

Retail Pads for Ground Lease or Build to Suit: 0.75 – 1+ acres

I-25 & Cerrillos Road, Santa Fe, NM Proposed subdivision

Cresta Ranch Apartments & Retail



Property Description:

Pad sites adjacent to 240 Units of Workforce Housing (Apartments rented at 80% AMI) will be developed immediately behind the property, construction to commence in 1Q2025. Strategically located along the south side of I-25 with direct access to Cerrillos Road, between the full intersections of I-25 & Cerrillos Road, and I-25 & Hwy 599. Presbyterian Hospital, Wal-Mart Supercenter, Fashion Outlet Mall, Starbucks, and Dion's are all located just north of this site along Cerrillos Road. The site sits across the street from the Turquoise Trail Business Park. The site is just north of the existing Rail Runner commuter train stop that is located at Hwy 599. The Department of Transportation recently completed the renovation of the interchange at I-25 & Cerrillos Road.

For more information,
please contact:

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Condition of Pad Delivery:

Please see Page 4

Jurisdiction: Santa Fe County Zoning:

[Community College District Plan](#), Employment Campuses & Centers, please reference the Santa Fe County [Land Development Code](#) (pages 22, 51, and 59 of the PDF)

Traffic Counts:

I-25: ±28,468 cars per day

Cerrillos Road: ±12,292 cars per day

* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.



Geltmore Real Estate Advisory Team, LLC
201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
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I-25 & Cerrillos Road, Santa Fe, NM

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I-25 & Cerillos Road, Santa Fe, NM

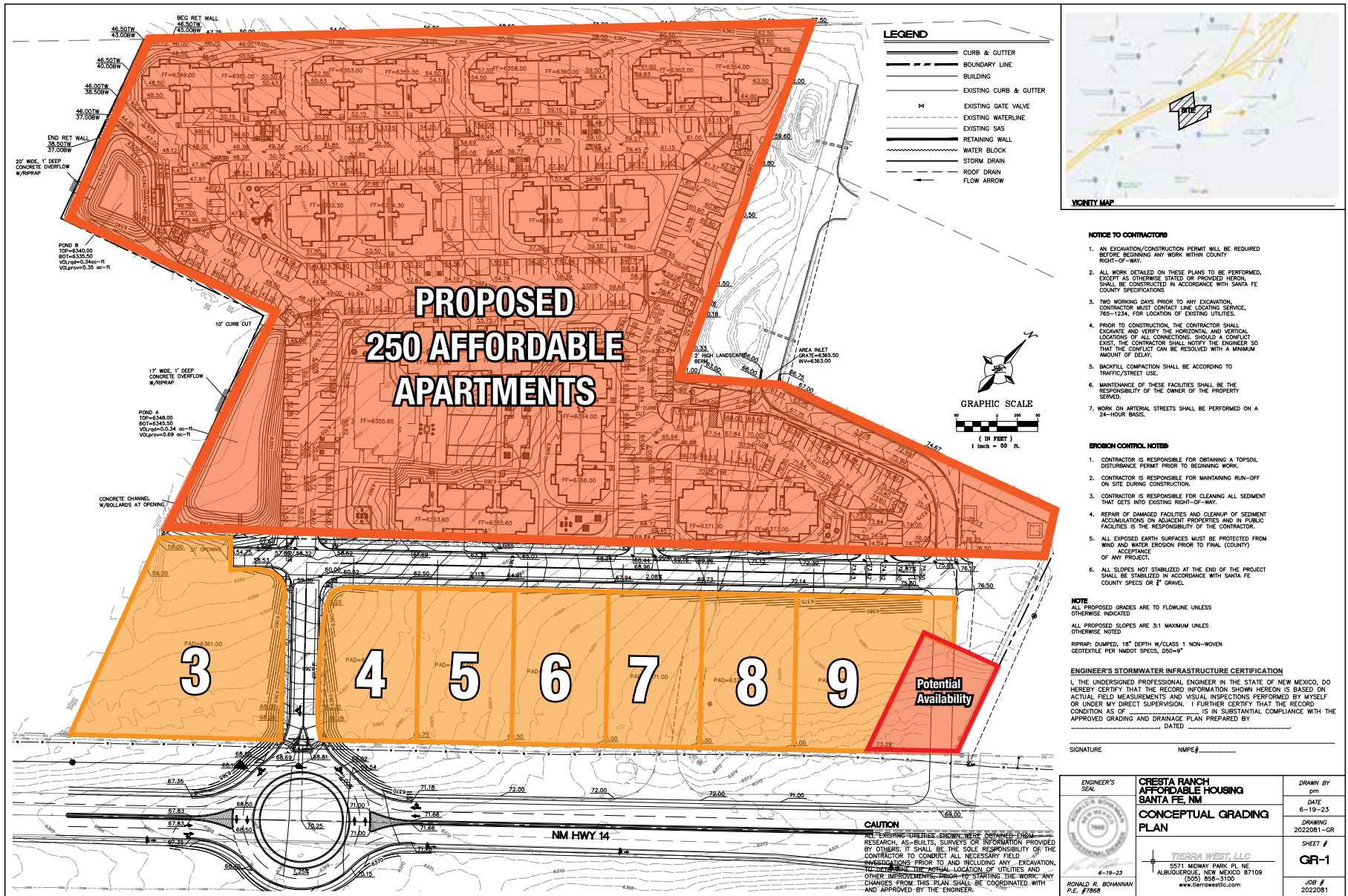
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Retail Pad Sites

