

RETAIL FOR LEASE



SANTA FE PLACE MALL

4250 CERRILLOS RD, SANTA FE, NM 87507



±1,170-15,724SF RETAIL FOR LEASE

REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



PRESENTED BY:

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53964, New Mexico

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PROPERTY SUMMARY

Santa Fe Place Mall
4250 Cerrillos Rd | Santa Fe, NM 87507



Property Summary

Lease Rate:	\$12-\$16.00/SF Modified Gross
Lease Term:	3 years minimum
Available SF:	±1,170-15,724
Frontage:	Cerrillos Rd and Rodeo Rd
Parking:	2,816 spaces
Parking Ratio:	6.5
Zoning:	SC3

Property Overview

Santa Fe Place Mall is Santa Fe's largest enclosed shopping center, serving as the primary retail hub for the city and surrounding region. Located at 4250 Cerrillos Rd, the property combines a strong anchor lineup with a mix of national, regional, and specialty tenants, drawing shoppers from across Santa Fe County and beyond.

Location Overview

Santa Fe Place Mall sits at one of Santa Fe's busiest commercial corridors and offering direct frontage on Cerrillos Rd, the main north-south commercial corridor through Santa Fe.

The Mall benefits from its position along the city's main retail corridor, placing it alongside major national retailers including Target, Sam's Club, Lowe's Home Improvement, Best Buy, TJMaxx, Ross Dress for Less, Sprouts, Albertsons Market, and Ulta Beauty. This positions the mall as the anchor of a much larger retail trade area rather than a standalone destination, giving tenants access to shoppers already visiting the corridor for multiple purposes.

PROPERTY DESCRIPTION

Santa Fe Place Mall
4250 Cerrillos Rd | Santa Fe, NM 87507



Santa Fe Place Mall| 427,685 SqFt Indoor Mall

The shopping center offers a full shopping, entertainment and dining experience under one roof, anchored by JCPenney, Dillard's, Dunham's Sports, Barnes & Noble, Hobby Lobby, Regal Cinemas and World Market. A dedicated food court featuring DQ, Fusion Tacos, Rice Village, Capeesh Pizza Co, among others, serves as a central gathering point and consistent traffic driver throughout the day. Other national Tenants include H&M, Victoria's Secret, Bath+Body Works, Claire's, Foot Locker, Kay Jewelers, Skechers, and more, together with a mix of locally owned and specialty retailers, Santa Fe Place draws shoppers from Santa Fe County and beyond.

SUITE 1030 — 15,724 SF±

Former Forever 21 space. This is a standout opportunity with dual access: a dedicated street entrance plus direct mall entrance. Close proximity to H&M and Dunham's Sports, this suite offers ample natural light from the floor-to-ceiling windows and create excellent street-facing visibility for signage and window displays. Ideal for a large-format retailer, fitness concept, entertainment user, or department store.

SUITE 1420 — 4,331 SF±

A well-sized inline space suited for apparel, specialty retail, or a service-based business looking to be positioned near Santa Fe Place's strong mix of national anchors.

FOOD COURT Centre 3,000 SF±

Plus Suite 1274 1,170 SF±

Centrally located in the mall's food court, this space was most recently home to Ropes Course/Sky Trail. And Suite 1274 adjacent to food court was used for private events. Both suites can be leased together or separately. With built-in foot traffic from dining customers and families, it's a natural fit for another kid-focused entertainment or activity concept — think trampoline zones, arcade, climbing, or interactive play.

