

**HIGH PROFILE FORMER QSR
FOR SALE OR LEASE**

**420 PASEO DEL SUR
TAOS, NM 87571**



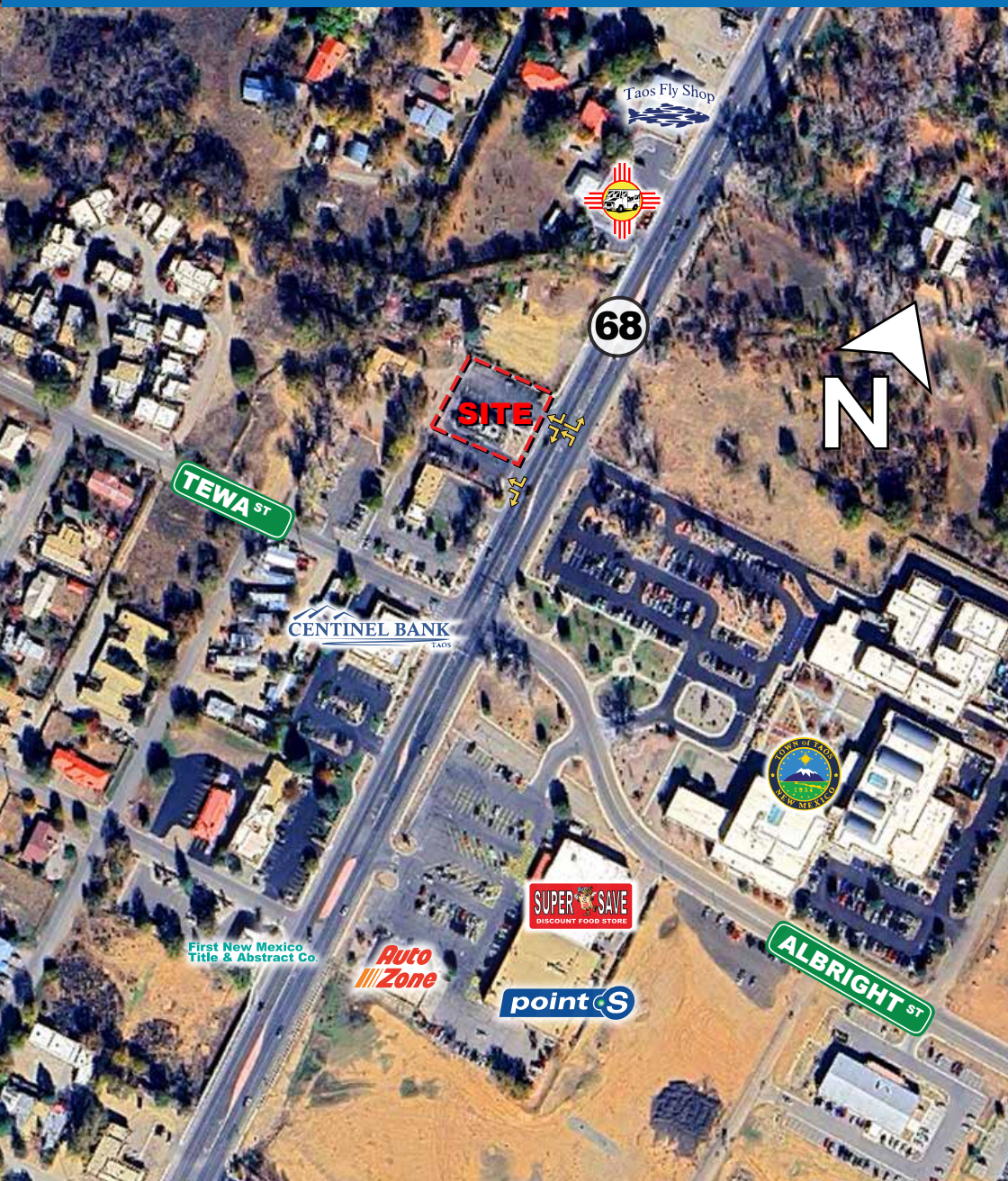
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PROPERTY DETAILS

OVERVIEW

- **Location:** 420 Paseo del Pueblo Sur, Taos, NM 87571
- **Property Type:** A freestanding, high-profile former quick-service restaurant (QSR)
- **Availability:** Available for sale or lease
- **Building/Site Size:** $\pm 2,863$ SF building on a ± 0.57 AC parcel

PROPERTY HIGHLIGHTS:

- **Visibility & Access:** Located along Paseo del Pueblo Sur (US-68), Taos' primary commercial corridor
- **Traffic Drivers:** Benefits from consistent local traffic and strong year-round tourism
- **Strategic Location:** Located near the Historic Taos Pueblo (UNESCO World Heritage site) with $\pm 15,000$ daily visitors, and the primary retail destination for Taos Ski Valley (928,000 annual skiers)
- **Market Positioning:** Supply-constrained market with limited availability for national or regional users

MARKET DEMOGRAPHICS

(2025 Estimates) - 15 minute drive

- **Population:** $\pm 19,788$
- **Households:** $\pm 9,467$ households
- **Income:** $\pm \$96,820$

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OFFER DETAILS:

Freestanding retail opportunity located at 420 Paseo del Pueblo Sur in Taos, NM, positioned along the town's primary commercial corridor. Paseo del Pueblo Sur (US-68) serves as the central north-south route through Taos, capturing both local traffic and a steady flow of regional and tourist visitation year-round.

