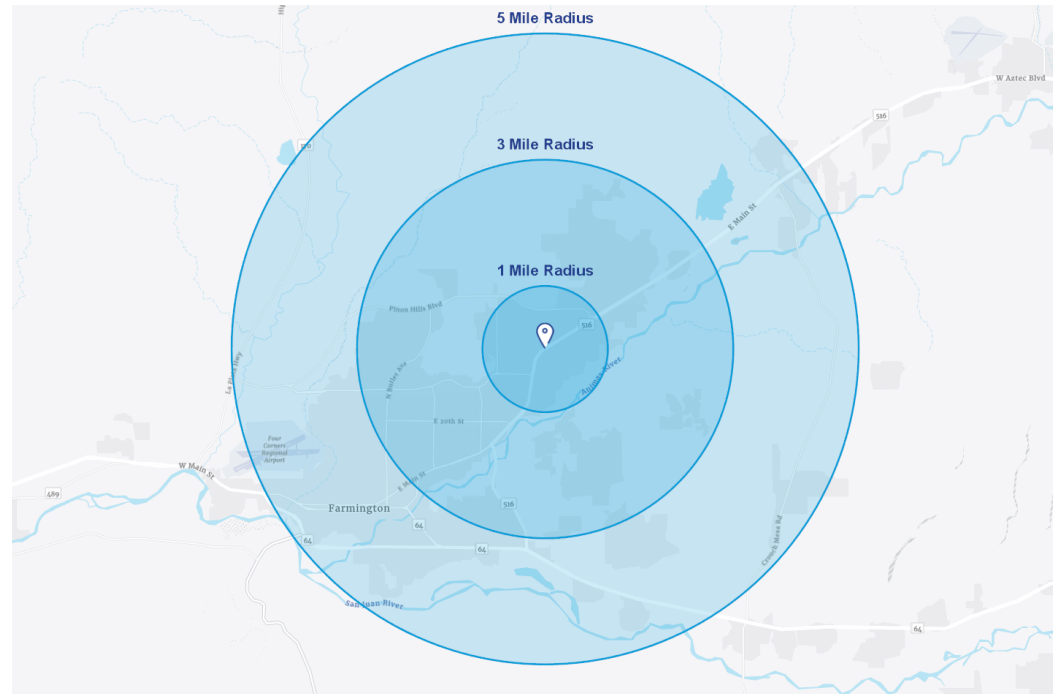
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# Property Gallery



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	5,213	29,604	50,217
Households	1,884	10,921	18,614
Average HH Income	\$76,705	\$76,345	\$71,205
Median HH Income	\$60,117	\$56,955	\$52,381





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