

FOR LEASE

College Plaza South

2440 A Cerrillos Rd., Sante Fe, NM 87505



PROPERTY OVERVIEW

- Lease Structure: Sublease/Modified Gross
- Square Footage: 2494
- Space Type: Retail
- Traffic Count: 48,000 cars daily
- Building Type: Retail Strip
- Market: Santa Fe
- Signage: Pylon & Building

HIGHLIGHTS

- Prime location
- Strong Anchor Tenants:
 - Smith's
 - Planet Fitness
 - Chick-Fila
- Versatile Suite to accommodate many uses

IDEAL FOR

- Dispensary or Smoke Shop
- Yoga or Massage Studio
- Pet Grooming Service
- Administrative Office Space
- Service-Related Retail

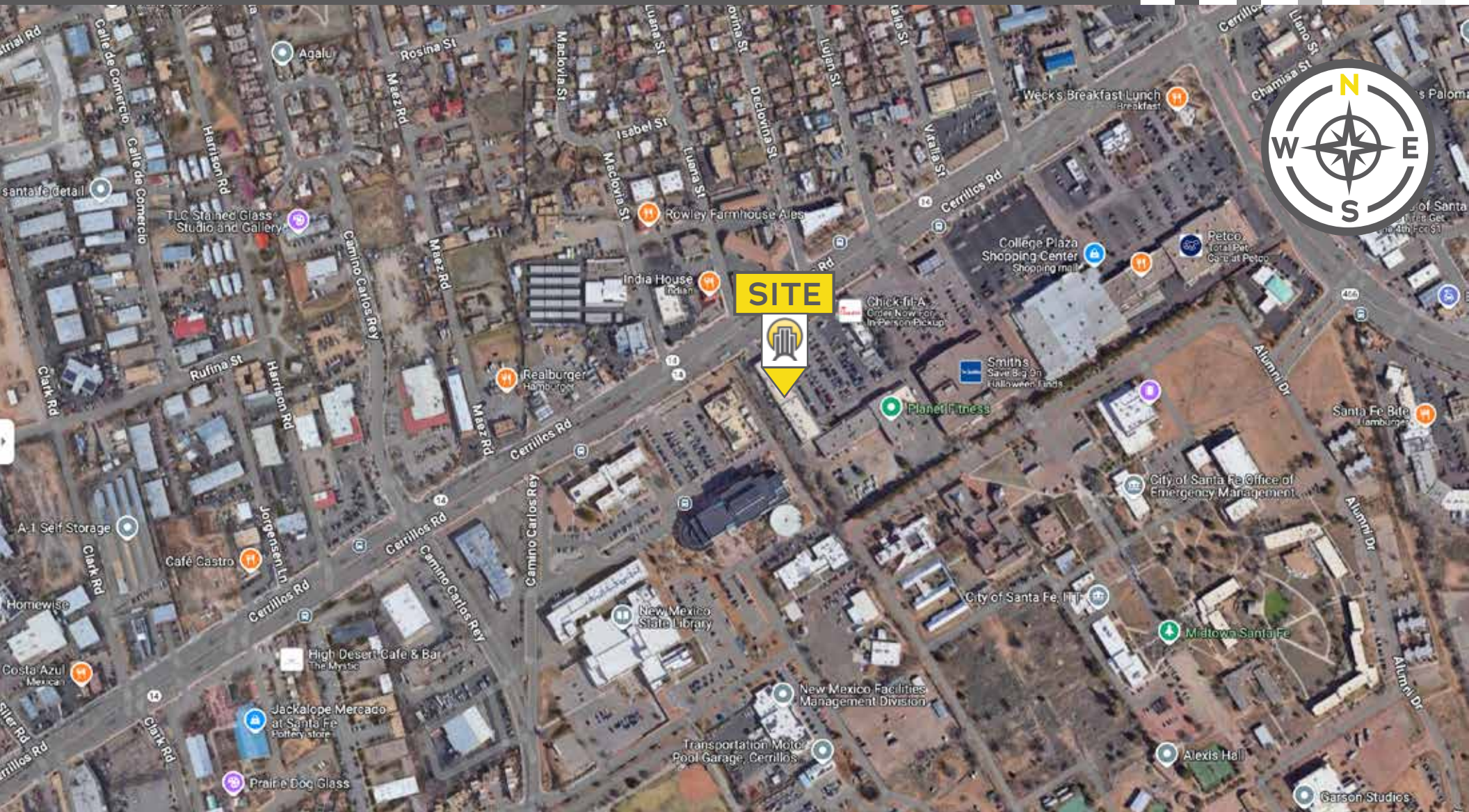
Chris Armistad
Principal/Qualifying Broker



