

# For Sale

## Retail and Hospitality Pad Sites

FULL DRIVE-THRU ENTITLEMENT IN HIGH TRAFFIC  CORRIDOR

NEC Cerrillos & Beckner Rds. | Santa Fe, NM 87507

NEQ Interstate 25 & Cerrillos Rd.



±11.2 Acres  
Available



See Advisors  
For Pricing

**ZONING** C-2

### PROPERTY HIGHLIGHTS

- Pad sites with drive-thru
- Cerrillos Rd. access
- Pads delivered with utilities and paved access to the site
- Rough-graded condition
- Easy access to Interstate 25
- Front door to the vibrant Santa Fe retail market
- Adjacent to new luxury apartment complexes
- Many new housing developments under construction in the area

Santa Fe New Mexican  
NM State Investment Council  
New Mexico Gas  
Public Employees Retirement Association  
Jetstream Wind  
Rocky Mountain Business Systems  
High Country RV & Marine

Aaron's  
MATTRESS FIRM  
SUBWAY  
Great Clips  
SANTA FE DENTIST OFFICE

CHRISTUS, ST. VINCENT  
Entrada Contenta Health Center

Cielo Living  
Luxury Apartments

**PRESBYTERIAN**  
• 305,000 SF (40 Acres)  
• Urgent Care Center  
• 24-Hour Emergency Center  
• 295 Employees

#### FASHION OUTLETS OF SANTA FE

Levi's MERRELL sunglass hut  
RALPH LAUREN Hanes Eddie Bauer

**NAI SunVista**

got space

Jim Wible, CCIM  
jimw@sunvista.com  
505 400 6857

Riley McKee  
riley@sunvista.com  
505 379 1549

Keith Meyer, CCIM, SIOR  
keithmeyer@sunvista.com  
505 878 0001






# For Sale

## Retail and Hospitality Pad Sites

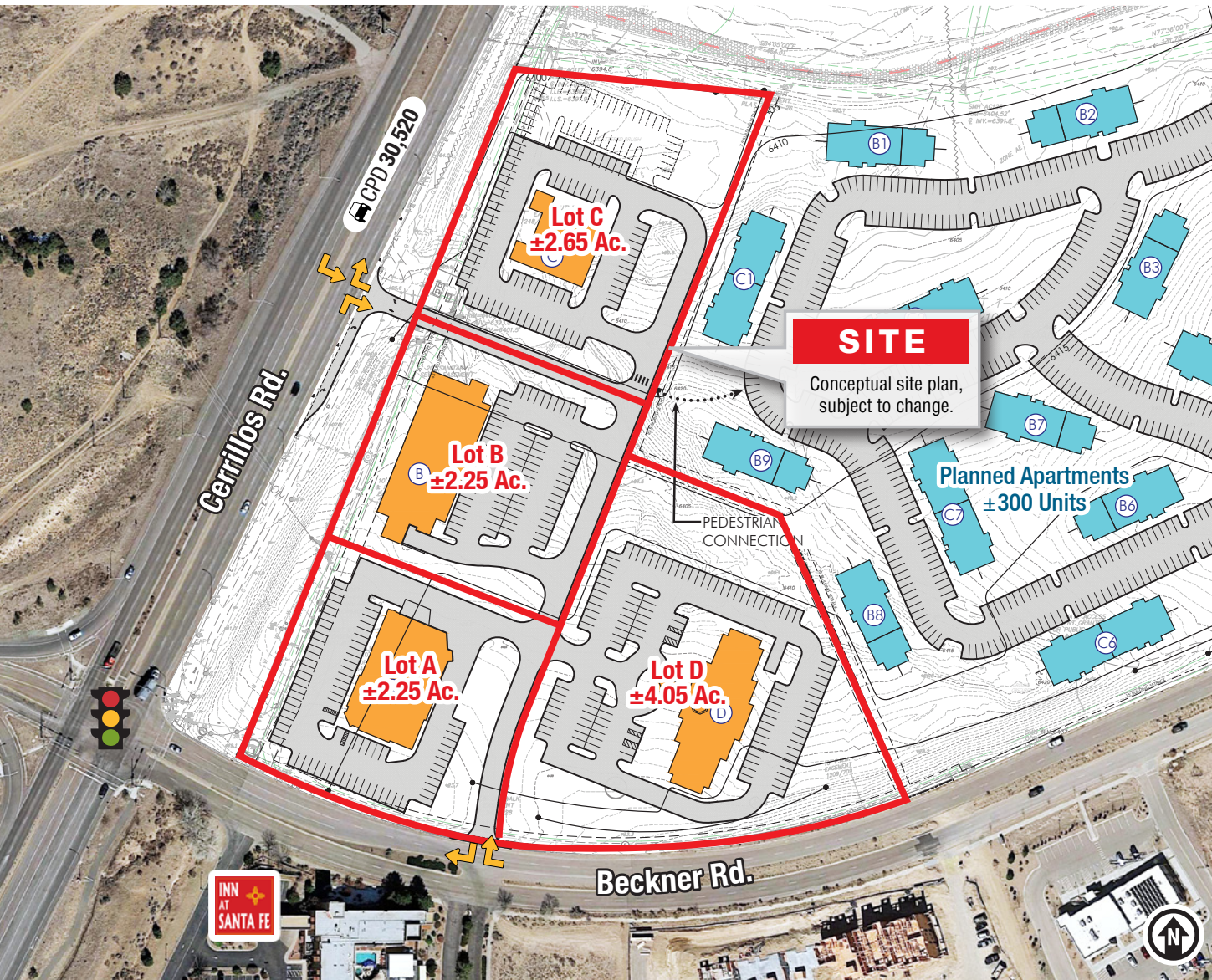
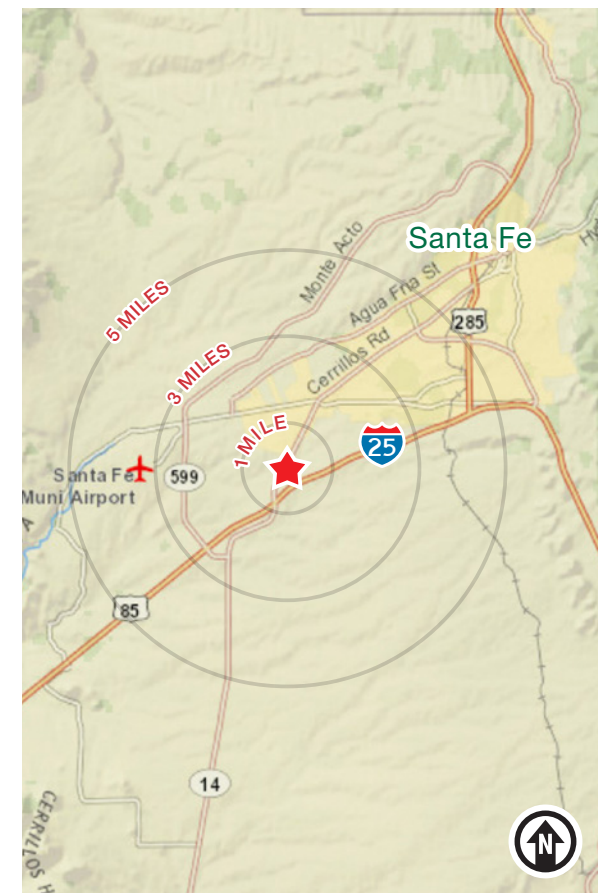
FULL DRIVE-THRU ENTITLEMENT IN HIGH TRAFFIC  CORRIDOR

