

5988 Airport Rd

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OFFERING SUMMARY			
ADDRESS	5988 Airport Rd, Santa Fe, NM 87507		
LAND ACRES			14.9
LAND SF			648,957 SF
ZONING TYPE			MU & SC1
FINANCIAL SUMMARY			
PRICE			\$3,375,000
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,601	47,178	80,494
2025 Median HH Income	\$59,502	\$66,645	\$70,753
2025 Average HH Income	\$75,872	\$89,494	\$95,628

Located in one of Santa Fe's fastest-growing business and multifamily housing corridors, this exceptional 14+ acre parcel on Airport Road presents a rare development opportunity within a designated Federal Opportunity Zone. The land offers substantial frontage with excellent visibility and convenient access, while also providing a sense of privacy toward the rear of the lot. It is convenient to the 599 highway and surrounded by established neighborhoods, national retailers, schools, and public facilities, the site benefits from a strong local customer base and workforce. Within city limits, the property carries two zoning designations—Mixed Use (MU) and Shopping Center (SC-1). The MU zoning allows for a variety of residential and institutional uses, including multifamily housing, mobile home parks, adult care facilities, and schools. The SC-1 zoning along the frontage is intended for commercial uses such as retail, restaurants, and banking. With the potential to rezone the entire property under a single designation, this site is ideal for a wide range of development possibilities, combining residential density with commercial viability in a location poised for continued growth.

















SC-1 Zoning – Planned Shopping Center District

Ideal for:

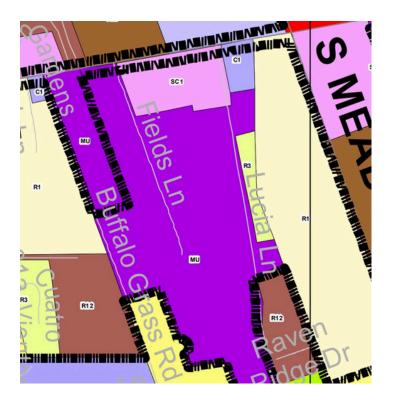
Neighborhood-scale shopping centers serving nearby residential areas.

Key Highlights:

- Site Size: 5–15 acres
- Purpose: Supports retail, services, and mixed-use development in a cohesive setting
- Residential Compatibility: Must serve at least one nearby residential area
- Access: Requires proper access, parking, and layout for smooth traffic flow
- Approval: Rezoning requires development plan approval by Planning Commission & City Council

Permitted Uses Include:

- Retail stores & gift shops
- Restaurants (with/without drive-through or alcohol)
- Art studios, galleries, & schools
- Fitness centers & spas
- Medical & professional offices
- Banks (with or without drive-through)
- Daycares & personal services
- Multi-family dwellings
- Museums & theaters
- Urban farms (≤1 acre)



Special Use Permits Required For:

- Bars & nightclubs (near residential zones)
- Religious institutions & schools
- Urban farms over 1 acre, aquaponics/hydroponics

Accessory Uses Allowed:

- Residential use tied to a main use
- Private garages & play areas
- On-site daycare & pharmacies

MU Zoning – Mixed-Use District

Ideal For:

Creative infill development combining residential, office, and commercial uses on the same property or building.

Key Highlights:

- Purpose: Supports efficient land use, infill development, walkability, and economic diversity
- Rezoning: Requires Planning Commission & City Council approval
- Not Allowed: On residentially zoned properties in historic districts

Permitted Uses Include:

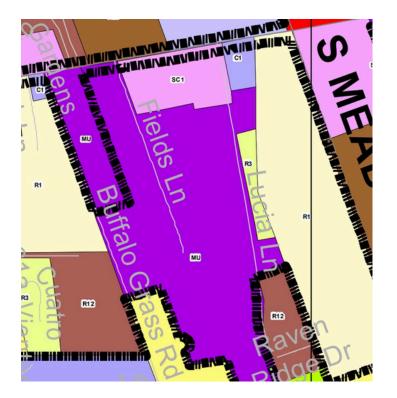
- Single & multi-family housing
- Offices, clinics, daycares
- Restaurants (full service, takeout)
- Retail shops, gyms, salons, galleries
- Parks, museums, senior/youth centers
- Short-term rentals & group care facilities