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FOR LEASE

2440 A Cerrillos Rd., Santa Fe, NM 87505



ARMISTAD
REAL ESTATE

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FLOOR PLAN

2440 A Cerrillos Rd., Sante Fe, NM 87505

- Currently in Gray-Shell Condition
- Proposed Floor Plan for Dispensary

TOTAL: 2494 SQFT



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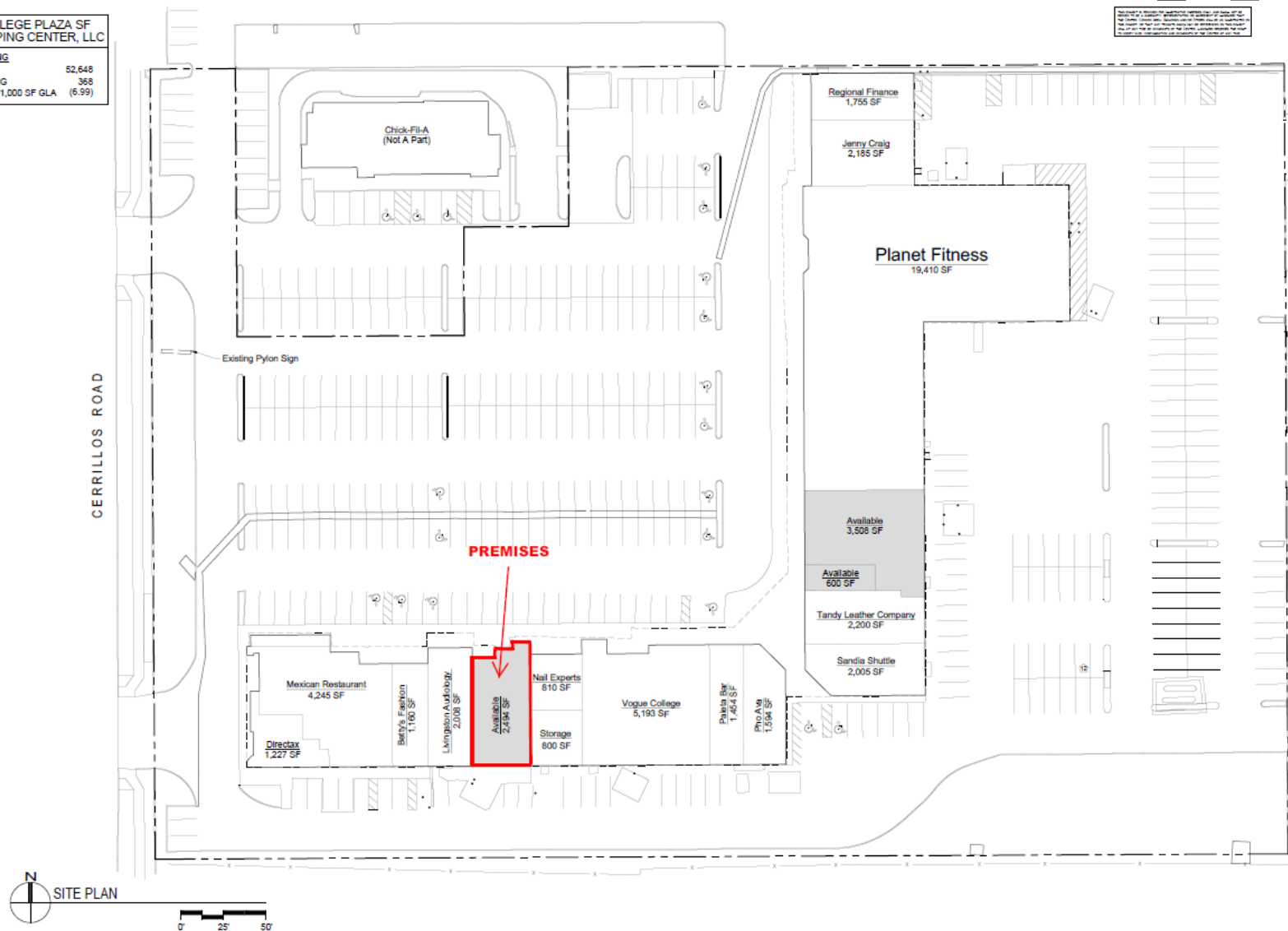
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SITE PLAN

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COLLEGE PLAZA SF SHOPPING CENTER, LLC	
EXISTING	
GLA	52,648
PARKING	368
SPACE/1,000 SF GLA	(6.99)



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