

# Freestanding Former QSR

2861 Cerrillos Rd | Santa Fe, NM 87507



**KING**  
**CAPITAL**  
COMMERCIAL REAL ESTATE

**Ground Lease or  
Restaurant for Lease**

**Clayton King**

Principal  
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**David Fite**

Senior Vice President  
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**505-292-9607**  
**kingcapitalcre.com**

# Market Overview



\*South-facing map

## Property Benefits

- **Zoning:** C-2 Community Commercial Zone
- **Visibility:** High-traffic location on Cerrillos Road
- **Nearby Businesses:** Big 5 Sports, Dollar Tree, Jackalope, and other retailers
- **Parking:** Approximately 45 spaces available
- **Construction:** Single-story, framed structure
- **Potential Uses:** Suitable for retail or other commercial ventures
- **Accessibility:** Situated in a prominent commercial district with excellent road access



Lease Availability  
Building **± 1,297 sf**  
Lot Size **0.51 acres**



Lease Rate  
**\$3,750 per Month**  
**NNN**



Zoning  
**C-2**



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This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.

# Anchored Tenants



**Adjacent to Dutch Bros with  
an annual 284.8K visitors**



**Adjacent to Gardenswartz  
Shopping Center, with an  
annual 489.5K visitors**



**Adjacent to Jackalope**



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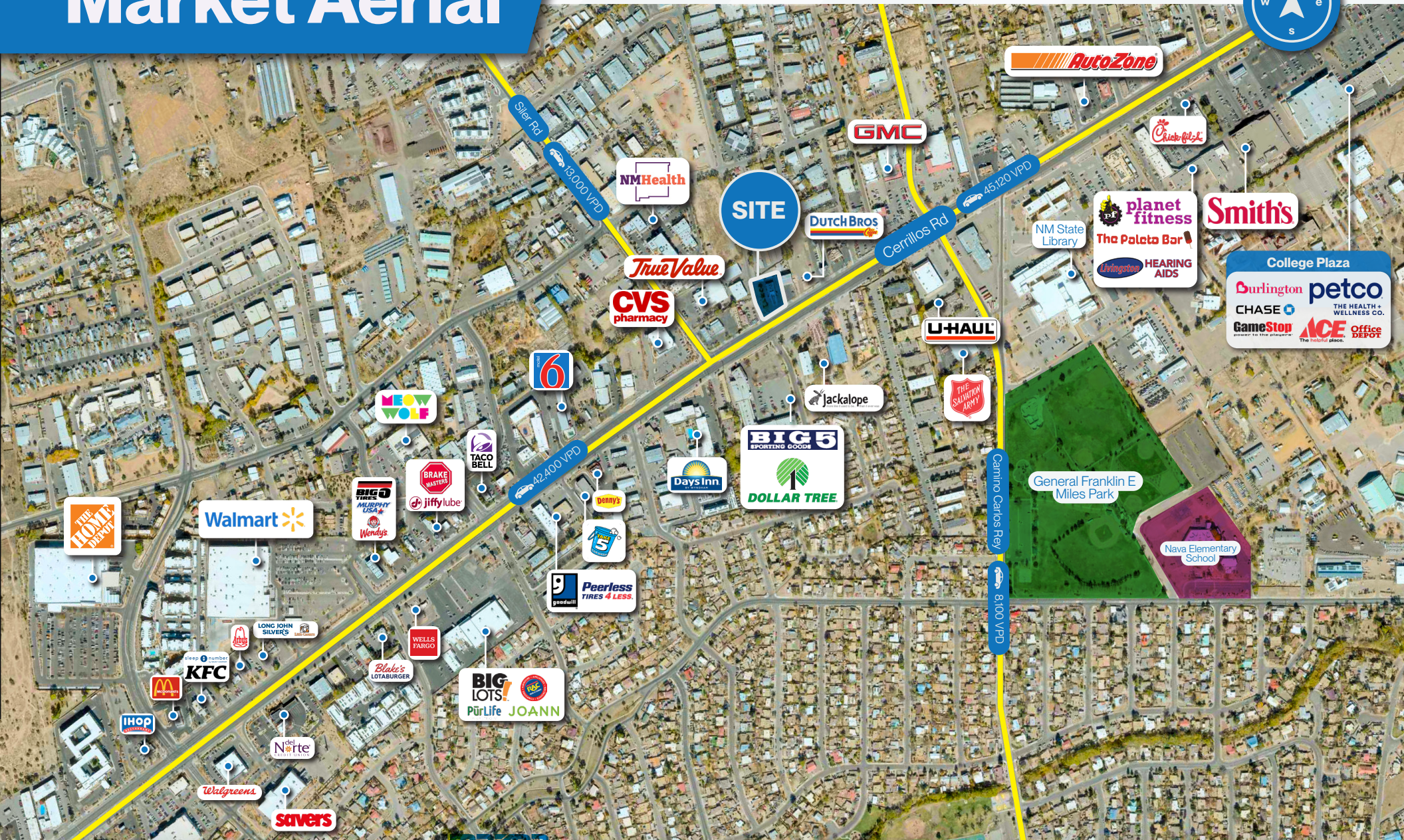
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# Market Aerial



