

CERRILLOS RD FREE STANDING RETAIL FOR LEASE

2505 Cerrillos Rd, Santa Fe, NM 87505



FOR LEASE \$18.00/SF NNN | 8,096 SF \pm | 0.82 AC \pm

REA | REAL ESTATE ADVISORS

CONTACT US
www.reanm.com

Albuquerque
Real Estate Advisors, LLC
901 Rio Grande Blvd, NW Suite # D-224
Albuquerque, NM 87104

Santa Fe
Real Estate Advisors, LLC
1227 Paseo de Peralta
Santa Fe, NM 87501

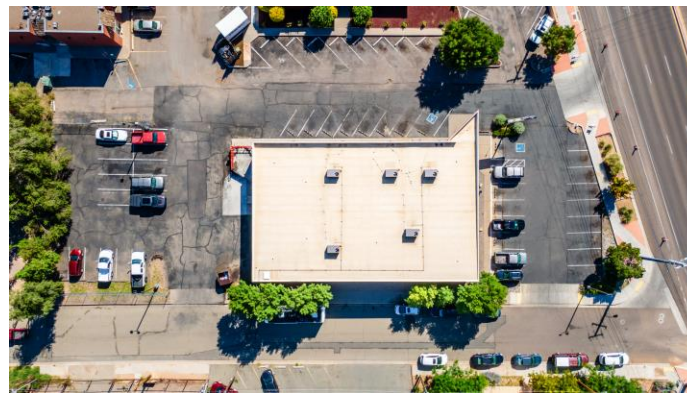
PROPERTY HIGHLIGHTS

2505 Cerrillos Rd, Santa Fe, NM 87505



Highlights:

- **Free standing** retail building with **high visibility**
- **Concrete block building** currently used as an AutoZone that is relocating
- Available January 2026, triple net lease with annual rent escalation and minimum 5 year term
- **C-2 commercial zoning** allows for QSR, retail, office, restaurant, drive thru, medical, dental and more
- Located **in a dense retail corridor** near Chick-Fil-A, Smiths Grocery, Planet Fitness, Western Union, Chase Bank, PetCo, Ace Hardware, and many local restaurant and retail operations
- **Parking:** 40 paved parking spaces
- **Utilities:** public water, electric, sewer, gas
- Heated and air conditioned space



INVESTMENT SUMMARY:

**\$12,144/mo base +
\$3,542/mo NNN**

MONTHLY RATE

8,096 SF ±

TOTAL SQUARE FEET

0.82 AC ±

LOT SIZE

\$18

ANNUAL BASE RATE

\$5.25

ANNUAL ESTIMATED CAM/SF

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Site Plan



SITE

2505 Cerrillos Rd

BUILDING: 8,096 SF ±

LAND: 0.82 AC ±

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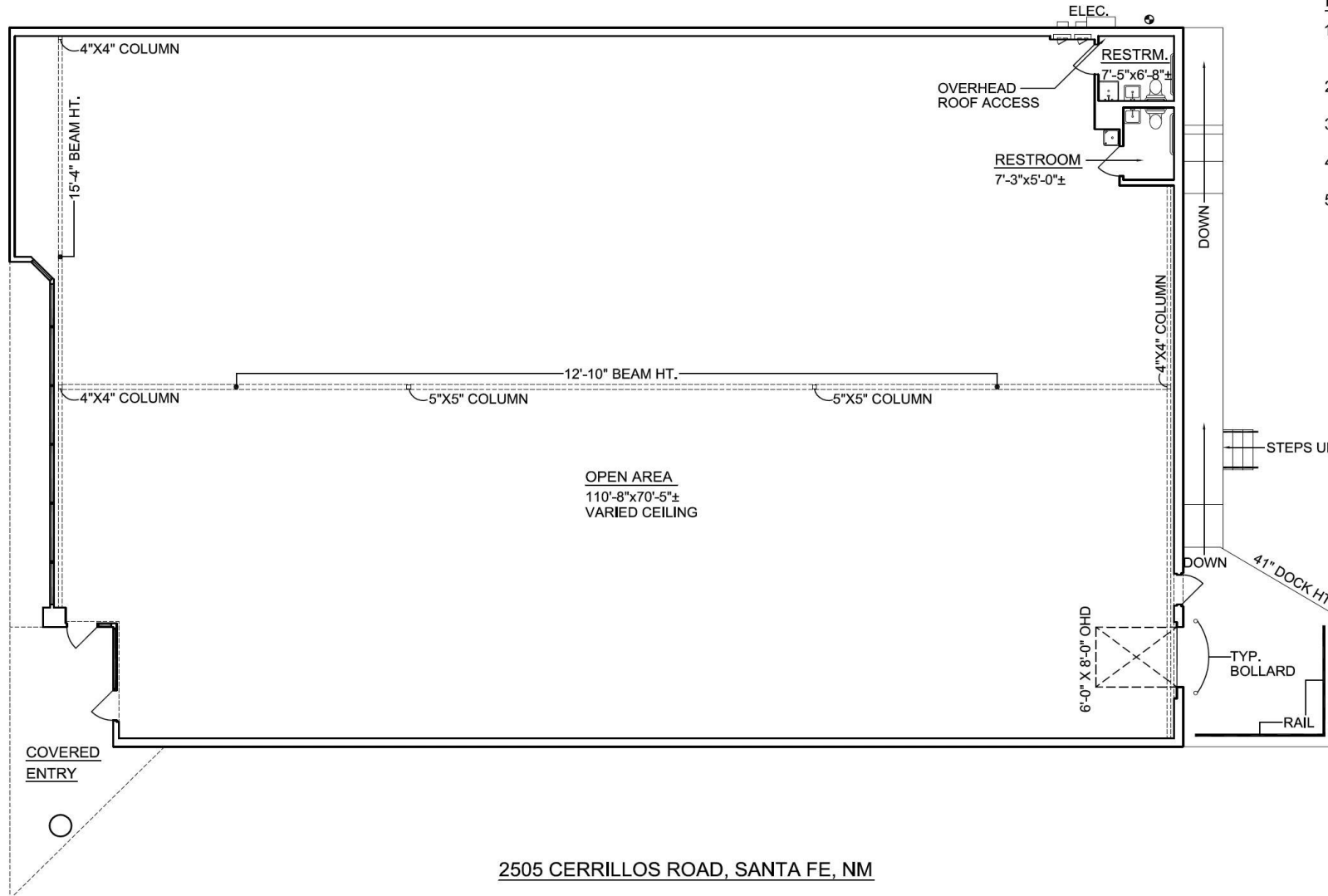
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Traffic Flow