PROPERTY PHOTOS

Santa Fe Place Mall

4250 Cerrillos Rd | Santa Fe, NM 87507



PROPERTY PHOTOS

Santa Fe Place Mall - Suite 1030
4250 Cerrillos Rd | Santa Fe, NM 87507



PROPERTY PHOTOS

Santa Fe Place Mall - Suite 1420
4250 Cerrillos Rd | Santa Fe, NM 87507



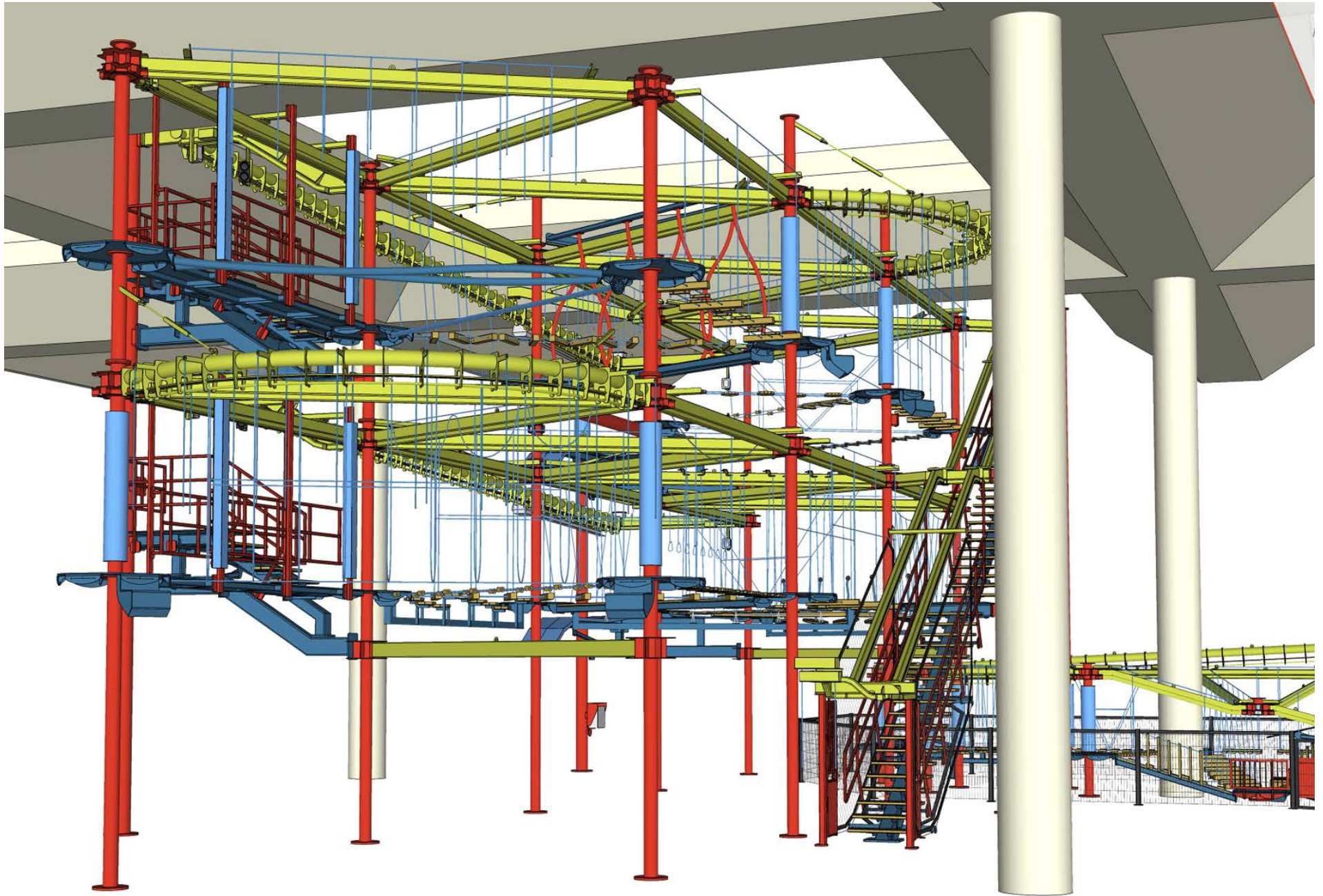
PROPERTY PHOTOS

Santa Fe Place Mall - Food Court Centre
4250 Cerrillos Rd | Santa Fe, NM 87507



PROPERTY PHOTOS

Santa Fe Place Mall - Food Court with former Ropes Course
4250 Cerrillos Rd | Santa Fe, NM 87507



