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Eclipse  
Window Tinting  
& Auto Detailing

H&R  
BLOCK

El  
Pulgarcito

SITE

Apache Ave.

Chihuahua  
Tires

Vitalia St.

# BUILD-TO-SUITE/GROUND LEASE

## Pad Site With Drive-Thru Potential

2100 Cerrillos Rd. Santa Fe, NM 87505

| AVAILABLE       | LEASE RATE  | ZONING                   |
|-----------------|-------------|--------------------------|
| Up to ±1,400 SF | See Advisor | C-2   General Commercial |



COMMERCIAL REAL ESTATE



# PROPERTY OVERVIEW

**Carlos Garcia**

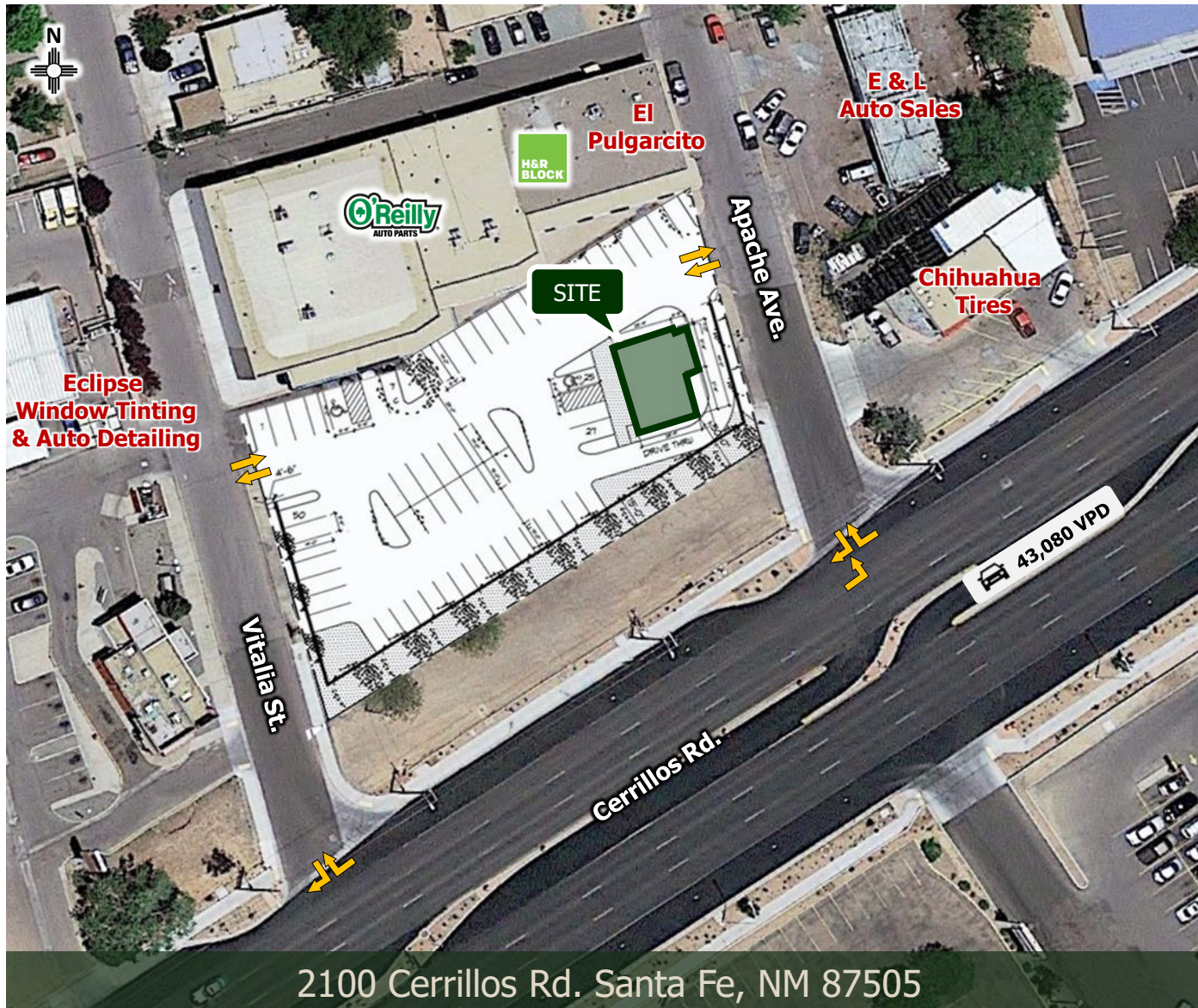
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## AVAILABLE

Up to ±1,400 SF

## LEASE RATE

See Advisors

## ZONING

C-2 | General Commercial

## HIGHLIGHTS

- High visibility
- On main retail corridor in the heart of Santa Fe
- Dense population and employment base
- Ample parking with shared access agreement
- Strong car accounts:
  - Cerrillos Rd. at 43,080
  - St. Michaels Dr. at 23,148
- National Co-tenancy:
  - O'Reilly Auto Parts
  - H&R Block

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# MARKET AERIAL

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| Demographics      | 1 Mile   | 3 Mile    | 5 Mile    |
|-------------------|----------|-----------|-----------|
| Total Population  | 10,567   | 59,866    | 98,212    |
| Average HH Income | \$78,908 | \$105,612 | \$118,843 |
| Total Business    | 1,039    | 5,084     | 6,452     |
| Total Employees   | 10,156   | 60,546    | 74,590    |

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# PHOTOS

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