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Floor Plan



NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-8" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

GROSS BUILDING AREA 8,095.89 SQ. FT.

PROJECT:
2505 CERRILLOS ROAD
SANTA FE

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
JDM
PROPERTIES
NO. 1, LLC.

SHEET #
01
OF 01

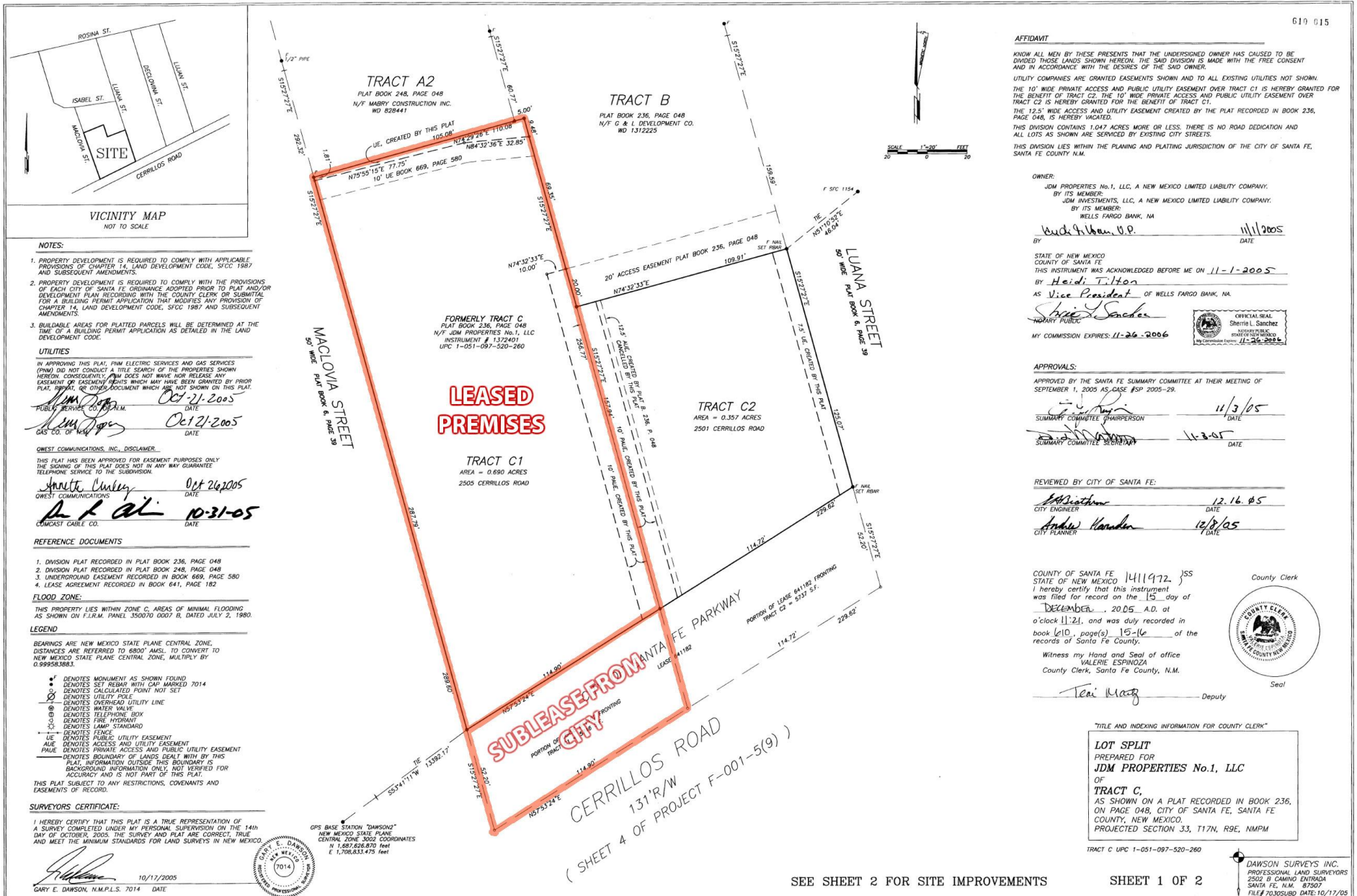
ORIENTATION	MEASURED BY	JR	2
	DESIGNED BY	N.A.	5
	DRAFTED BY	JR	0
	CHECKED BY	M.G.	5
	REVISED:		8
SCALE	3/32" = 1'-0"	DATE	07/07/25