Limited Hours (7 AM - 10 PM) for Certain Uses:

 Bars, banks (with drive-throughs), gyms, grocery stores, salons, and most retail uses

Special Use Permit Required For:

- Bars with outdoor entertainment
- Drive-through restaurants
- Clubs, schools, religious institutions



- Veterinary services
- Colleges (residential), recreational centers
- Group care (correctional), transit facilities
- Utilities & large-scale daycare

Accessory Uses Allowed:

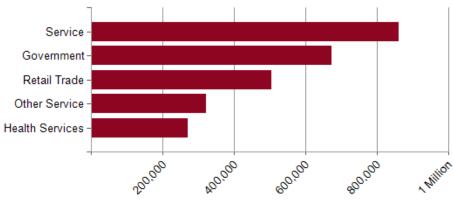
- Accessory dwelling units
- Private garages, greenhouses, and pools
- On-site daycare & pharmacies
- Home occupations



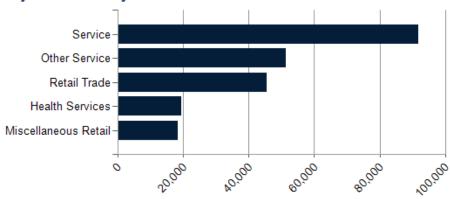
Santa Fe County GDP Trend



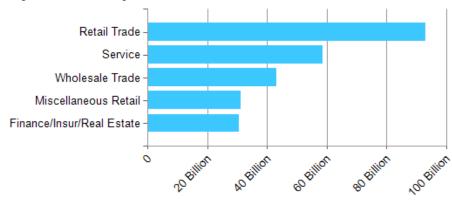
Major Industries by Employee Count



Major Industries by Business Count



Major Industries by Sales Amount

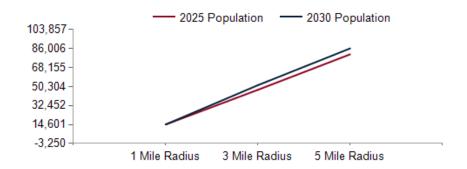




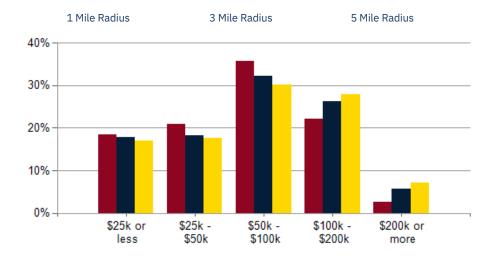
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,891	30,277	58,629
2010 Population	13,524	38,929	70,286
2025 Population	14,601	47,178	80,494
2030 Population	14,634	51,527	86,006
2025-2030: Population: Growth Rate	0.25%	8.90%	6.65%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	322	1,349	2,522
\$15,000-\$24,999	614	1,905	3,216
\$25,000-\$34,999	464	1,479	2,635
\$35,000-\$49,999	602	1,833	3,308
\$50,000-\$74,999	1,109	3,425	5,828
\$75,000-\$99,999	702	2,434	4,300
\$100,000-\$149,999	800	3,127	6,493
\$150,000-\$199,999	329	1,639	2,856
\$200,000 or greater	136	1,035	2,398
Median HH Income	\$59,502	\$66,645	\$70,753
Average HH Income	\$75,872	\$89,494	\$95,628

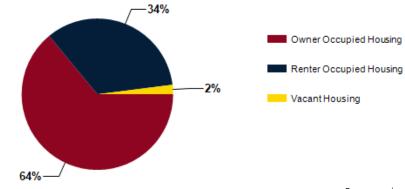
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,093	11,417	23,087
2010 Total Households	4,516	14,489	27,718
2025 Total Households	5,079	18,227	33,556
2030 Total Households	5,242	20,580	36,858
2025 Average Household Size	2.81	2.56	2.35
2025-2030: Households: Growth Rate	3.15%	12.30%	9.45%



