



# RETAIL SPACE FOR LEASE

Animas Valley Mall serves as the premier shopping destination for the Four Corners region, with popular retailers like Dillard's, JCPenney, Ross Dress for Less, and Ulta Beauty, all within 165 miles of any other major shopping center.





### SITE OVERVIEW

Site Acres:	41.17 acres
Total Leasable Area:	492,978 sqf
Owned Leasable Area:	492,978 sqf
Parking Places:	2,619 autos
Anchor Tenants:	JCPenney Dillard's Ross Dress for Less Ulta Beauty

### PROPERTY OVERVIEW

**Exclusive Market Reach:** The only shopping center within 165 miles, serving a trade area of over 150,000 people across New Mexico, Colorado, Arizona, and Utah.

**Anchor Retailers:** Major national brands such as Dillard's, JCPenney, Ross Dress for Less, and Ulta Beauty provide a strong retail foundation.

**Entertainment and Dining:** The remodeled Animas 10 Theatre with reclining chairs, Texas Roadhouse, and a 200-seat food court create a complete shopping and leisure experience.

**Regional Draw:** Farmington attracts thousands of visitors on weekends, including those from the Navajo Nation Reservation and Durango, Colorado, solidifying the mall as a central hub.

**Prime Location:** Located near US Highway 64, offering easy access to both locals and visitors from surrounding areas.



**PRIME  
LOCATION**



**ANCHOR  
RETAILERS**



**STORE  
VARIETY**




**ENTERTAINMENT  
& DINING**



**COMMUNITY  
ENGAGEMENT**

# ANIMAS VALLEY MALL

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4601 E Main St  
Farmington NM 87402  
 AnimasValleyMall

SPACE	UNIT TYPE	SIZE SF
810	Inline	5,696 SF
755	Inline	4,482 SF
1008	Inline	4,339 SF
610	Inline	3,579 SF
450	Inline	3,436 SF
870	Inline	3,344 SF
350	Inline	2,597 SF



**SUMMIT**  
PROPERTIES USA

## Sean Byrne

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[www.animasvalleymall.com](http://www.animasvalleymall.com)





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DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	47,314	78,890	97,525
Households	16,181	26,760	33,575
Avg. Household Income	\$81,772	\$75,294	\$73,588
Median Age	36	35	36



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### FARMINGTON

Farmington, located in the Four Corners region of New Mexico, is a vibrant city known for its strong ties to the energy sector, outdoor recreation, and regional commerce. With a population of over 45,000, Farmington serves as the commercial hub for the surrounding area, including the Navajo Nation. Key institutions such as San Juan Regional Medical Center and San Juan College support a diverse and dynamic population. Conveniently located along US Highway 64, Animas Valley Mall benefits from excellent accessibility and steady foot traffic from local residents and regional visitors. Farmington's strategic location and thriving economy make it an ideal market for retail businesses.



### AREA

City	32.0 sq mi
Land	31.5 sq mi
Water	0.5 sq mi
Elevation	5,394 ft



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