Tract	SQ FT	Annual Ground Rent	Monthly Ground Rent
3	49,109	\$ 98,218.00	\$ 8,184.83
4	21,756	\$ 54,390.00	\$ 4,532.50
5	21,841	\$ 43,682.00	\$ 3,640.17
6	21,841	\$ 43,682.00	\$ 3,640.17
7	21,841	\$ 43,682.00	\$ 3,640.17
8	21,841	\$ 43,682.00	\$ 3,640.17
9	26,566	\$ 66,415.00	\$ 5,534.58

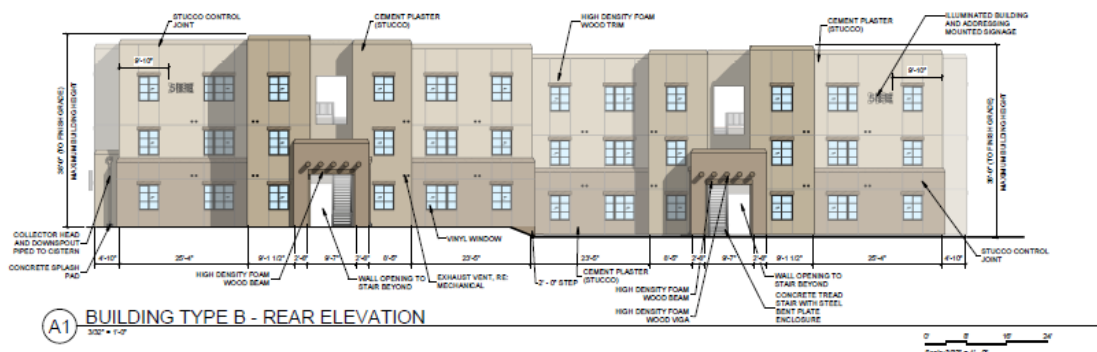
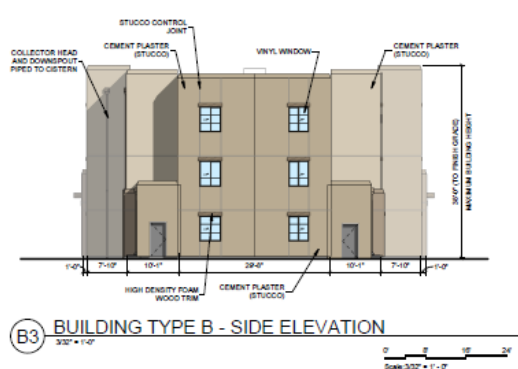
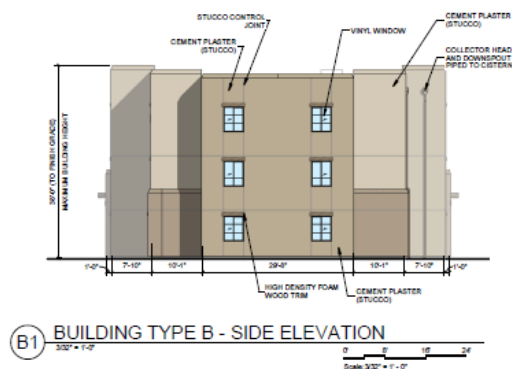
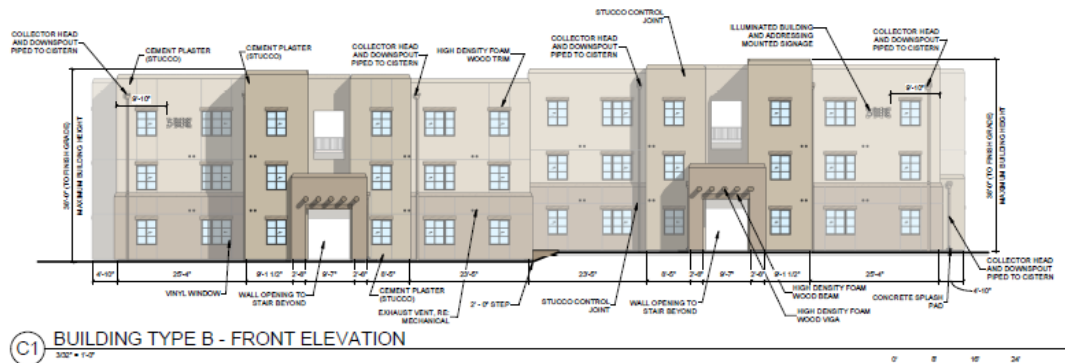
*Contiguous Pad Sites Can be comined upon Mutually Agreeable Terms



