

Ground Lease



**WESTERN STATES**  
COMMERCIAL REAL ESTATE

Prime Location on Main  
Retail Corridor

405-413 S. Canal St | Carlsbad, NM

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

# Ground Lease

405-413 S. Canal St | Carlsbad, NM

# Property Summary

## Property Highlights

- Excellent visibility to over 21,000 cars per day with up to 280 feet of frontage
- Well-positioned fronting Canal Street, one of the major food and retail thoroughfare in Carlsbad
- Situated on a hard corner
- Greater Carlsbad area population in excess of 75,000

## Property Summary

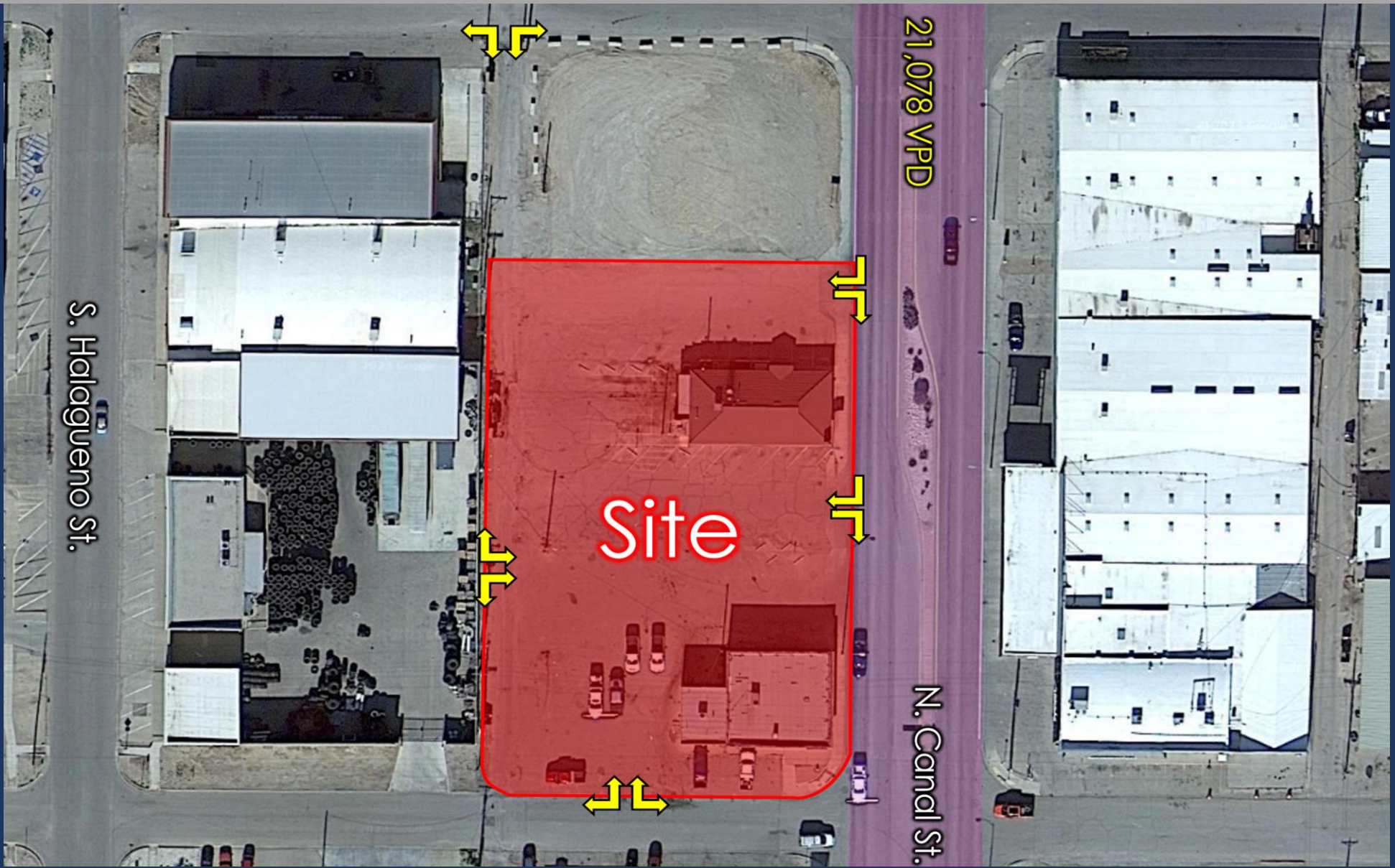
Lease Rate	Contact Broker
Lot Size	+/- 0.86 AC
Existing Building (North)	2,784 SF
Existing Building (South)	3,107 SF



