



Carlos Garcia

505.670.3181

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Joel Cumplido

505.670.3328

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FOR LEASE

Retail Space Available – College Plaza South

2400 Cerrillos Rd. Santa Fe, NM 87505



AVAILABLE

±1,116 SF – ±4,108 SF

LEASE RATE

\$16.00 - \$18.00/SF + NNN

ZONING

C-2 | General Commercial

COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

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AVAILABLE

- Unit 2420: ±2,992 SF
\$16.00/SF + NNN
(Space comes with an overhead door in the back)
- Unit 2422: ±1,116 SF
\$18.00/SF + NNN
- Unit 2420 & 2422: ±4,108 SF
\$16.00/SF + NNN

ZONING

C-2 | General Commercial

HIGHLIGHTS

- Establish shopping center – great for new business
- Grocery anchored by Smith's Food & Drug and Planet Fitness
- Ample parking (back and front)
- More than 45,000 cars per day
- Competitive lease rates in a busy retail corridor
- Co-tenants include:
 - Smith's
 - Chick-fil-A
 - Planet Fitness
 - The Paleta Bar
 - Hearing Aid Center

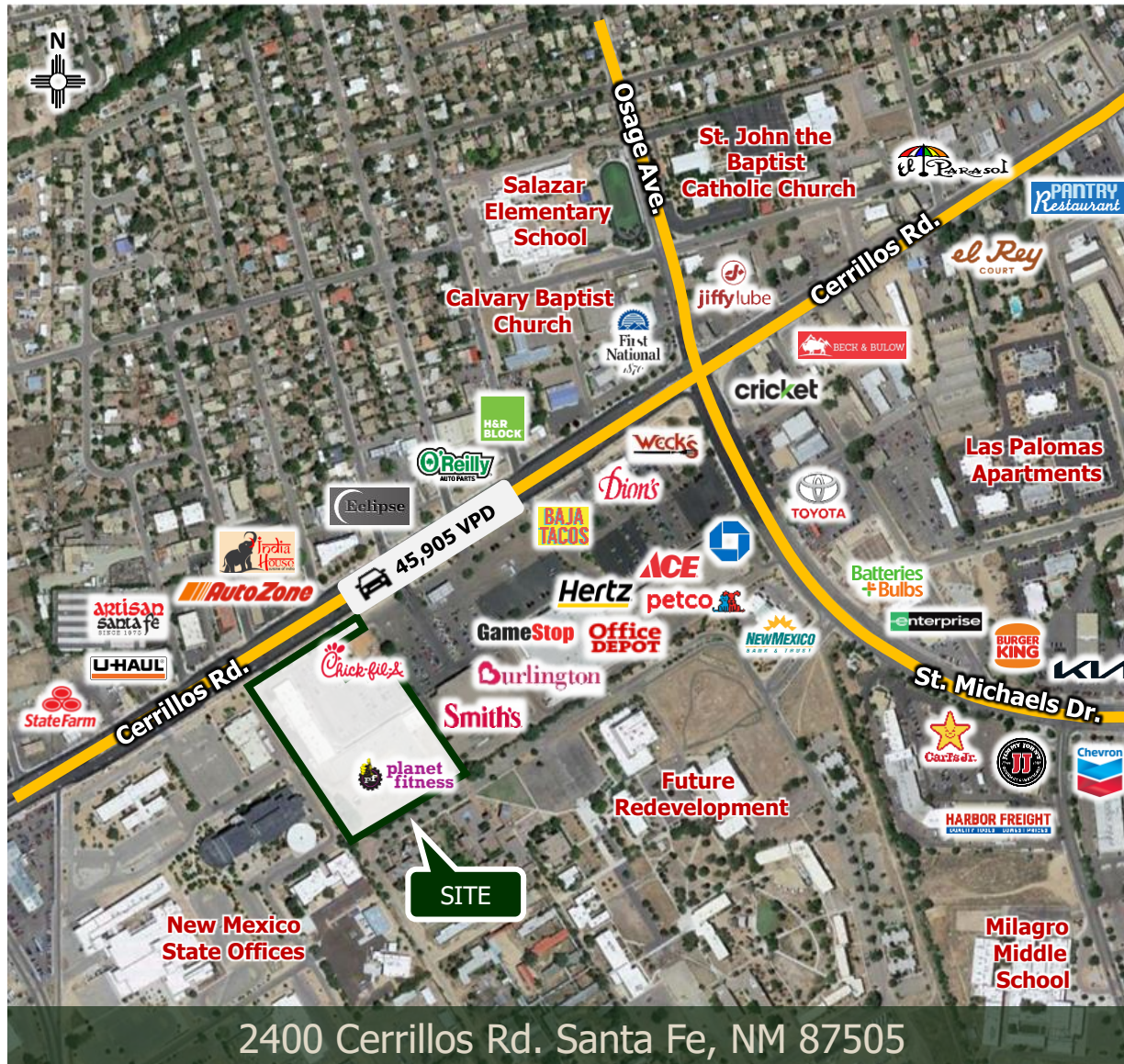
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MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,185	60,288	98,709
Average HH Income	\$78,261	\$105,220	\$118,588
Total Business	1,019	4,818	6,450
Total Employees	9,649	56,836	74,595