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GENERAL SHEET NOTES

- DIVERT ROOF DRAINAGE TO SCUPPERS, DOWNSPOUTS, AND BELOW GROUND CISTERN TANKS
- DIVERT WATER AWAY FROM BUILDING BY SLOPING THE EXTERIOR GRADE FROM BUILDINGS AND DIRECTING WATER TO DESIGNATED DRAINAGE SWALES AND DISCHARGE LOCATIONS
- PAINT OR PREFINISHED ALL WALL, CEILING, AND ROOF MOUNTED EXHAUST CAP LOUVERS, GRILLES, PIPING AND EQUIPMENT VISIBLE FROM THE GROUND TO MATCH ADJACENT WALLS
- ALL CHANGES IN COLOR SHALL OCCUR INSIDE CORNER, UNLESS NOTED OTHERWISE
- FINISH ALL EXPOSED EXTERIOR SURFACES INCLUDING SURFACES NOT SHOWN ON ELEVATIONS
- REFER TO CALL FOR FINISH GRADES
- STEEL AT STAIRS, EXTERIOR HANDRAILS, AND ALL GUARDRAILS TO BE PRIMED AND PAINTED
- ALL EXTERIOR CEILING TO MATCH COLOR OF WALLS TOUCHING THE CEILING
- OPEN CORRIDOR CEILING COLOUR TO MATCH STUCCO-COLOR 1
- BUILDING MOUNTED LIGHTS MUST BE SHIELDED AND DOWNWARD FACING NOT EXCEED 80 LUMENS PER BULB

3D RENDERING



NOTE: THIS IMAGE IS CONCEPTUAL IN NATURE AND MAY NOT ACCURATELY DEPICT THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS

LEGEND

- STUCCO-COLOR 1
- STUCCO-COLOR 2
- STUCCO-COLOR 3

KEY PLAN



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Condition of Pads Upon Delivery

4585-4587 New Mexico Hwy 14, Santa Fe, NM 87508

- Grading will be rough grading only and will be performed to a generic footprint. Any pad preparation will be at the expense of the users as well as further geo-tech testing on site.
- Back bone power will be extended through the subdivision and every effort has been made to install site transformers at logical locations. Coordination with the local power company outlining the extend of service is require for each future user.
- Basic water and sewer extension to each lot (2 inch domestic a 6-inch fire line, and 6-inch sanitary sewer service) will be stubbed 5 feet inside the property line on the downhill side of each lot. Larger domestic needs, sewer or fire needs are the responsibility of the proposed user.
- Dry utilities have been provided in a common trench that is co-located to each lot, but individual extensions will be the responsibility of the user.
- Temporary stabilization has been provided onsite. Once the property is purchased continued stabilization will be the responsibility of the future user. Driveway location have not been constructed and will need to be installed and coordinated with the local jurisdiction.
- Each lot will be allowed to free discharge stormwater into Cresta Ranch Road where it will flow to a retention pond in accordance with the approved grading and drainage plan. Sites will have to conform to the County cistern requirements for roof drainage.



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