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# RETAIL FOR GROUND LEASE

## Great Anchor/Pad Site Opportunity – Sage Prado

Hwy 599 & S. Meadows Rd. Santa Fe, NM 87507

| AVAILABLE | LEASE RATE | ZONING |
|---|---|---|
| ±1 – ±21.54 Ac. | See Advisor | C-2 \| General Commercial |

GARSA GROUP
COMMERCIAL REAL ESTATE

# PROPERTY OVERVIEW

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## AVAILABLE
±1 – ±21.54 Ac.

## LEASE RATE
See Advisor

## ZONING
C-2 | General Commercial
City of Santa Fe

## HIGHLIGHTS
- Fully Entitled Commercial Development
- Premier center offering retail services for existing and future residential developments
- Easy access for north/southbound 599 Bypass traffic
- Excellent visibility
- First commercially-zoned parcel on the 599 Bypass
- All utilities in place and ready for development
- Excellent location in growing, underserved NW Santa Fe

**RETAIL FOR GROUND LEASE**

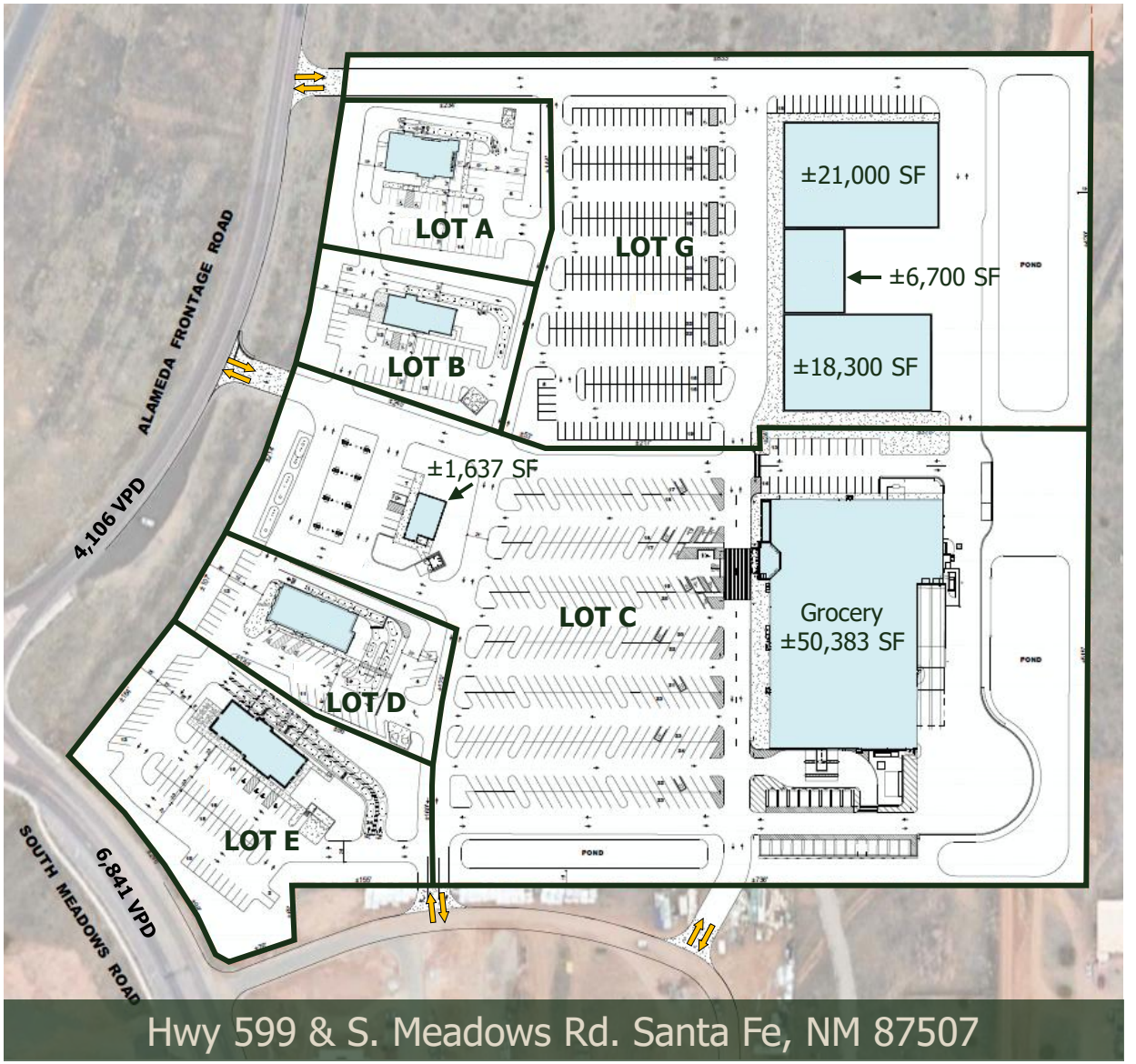
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# PROPOSED SITE PLAN

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| LOT | LOT AREA | BUILDING |
|---|---|---|
| Lot A | ±1.04 Ac. | ±3,333 SF |
| Lot B | ±0.85 Ac. | ±2,500 SF |
| Lot C | ±9.56 Ac. | ±50,383 SF |
| Lot D | ±0.97 Ac. | ±4,245 SF |
| Lot E | ±1.93 Ac. | ±4,727 SF |
| Lot G | ±6.93 Ac. | ±46,000 SF |

*Conceptual site plan, subject to changes.*

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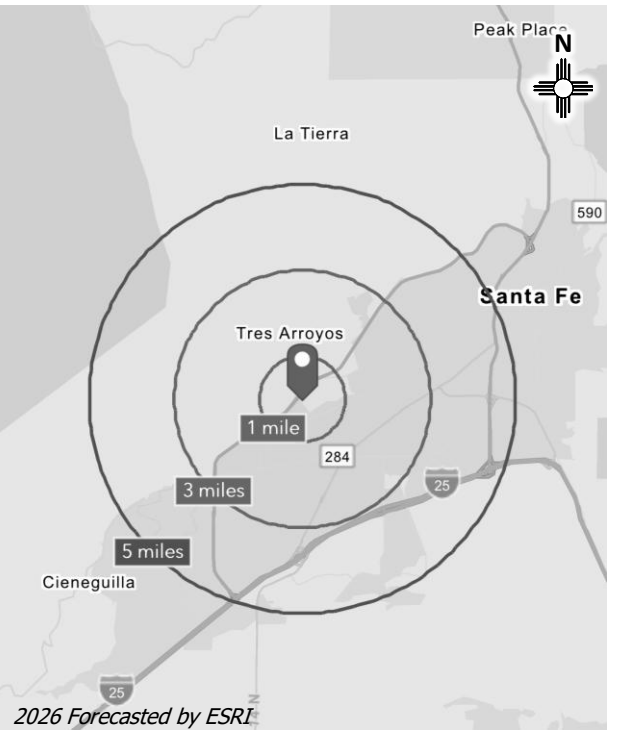
# MARKET AERIAL


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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Total Population | 7,309 | 49,383 | 87,507 |
| Average HH Income | $101,070 | $105,332 | $115,709 |
| Total Business | 58 | 1,670 | 4,285 |
| Total Employees | 324 | 15,876 | 68,175 |

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# NEW RESIDENTIAL DEVELOPMENT


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