

 **FOR BTS,
GL, LEASE, SALE**

Retail Pads - Southwest Cerrillos Corridor

6700 Cerrillos Rd, Santa Fe, NM 87507



Drive Thru & Shop Space Opportunities in High Traffic Corridor



AVAILABLE
1-2 Acre Pads



PRICING
See Broker

- Delivery anticipated June 2026!
- Located in the heart of Santa Fe's southwest retail hub



The information contained 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.

James A. Anderson

(505) 977-0115
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SITE

AVAILABLE

- 1,807-3,327 SF drivethru available
- 0.80 ac interior pad
- Multi-tenant building
 - End cap drive thru
 - Join Jamba Juice/Antie Anne's, Regional Mattress Company, & Brewery/Pizza Concept

PRICING

- See broker

HIGHLIGHTS

- High growth trade area
- Access off of Cerrillos Rd.
- Located in the heart of southwest retail corridor
- Close proximity to I-25
- Multiple new residential & multi-family developments adjacent to site
- Delivery condition negotiable
- Pads will be at same grade as Cerrillos Rd.






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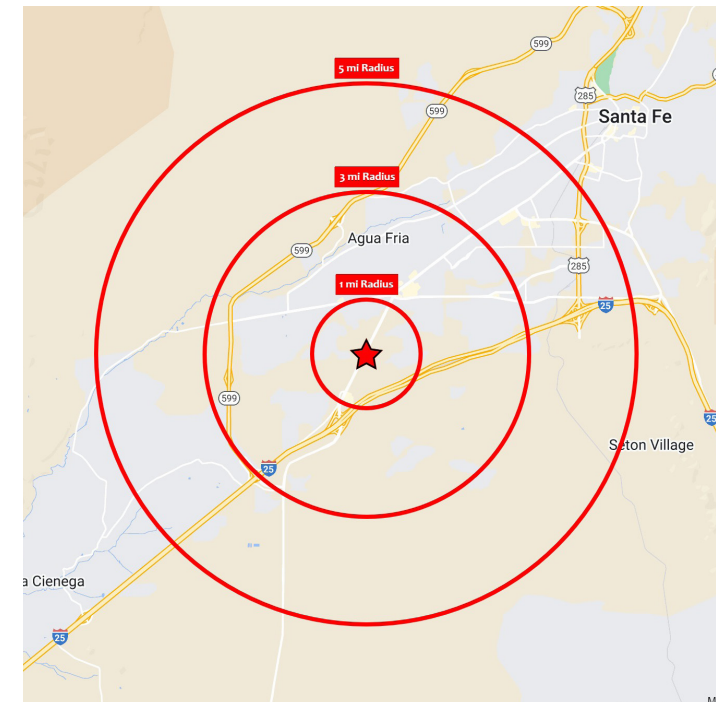
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LOCATION