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SITE PLAN

Carlos Garcia

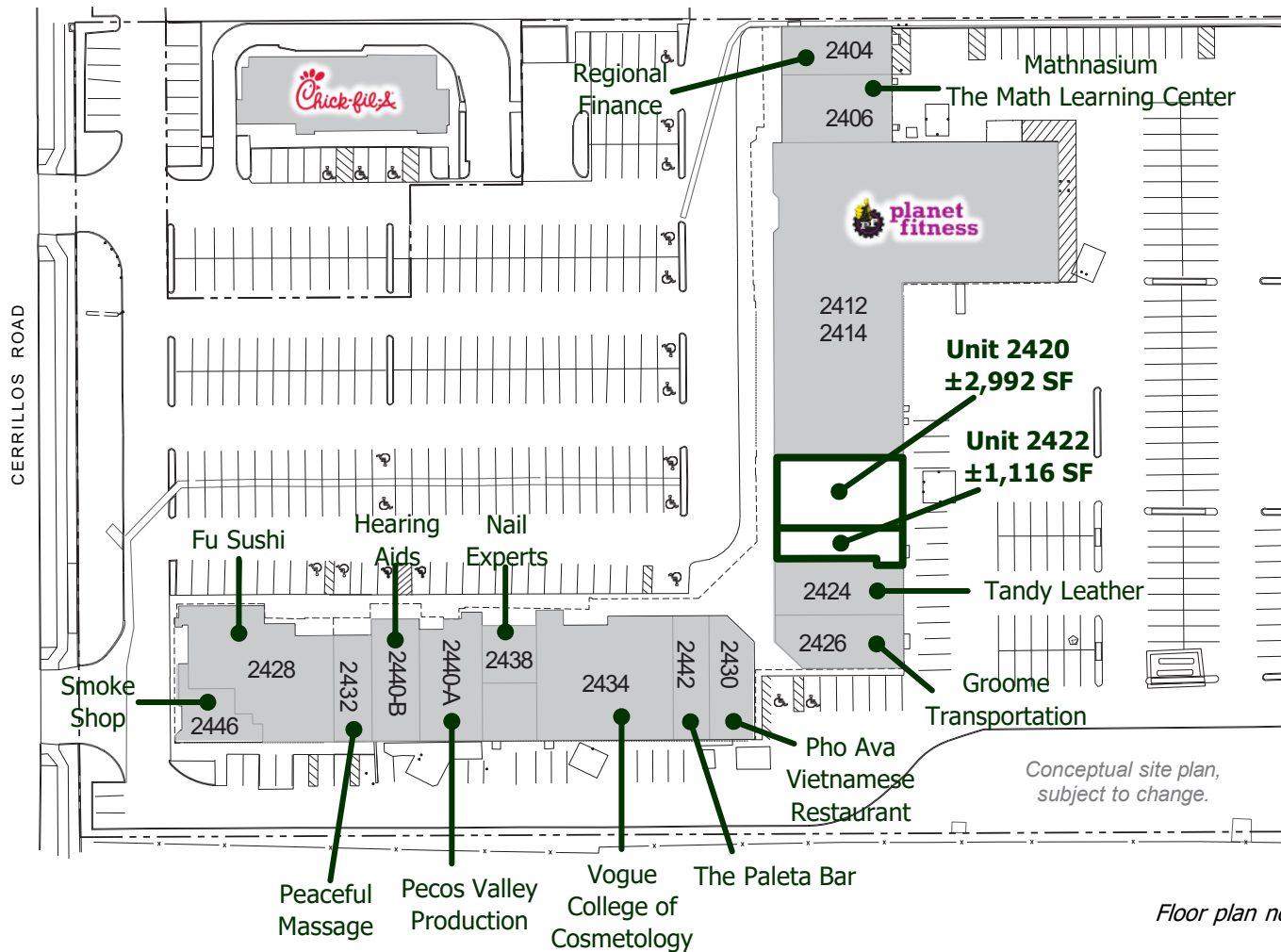
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AVAILABLE

- Unit 2420: ±4,108 SF
\$16.00/SF + NNN
- Unit 2422: ±4,108 SF
\$18.00/SF + NNN
- Unit 2420 & 2422: ±4,108 SF
\$16.00/SF + NNN

Floor plan not to scale, for location purposes only.

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The information contained in this flyer is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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