AVAILABLE SPACES

Santa Fe Place Mall
4250 Cerrillos Road | Santa Fe, NM 87507



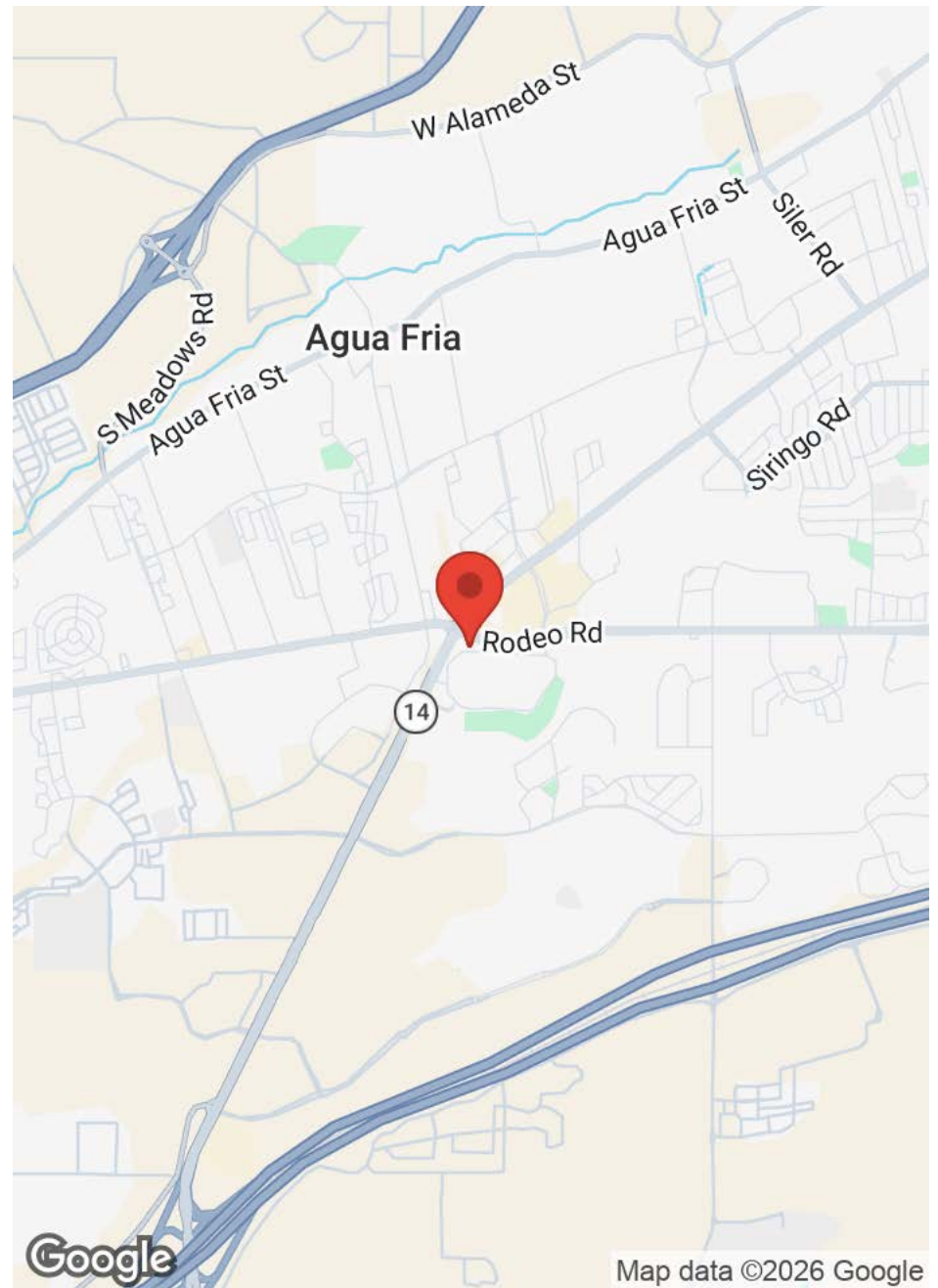
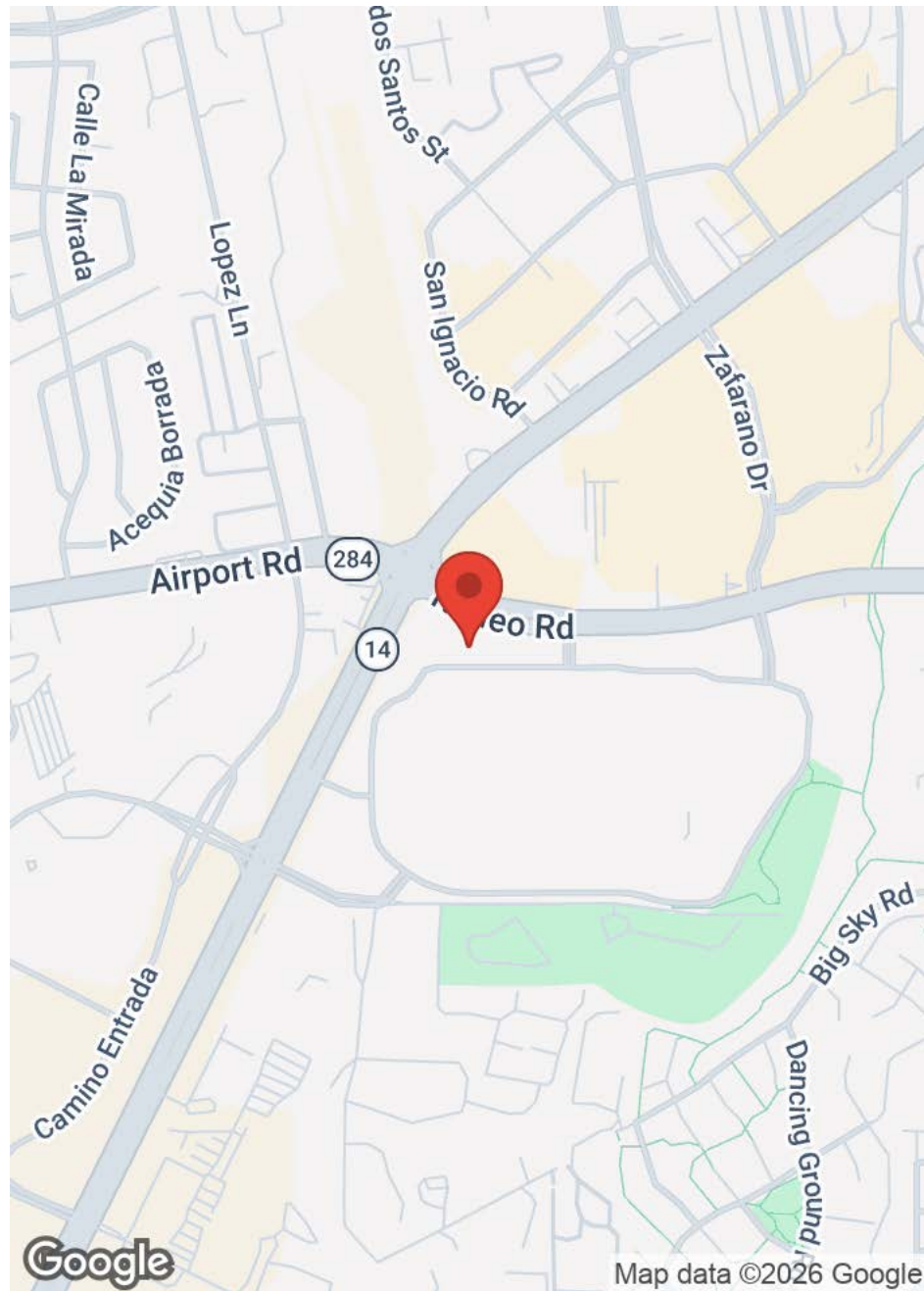
Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1030	15,724	3 years minimum	\$12.00 /sf/yr	Retail	Move-in	Now
1040	2,800	3 years minimum	\$16.00 /sf/yr	Retail	Move-in	Now
1274	1,170	3 years minimum	\$16.00 /sf/yr	Retail	Shell	Now
1420	4,331	3 years minimum	\$16.00 /sf/yr	Retail	Shell	Now
1492	3,360	3 years minimum	\$16.00 /sf/yr	Retail	Move-in	Now
Food Court	3,000	3 years minimum	\$16.00 /sf/yr	Retail	Move-in	30 days notice