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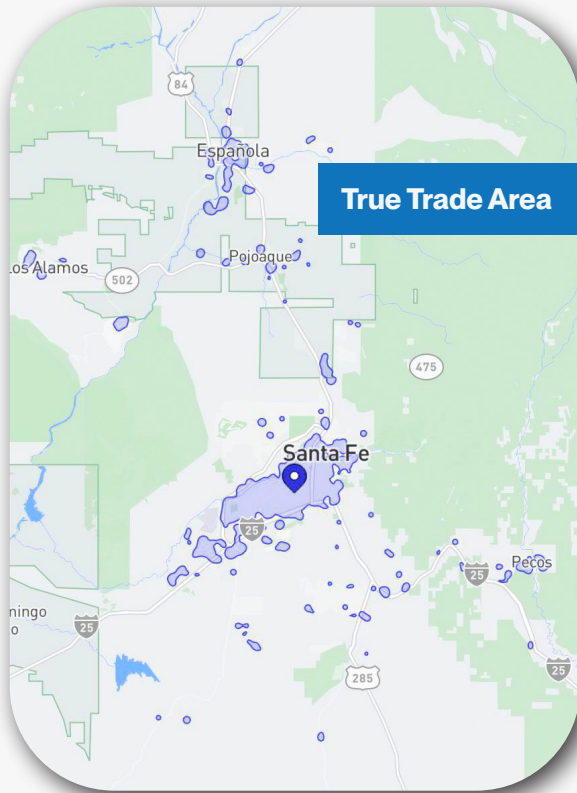
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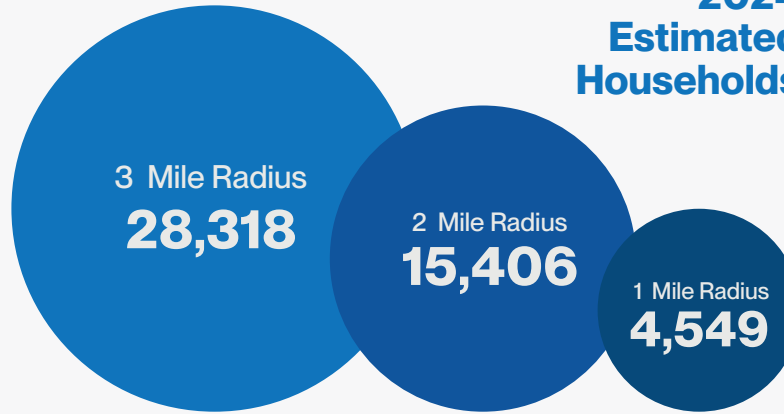
# Market Overview



Average Household Income

83K

**2024  
Estimated  
Households**



**2024  
Estimated  
Population**



10,210

1-Mile Radius



32,154

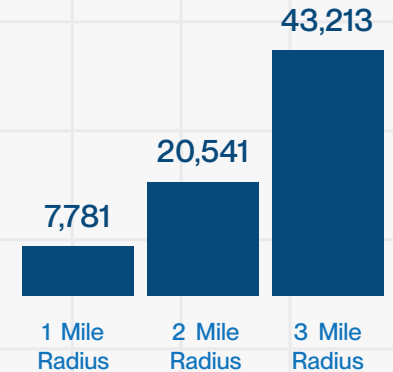
2-Mile Radius



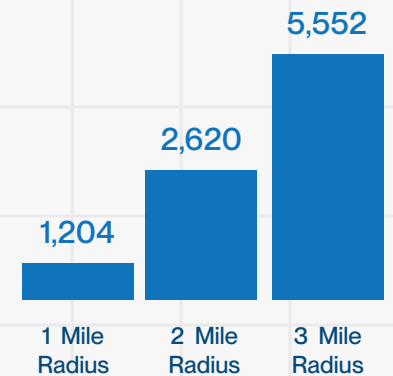
60,365

3-Mile Radius

**2024 Estimated  
Total Employees**



**2024 Estimated  
Total Businesses**



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