2025 Household Income

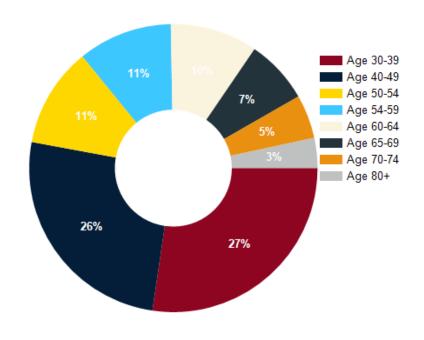


2025 Own vs. Rent - 1 Mile Radius

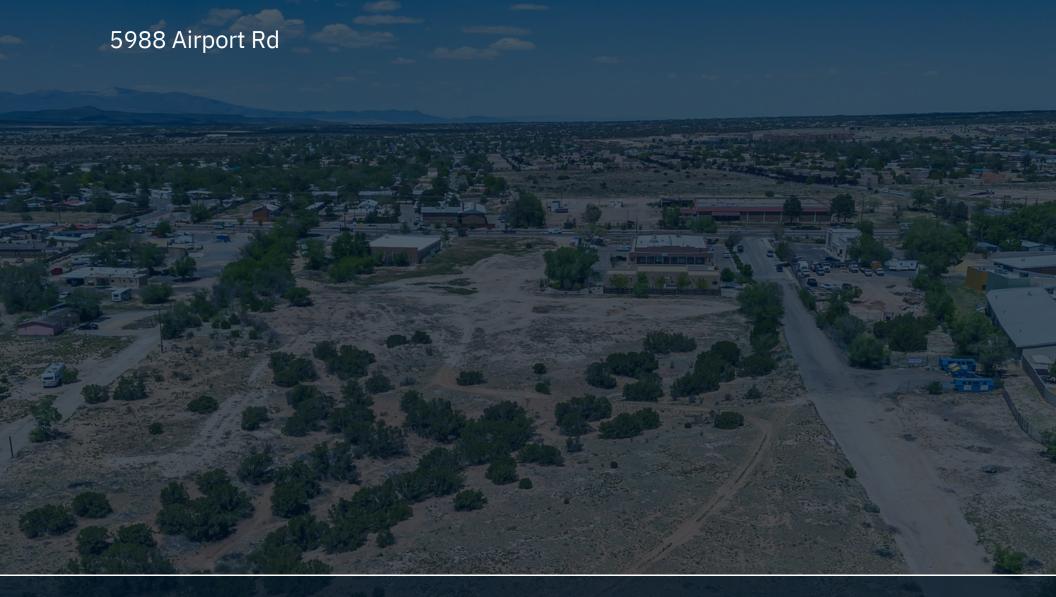


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,088	3,244	5,473
2025 Population Age 35-39	1,065	3,279	5,498
2025 Population Age 40-44	1,136	3,376	5,523
2025 Population Age 45-49	879	2,905	4,814
2025 Population Age 50-54	885	2,965	5,105
2025 Population Age 55-59	833	2,786	4,919
2025 Population Age 60-64	772	2,817	5,305
2025 Population Age 65-69	567	2,558	5,167
2025 Population Age 70-74	387	2,108	4,682
2025 Population Age 75-79	266	1,542	3,510
2025 Population Age 80-84	125	874	1,939
2025 Population Age 85+	95	674	1,446
2025 Population Age 18+	10,873	36,633	64,989
2025 Median Age 2030	34	39	42
Median Age	35	40	44
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,502	\$65,579	\$67,144
Average Household Income 25-34	\$74,649	\$83,060	\$86,569
Median Household Income 35-44	\$75,912	\$87,076	\$91,167
Average Household Income 35-44	\$93,290	\$107,101	\$112,599
Median Household Income 45-54	\$69,148	\$80,817	\$87,264
Average Household Income 45-54	\$84,742	\$100,993	\$108,552
Median Household Income 55-64	\$61,125	\$71,012	\$77,548
Average Household Income 55-64	\$75,283	\$94,087	\$102,923
Median Household Income 65-74	\$43,691	\$56,727	\$64,068
Average Household Income 65-74	\$56,151	\$81,029	\$91,645
Average Household Income 75+	\$53,149	\$64,320	\$71,094









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