LOCATION MAPS

Santa Fe Place Mall

4250 Cerrillos Road | Santa Fe, NM 87507





SPROUTS FARMERS MARKET

WHATABURGER

OLIVE GARDEN

STARBUCKS

FIVE GUYS

PLAZA SANTA FE

**ULTA BEAUTY
FIVE BELOW**

**T.J. MAXX
ROSS DRESS FOR LESS
BEST BUY
MICHAELS
PETSMART**

SAM'S CLUB

WORLD MARKET

LOWE'S HOME IMPROVEMENT

PLAZA CAFE SOUTHSIDE

EVO ENTERTAINMENT

EVX + IMAX®

BURGER KING

ALBERTSONS MARKET

TARGET

HOBBY LOBBY

SANTA FE PLACE MALL

**DILLARD'S · JCPENNEY · H&M · FOOT LOCKER
DUNHAM'S SPORTS · HIBBETT · REGAL CINEMAS
OUTBACK STEAKHOUSE**

4250 CERRILLOS ROAD · SANTA FE, NM 87507

32,818 VPD · CERRILLOS RD

22,228 VPD · RODEO RD

REGIONAL MAP

Santa Fe Place Mall

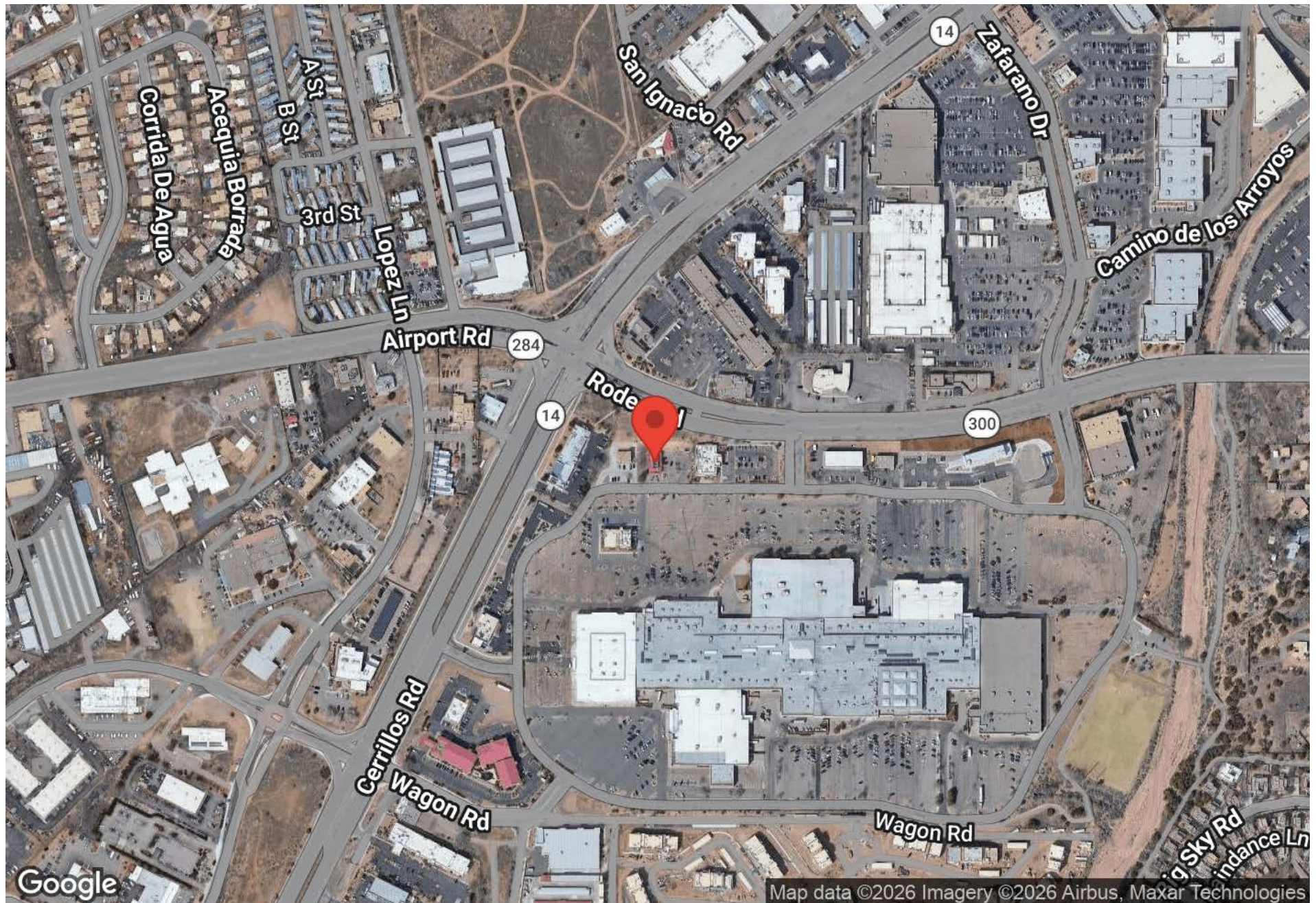
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AERIAL MAP