# Ground Lease

Aerial

405-413 S. Canal St | Carlsbad, NM



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Aerial

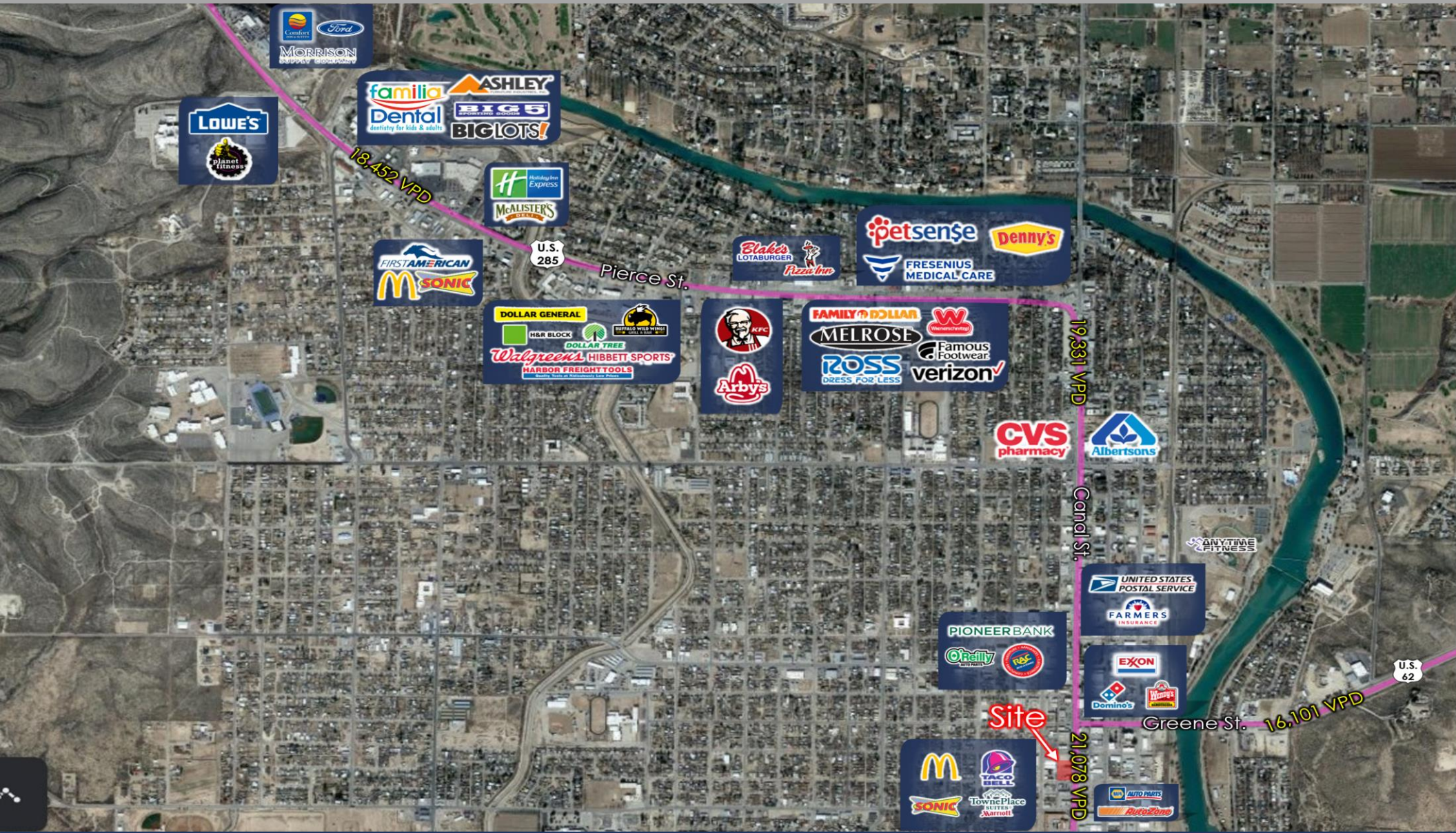
405-413 S. Canal St | Carlsbad, NM



# Ground Lease

# Aerial

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## Carlsbad, NM

Carlsbad is growing and companies who choose to locate here now will benefit from a first mover advantage and more real estate options. Carlsbad and Eddy County, New Mexico have been growing at an accelerated pace. With over 173,000 people within a one-hour radius of the center of town and over half a million visitors each year, Carlsbad is a destination point. Over 75,000 residents live in the Greater Carlsbad Service Area. Additionally, they draw in well over half a million visitors each year due to the Carlsbad Caverns and other national and state parks in and around our trade area. Each Christmas season they see on average 16,000 visitors come in for one of New Mexico's top rated tourist attractions, Christmas on the Pecos river. A recent retail demand study conducted by the University of New Mexico identified the regional market as under-served by full-service restaurants, clothing stores, shoe stores and other retail services.

Retail site selectors depend upon demographics and traffic count, but many times smaller markets get overlooked and become severely under-served. Carlsbad is such a market. Carlsbad, with a regional market of over 75,000 people, and with annual visitation numbers averaging 500,000, is ready for more full-service restaurants.

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# Demographics

## Community Contact Information



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 www.developcarlsbad.org  
 www.cityofcarlsbadnm.com

## Focus Properties

The Carlsbad Department of Development has a catalogue of retail and commercial sites available



For more information, please use the contact info for the community to the left

## Demographics (20 Minute DT)



Average Age  
**36.7**



Household Income (Median)  
**\$65,328**



Household Income (Average)  
**\$74,645**



Number of Households  
**21,251**



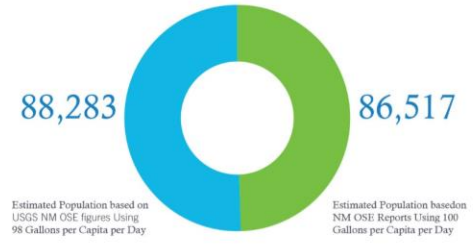
Growth Rate  
**15.8%**

## Did You Know?

- Carlsbad and Eddy County are the fastest Growing areas in the state at a 15.8% rate
- Within one hour from the center of Carlsbad, over 169,446 people live, work, and play.
- On average, over 600,000 people visit the Carlsbad Area on an annual basis.

## Water Usage Population Estimates

Using the Census Numbers along with the New Mexico Environment Department's Drinking Water Bureau and New Mexico State Engineer Records - here's the population in Carlsbad's Market Area based on water usage:



## Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



Clothing



Home Goods



Automotive

## GREATER CARLSBAD, NEW MEXICO

### Market Guide



15 minutes or closer to Carlsbad: **43,255**  
 30 minutes or closer to Carlsbad: **62,314**  
 1 hour or closer to Carlsbad: **169,446**



# WESTERN STATES

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## COMMERCIAL REAL ESTATE

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