NEC Cerrillos & Beckner Rds. | Santa Fe, NM 87507

### LOCATION

Demographics	1 mile	3 mile	5 mile
 Total Population	2,182	44,105	70,490
 Average HH Income	\$78,780	\$74,316	\$75,184
 Daytime Employment	1,528	15,320	32,924

2021 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)      
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0001



## Santa Fe | The City Different and the State Capital

The oldest capital city in the United States and the oldest city in New Mexico, **Santa Fe** is well-known as a center for arts that reflects the multicultural character of the city. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the climate and related outdoor activities (such as skiing in years of adequate snowfall; hiking in other seasons) plus cultural activities of the city and the region. Most tourist activity takes place in the historic downtown, especially on and around the Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government since the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market, which takes place each year during the second full weekend of July.

### Santa Fe by the Numbers (ESRI 2021 Demographics)



**FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES**

#### SANTA FE ART REPORT CARD

A half-mile stretch of Santa Fe's Canyon Road has **more than 100 galleries**, boutiques and restaurants "making it the world's densest concentration of art galleries," according to the *Four Seasons* website

**Santa Fe is the third-largest art market in the United States, after New York and Los Angeles.**

### Santa Fe Accolades

**One of 2 cities recognized worldwide for the Best Food/Beverage Destination Experience** by World Food Travel Association 2018  
**#3 Best Small City in U.S. to Live** Apartment Therapy 2018  
**Top Destination for Millennial Travelers** HomeToGo 2019  
**#2 Top 10 Small Cities in the US** by Conde Nast Traveler 2019  
**One of the Best Cities for Outdoor Lovers** MarketWatch 2019  
**One of the Greenest Cities in the U.S.** CubeSmart Self Storage 2019  
**Top Ten Best Places to Get a Fresh Start** Livability 2019  
**#3 Top Cities for Women Entrepreneurs** Pennygeeks 2019  
**Best Most Romantic Destination in the U.S.** CBS Local 2019  
**Best Up & Coming Housing Market in NM** from Insurify 2019



**19 minutes:**  
average commute



**SKI SANTA FE**  
averages  
**225 inches** of snow a year.