Santa Fe Place Mall

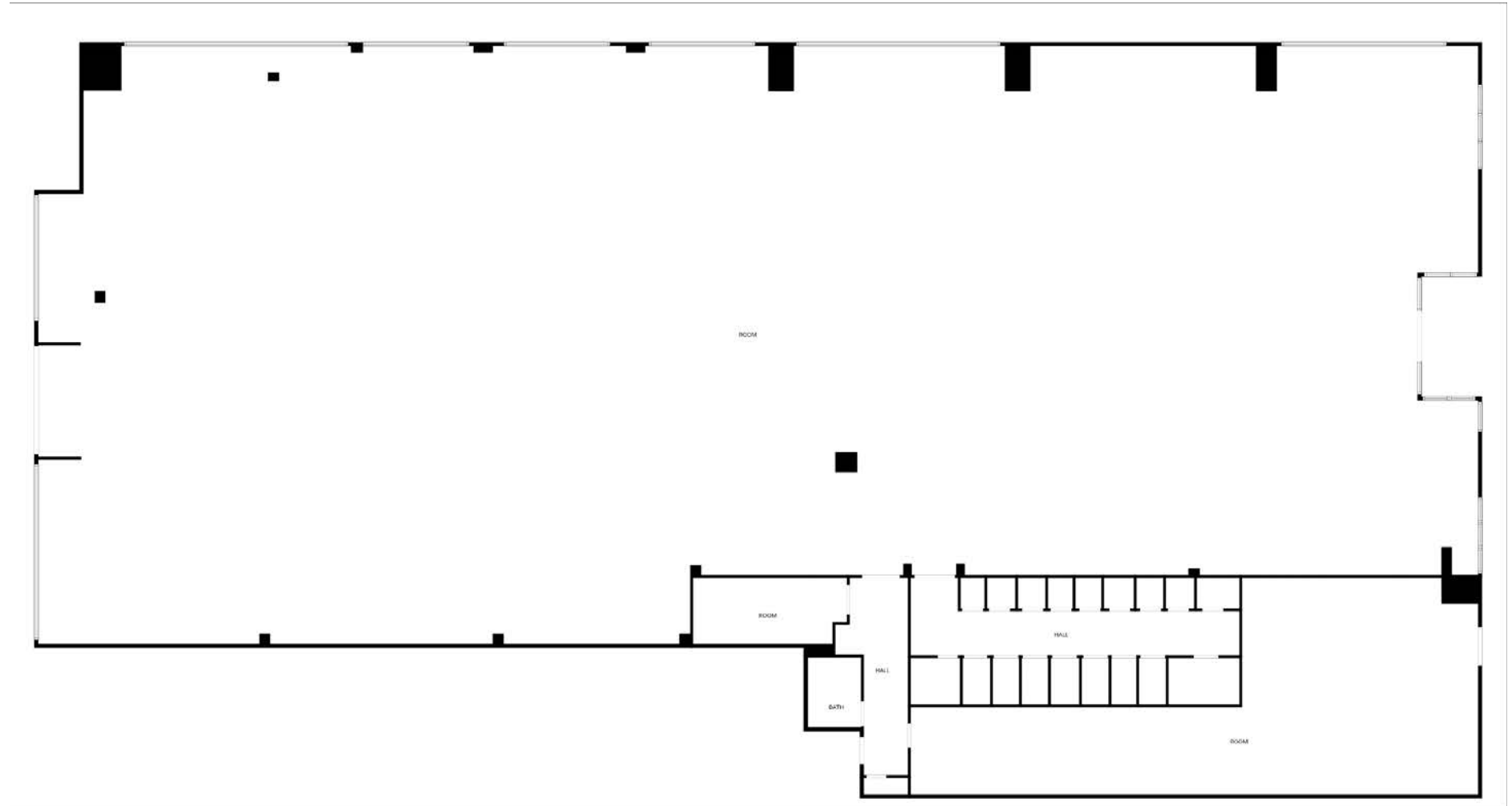
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SUITE 1030 FLOOR PLAN 15,724 SF FORMERLY FOREVER 21