The property benefits from strong street presence, excellent visibility, and direct access along this highly traveled corridor, with proximity to Taos Plaza and the area's core retail, dining, and cultural destinations. Surrounded by a mix of national, regional, and local operators, the site is well-positioned within a proven trade area driven by tourism, second-home ownership, and a stable local population.

Offered for sale or lease, this opportunity provides flexibility for investors, owner-users, or tenants seeking a highly visible location in one of New Mexico's most unique and supply-constrained markets. Ideal for restaurant, retail, or service-oriented users looking to capture consistent traffic and benefit from Taos' year-round visitation and strong community presence.

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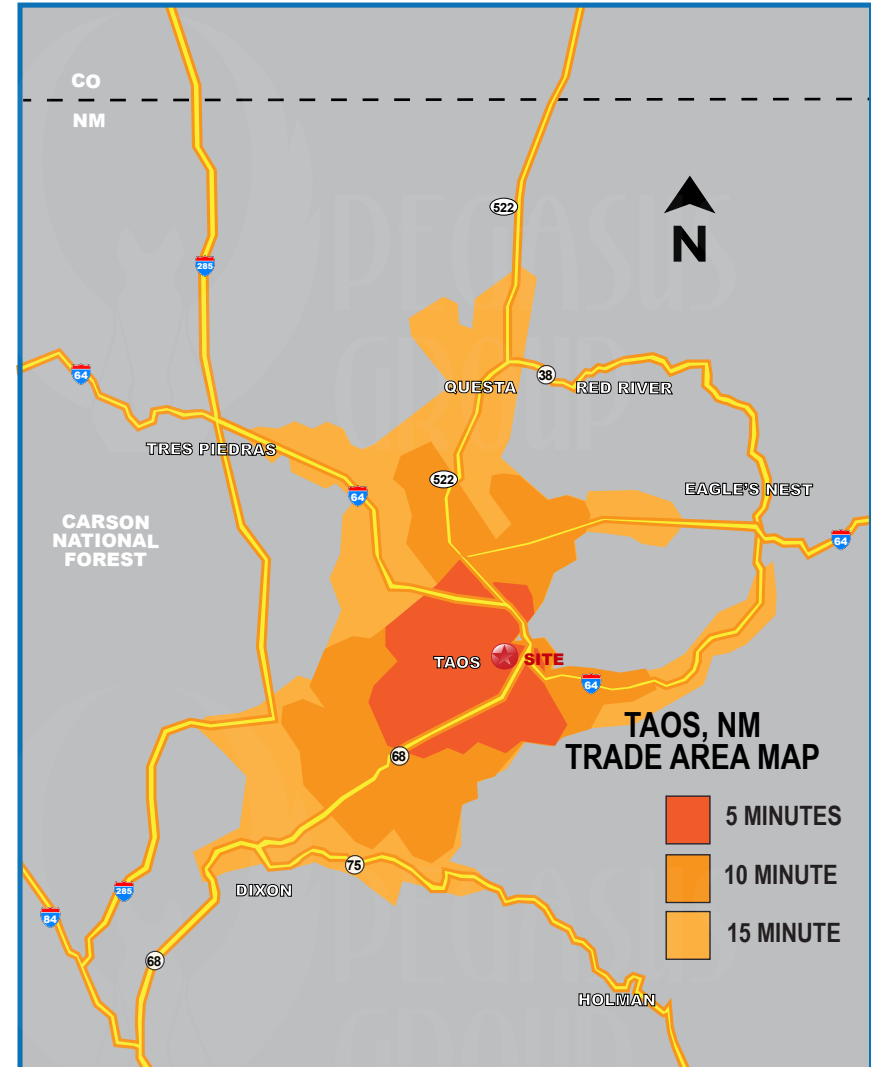


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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	8,053	16,975	19,788
2030 PROJECTED POPULATION	7,855	16,421	19,128
2020 CENSUS POPULATION	8,331	18,193	20,991
2010 CENSUS POPULATION	7,806	16,720	19,310
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.5%	-0.7%	-0.7%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.2%	0.1%	0.2%
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	3,978	8,080	9,467
2030 PROJECTED HOUSEHOLDS	3,895	7,851	9,188
2020 CENSUS HOUSEHOLDS	3,943	8,229	9,511
2010 CENSUS HOUSEHOLDS	3,616	7,449	8,593
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.4%	-0.6%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.7%	0.6%	0.7%
MEDIAN AGE	49.5	49.8	50.1
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$104,241	\$91,859	\$96,820
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$70,349	\$62,317	\$65,323
2025 ESTIMATED PER CAPITA INCOME	\$51,592	\$43,814	\$46,399
RACE & ETHNICITY			
2025 ESTIMATED WHITE	56.9%	56.9%	57.0%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	1.1%	0.9%	0.9%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	1.8%	1.3%	1.3%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.5%	5.0%	4.7%
2025 ESTIMATED OTHER RACES	34.7%	35.9%	36.1%
2025 ESTIMATED HISPANIC	50.2%	50.8%	50.7%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.1%	2.9%	2.6%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.4%	5.3%	4.8%
2025 ESTIMATED HIGH SCHOOL GRADUATE	24.0%	24.7%	24.6%
2025 ESTIMATED SOME COLLEGE	20.2%	18.8%	18.8%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	7.8%	8.5%	7.8%
2025 ESTIMATED BACHELORS DEGREE ONLY	21.9%	21.8%	22.3%
2025 ESTIMATED GRADUATE DEGREE	18.6%	18.0%	19.1%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	986	1,129	1,165
2025 ESTIMATED TOTAL EMPLOYEES	6,047	7,265	7,416



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