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RETAIL FOR GROUND LEASE

Great Anchor/Pad Site Opportunity

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

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

PROPERTY OVERVIEW

Carlos Garcia

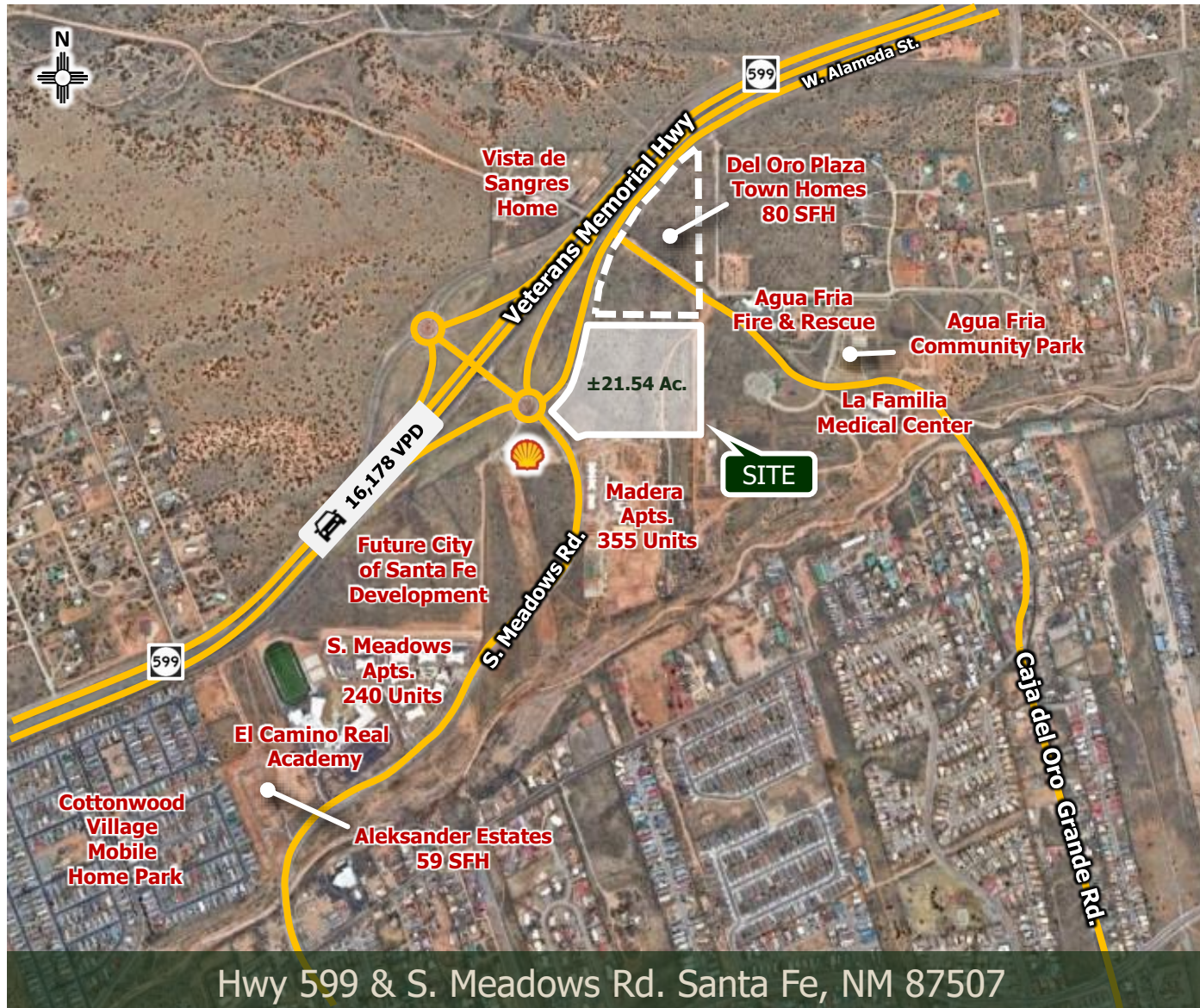
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AVAILABLE

±1 – ±21.54 Ac.