Santa Fe Place Mall

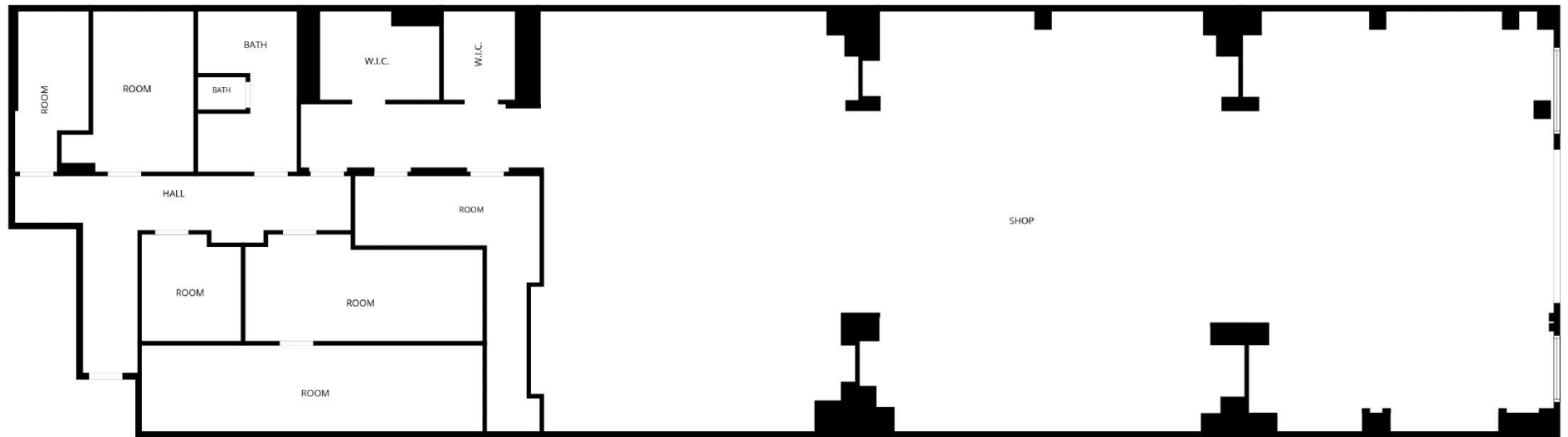
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SUITE 1420 FLOORPLAN 4,331 SF