505-899-1199

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Survey



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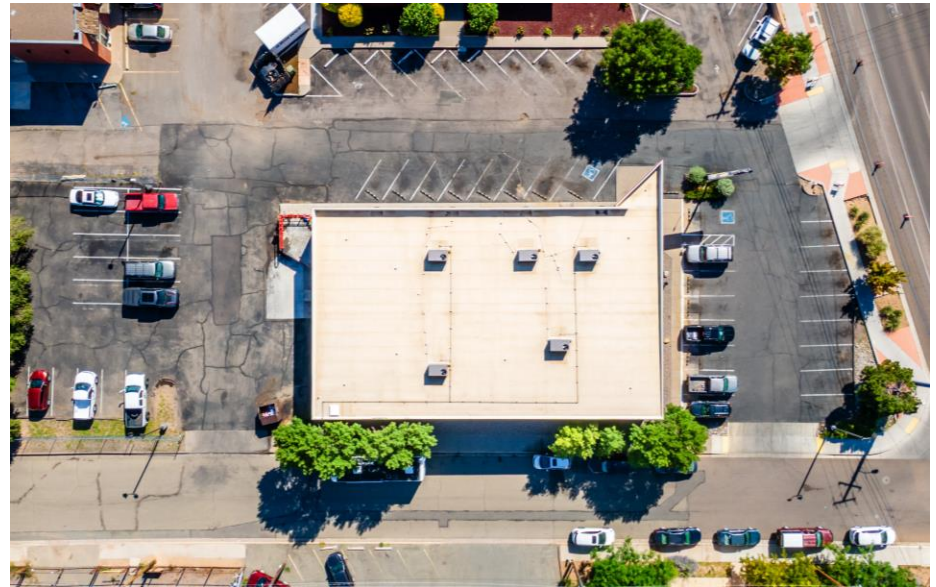
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SEE SHEET 2 FOR SITE IMPROVEMENTS