LEASE RATE

See Advisor

ZONING

C-2 | General Commercial
City of Santa Fe

HIGHLIGHTS

- 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

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PROPOSED SITE PLAN

Carlos Garcia

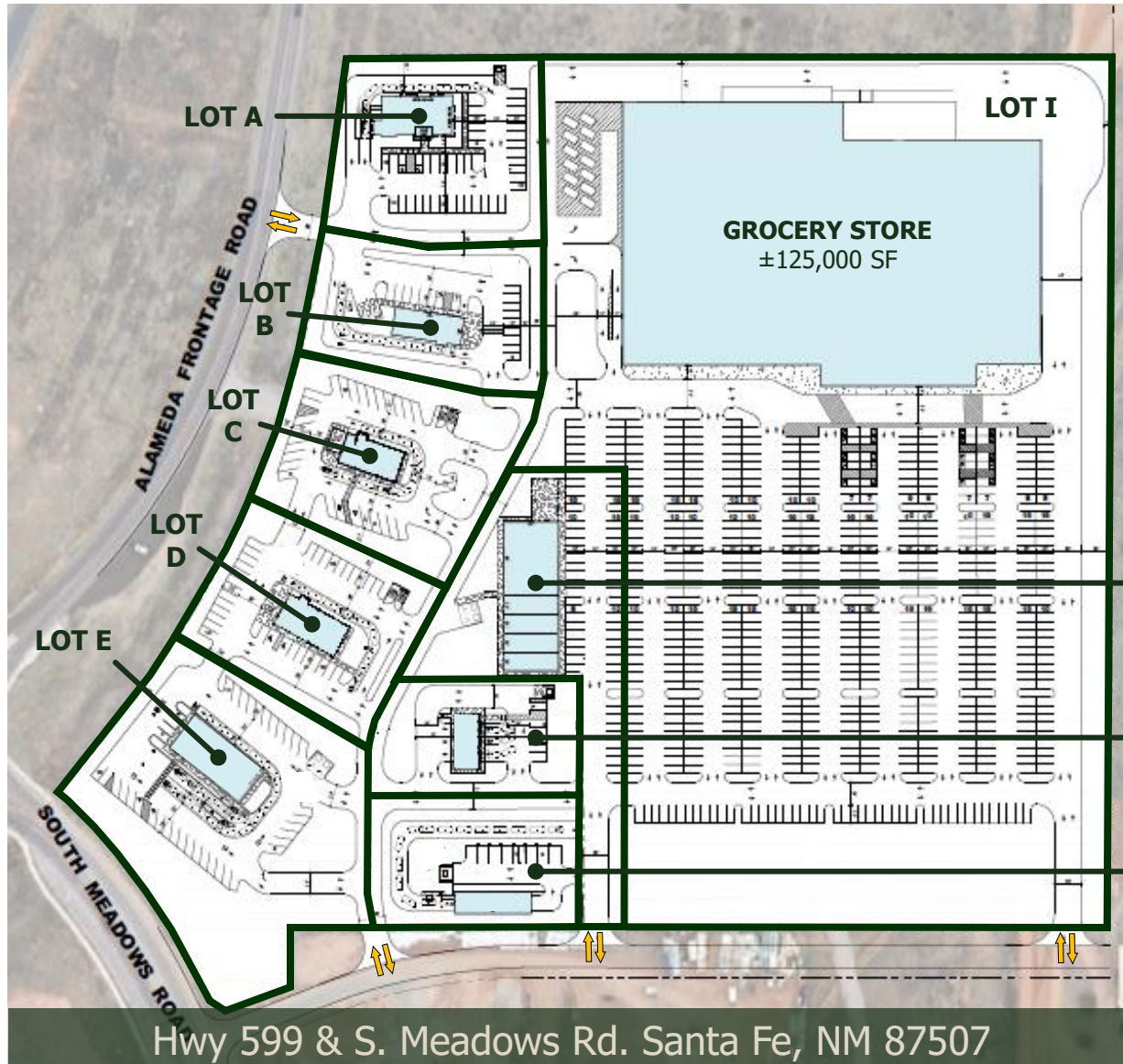
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LOT	LOT AREA	BUILDING	PARKING
Lot A	±1.02 Ac.	±3,432 SF	41 Spaces
Lot B	±0.86 Ac.	±2,316 SF	18 Spaces
Lot C	±1.08 Ac.	±2,500 SF	29 Spaces
Lot D	±0.95 Ac.	±2,850 SF	33 Spaces
Lot E	±1.84 Ac.	±4,452 SF	39 Spaces
Lot F	±0.75 Ac.	±1,910 SF	8 Spaces
Lot G	±0.64 Ac.	±1,738 SF	6 Spaces
Lot H	±1.23 Ac.	±9,600 SF	55 Spaces
Lot I	±12.30 Ac.	±125,000 SF	620 Spaces

LOTS A to E: QSR

LOT H (Shops)

LOT G (Oil Service)

LOT F (Car Wash)

Conceptual site plan, subject to changes.

