



SUMMIT PROPERTIES USA

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.



4601 E Main St Farmington NM 87402 f AnimasValleyMall



SITE OVERVIEW

Total Leasable Area:

Site Acres: 41.17 acres

Owned Leasable Area: 492,978 sqf

Parking Places: 2,619 autos

Anchor Tenants: JCPenney

Dillard's

Ross Dress for Less

Ulta Beauty

492,978 sqf

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



VARIETY



STORE ENTERTAINMENT



COMMUNITY & DINING ENGAGEMENT



Sean Byrne (215) 287-6150





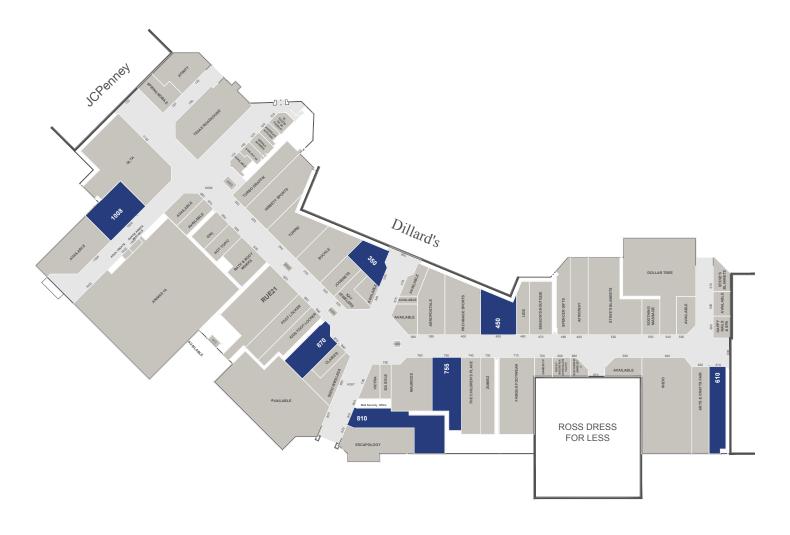


www.animasvalleymall.com



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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





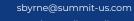
Leasing Manager

Sean Byrne



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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





Leasing Manager

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ANIMAS VALLEY MALL

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f AnimasValleyMall

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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