SHEET 1 OF 2

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Property Photos



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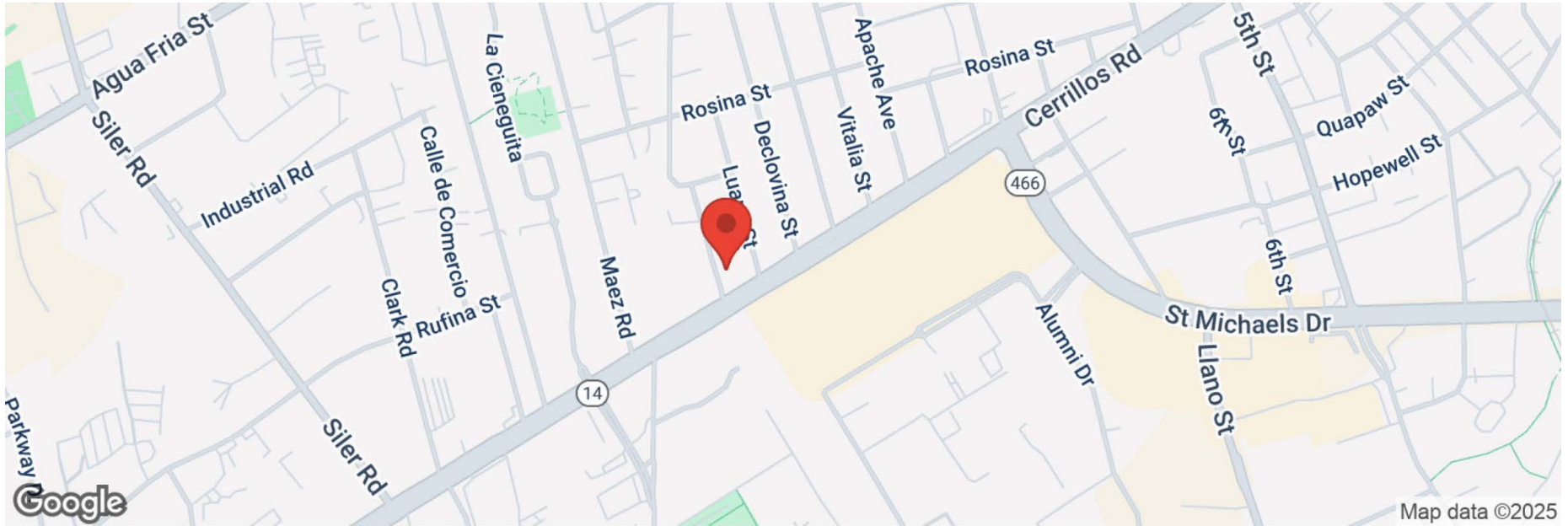
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Location Map



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Vicinity Map





REAL ESTATE
ADVISORS

SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker "The City Different" for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city's top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANL's budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe's medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John's College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of "Best Places to Live and Work as a MovieMaker."
- MovieMaker Magazine's 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader's Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





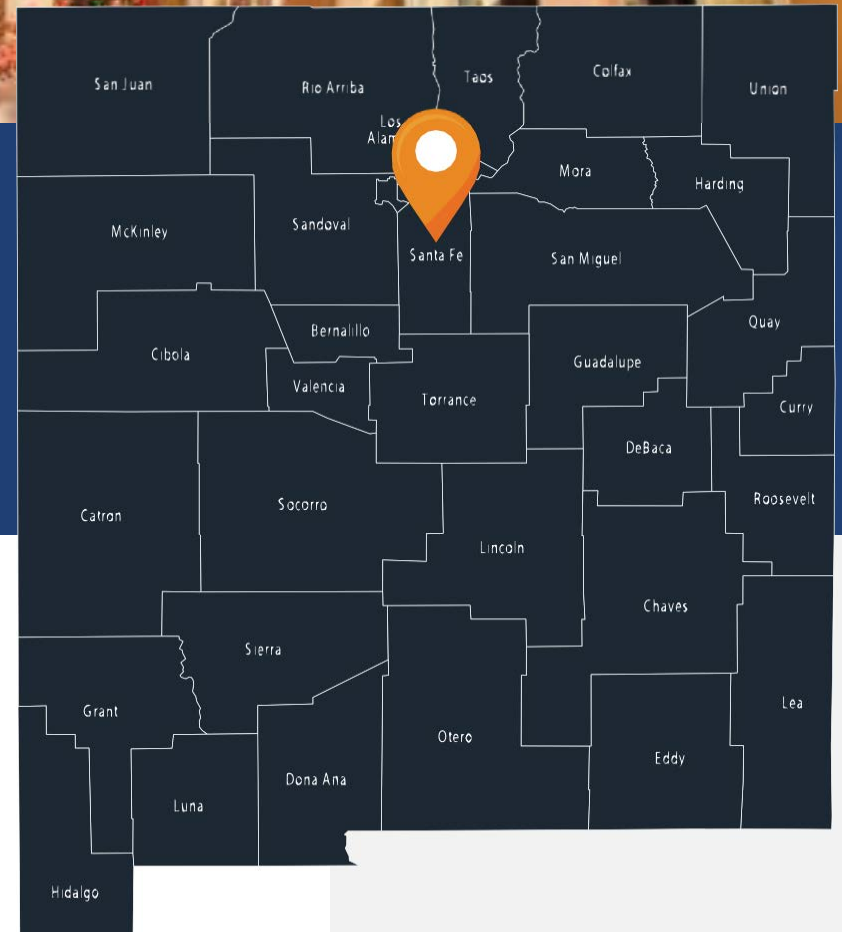
TOP 10 EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Sante Fe Opera (Seasonal)
9. Walmart
10. Sante Fe New Mexican
10. Meow Wolf Arts Collective

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

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". FourSeasons.com



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Professional Bio



Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

Tai Bixby

Director

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tai@tba.team

1227 Paseo de Peralta

Santa Fe, NM 87501

NMREL - 40315

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)