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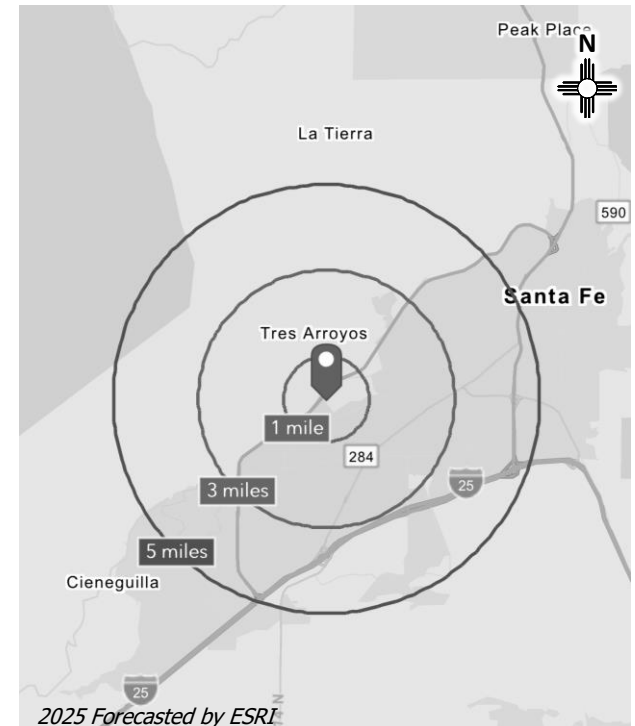
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MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,145	48,265	85,836
Average HH Income	\$91,885	\$95,187	\$106,010
Total Business	66	1,791	4,359
Total Employees	384	18,113	50,437

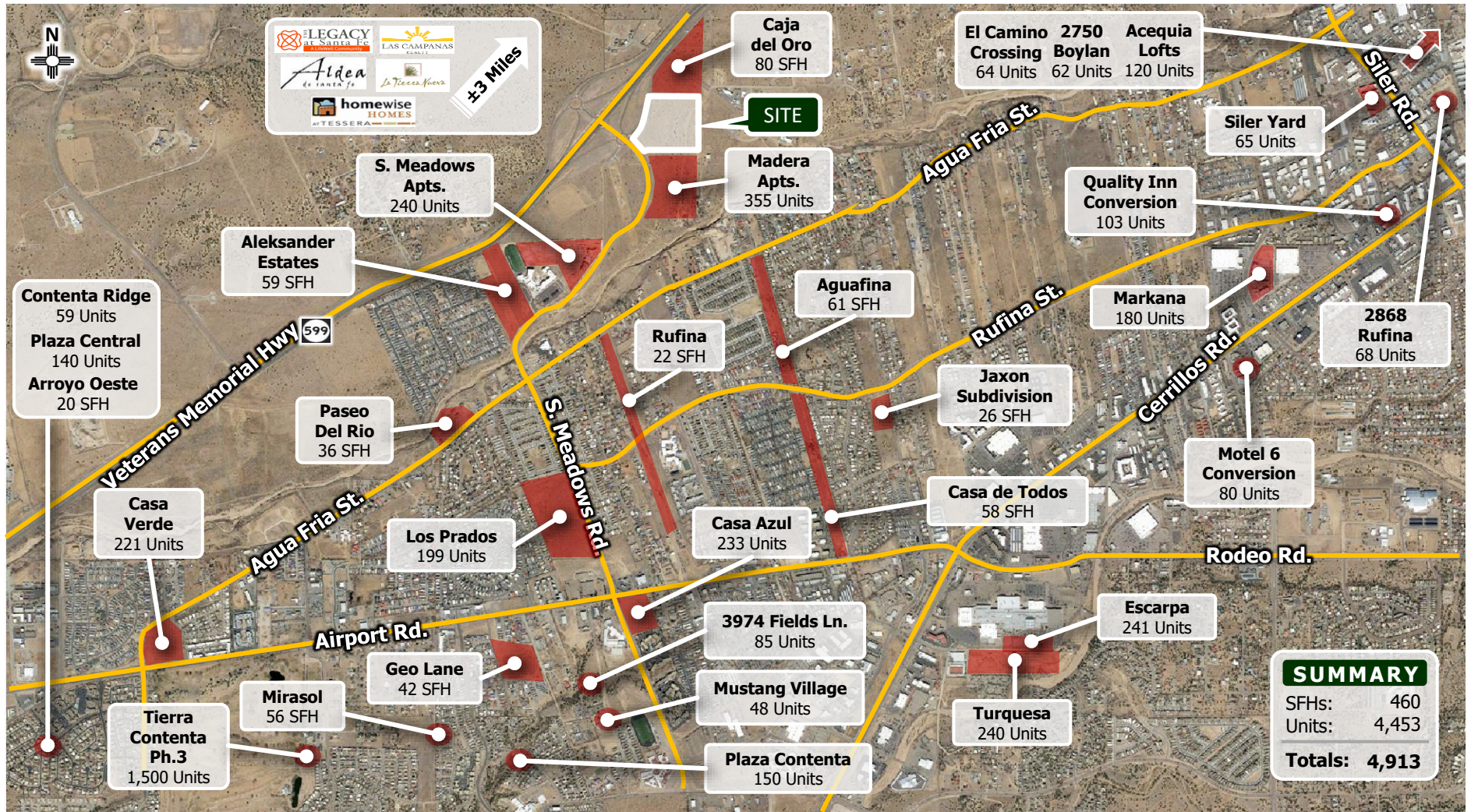
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NEW RESIDENTIAL DEVELOPMENT

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