Demographics

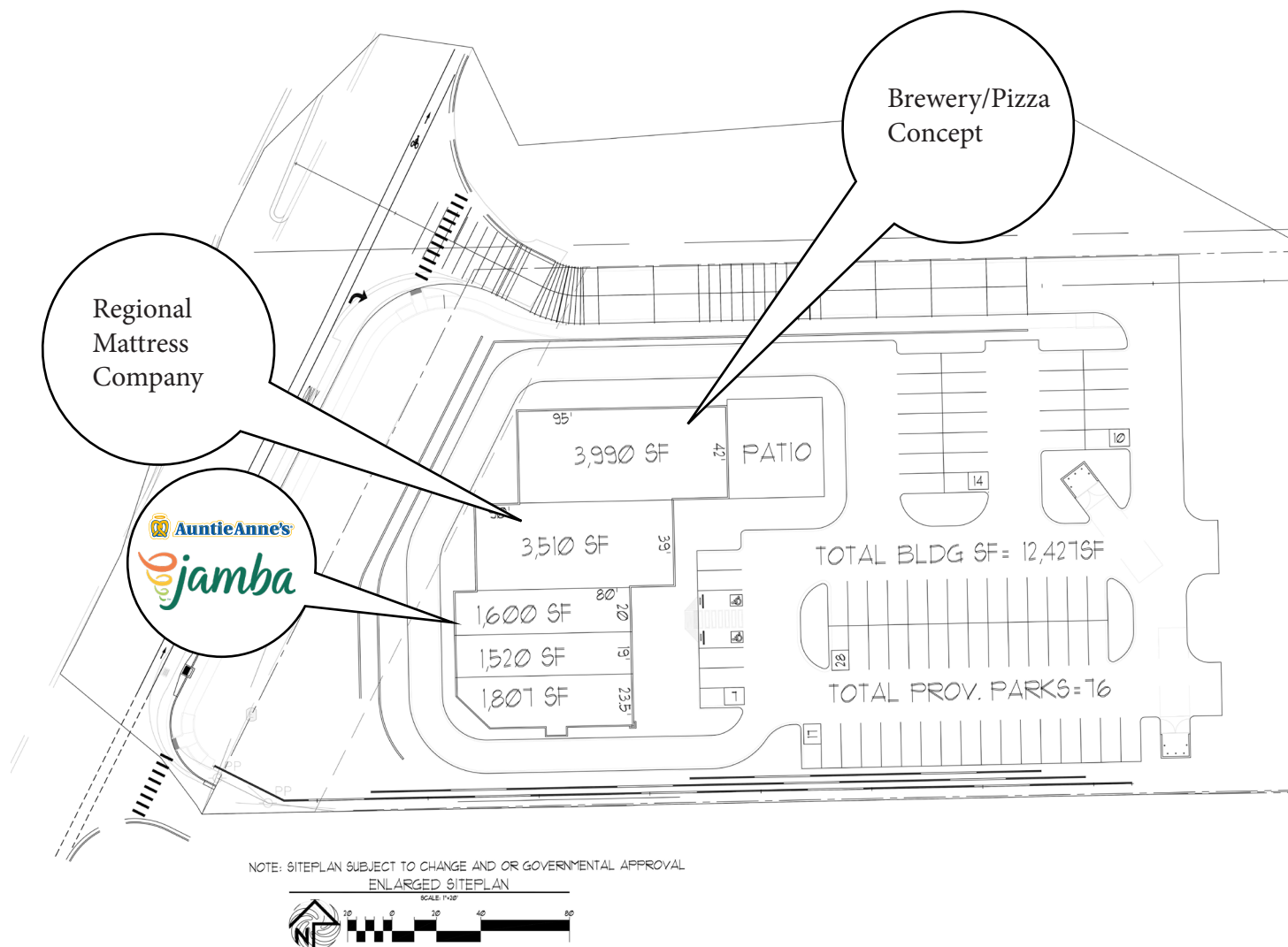
	1 mile	3 mile	5 mile
 Total Population	5,344	48,509	77,233
 Average HH Income	\$111,664	\$98,411	\$101,201
 Daytime Employment	2,066	16,852	35,882



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2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.6249/-106.025

6700 Cerrillos Rd Santa Fe, NM 87507	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,980	49,795	78,734
2029 Projected Population	7,879	50,602	79,541
2020 Census Population	5,887	50,247	80,082
2010 Census Population	4,695	43,988	72,437
Projected Annual Growth 2024 to 2029	2.6%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	3.5%	0.9%	0.6%
2024 Median Age	38.0	41.1	43.3
Households			
2024 Estimated Households	2,371	19,662	33,217
2029 Projected Households	2,625	19,788	33,257
2020 Census Households	2,115	19,552	32,895
2010 Census Households	1,608	16,632	28,861
Projected Annual Growth 2024 to 2029	2.1%	0.1%	-
Historical Annual Growth 2010 to 2024	3.4%	1.3%	1.1%
Race and Ethnicity			
2024 Estimated White	52.0%	53.9%	55.2%
2024 Estimated Black or African American	1.5%	1.5%	1.6%
2024 Estimated Asian or Pacific Islander	2.7%	1.9%	2.0%
2024 Estimated American Indian or Native Alaskan	2.2%	2.3%	2.4%
2024 Estimated Other Races	41.6%	40.5%	38.8%
2024 Estimated Hispanic	54.4%	55.0%	53.4%
Income			
2024 Estimated Average Household Income	\$105,199	\$98,088	\$101,297
2024 Estimated Median Household Income	\$77,645	\$70,578	\$72,651
2024 Estimated Per Capita Income	\$35,762	\$38,796	\$42,831
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	8.7%	6.9%	6.0%
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.1%	5.1%
2024 Estimated High School Graduate	24.9%	25.8%	23.5%
2024 Estimated Some College	19.3%	19.9%	19.6%
2024 Estimated Associates Degree Only	7.8%	9.2%	8.4%
2024 Estimated Bachelors Degree Only	17.8%	17.9%	20.0%
2024 Estimated Graduate Degree	15.5%	15.1%	17.3%
Business			
2024 Estimated Total Businesses	325	2,127	4,736
2024 Estimated Total Employees	3,915	17,442	37,590
2024 Estimated Employee Population per Business	12.0	8.2	7.9
2024 Estimated Residential Population per Business	21.4	23.4	16.6

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