Santa Fe Place Mall

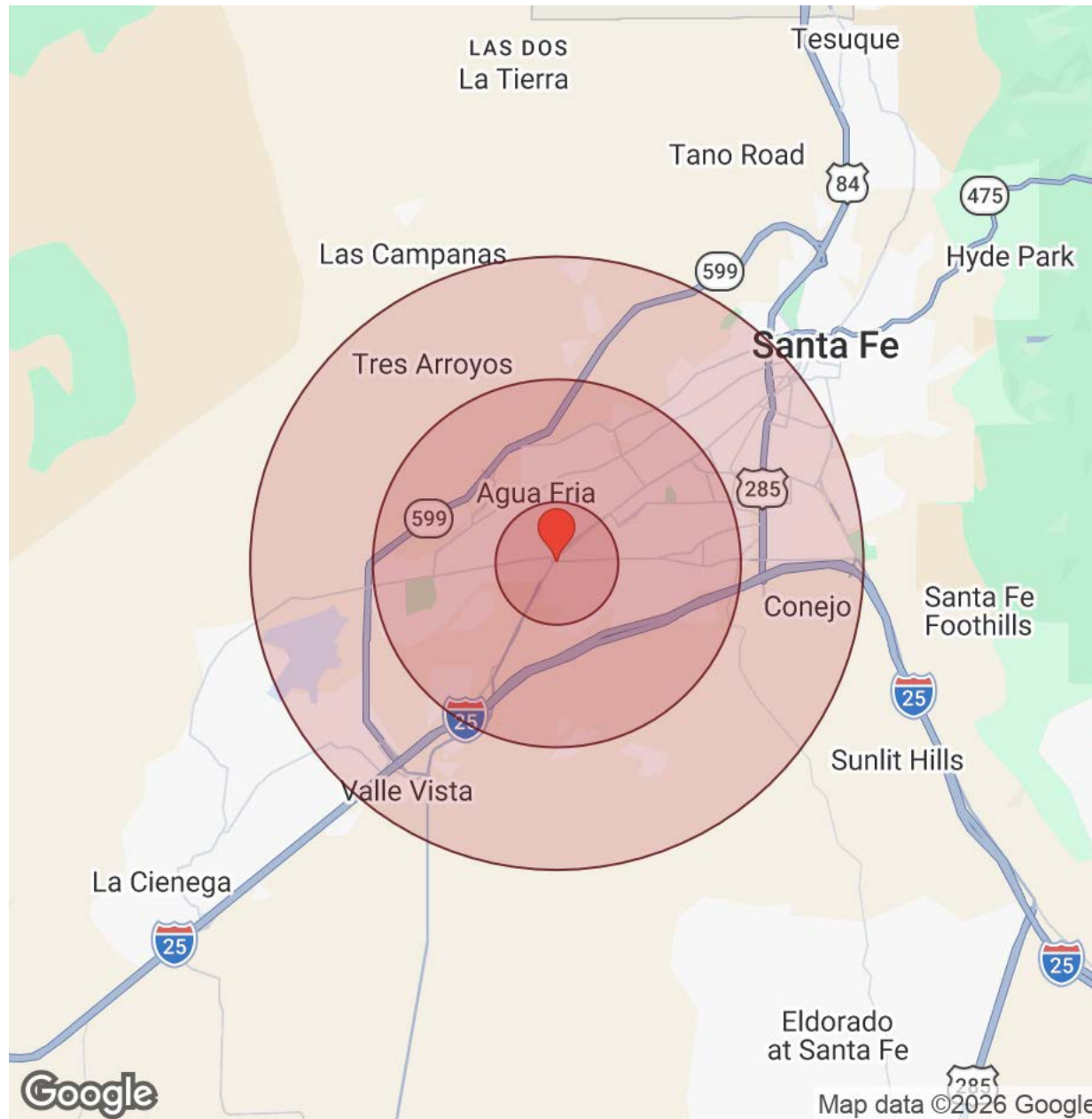
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DEMOGRAPHICS

Santa Fe Place Mall

4250 Cerrillos Road | Santa Fe, NM 87507



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,669	27,794	42,677
Female	5,760	29,815	46,485
Total Population	11,429	57,609	89,162

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,396	23,176	38,028
Black	181	749	1,266
Am In/AK Nat	175	801	1,222
Hawaiian	7	17	36
Hispanic	6,142	30,504	44,661
Asian	254	1,129	1,863
Multiracial	206	991	1,685
Other	69	236	383

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,325	26,597	44,957
Occupied	4,848	24,218	40,553
Owner Occupied	2,445	15,387	24,906
Renter Occupied	2,403	8,831	15,647
Vacant	476	2,379	4,403

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,608	8,006	11,539
Ages 15 - 24	1,512	7,259	10,094
Ages 25 - 54	4,851	22,603	33,279
Ages 55 - 64	1,278	7,116	11,398
Ages 65+	2,178	12,624	22,852

Income	1 Mile	3 Miles	5 Miles
Median	\$58,695	\$76,592	\$80,236
Under \$15k	387	1,575	3,026
\$15k - \$25k	562	1,917	2,694
\$25k - \$35k	640	2,188	3,400
\$35k - \$50k	589	2,443	3,794
\$50k - \$75k	737	3,762	6,130
\$75k - \$100k	552	3,509	5,888
\$100k - \$150k	712	4,133	6,765
\$150k - \$200k	377	2,398	3,888
Over \$200k	294	2,293	4,970

SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANL’s budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





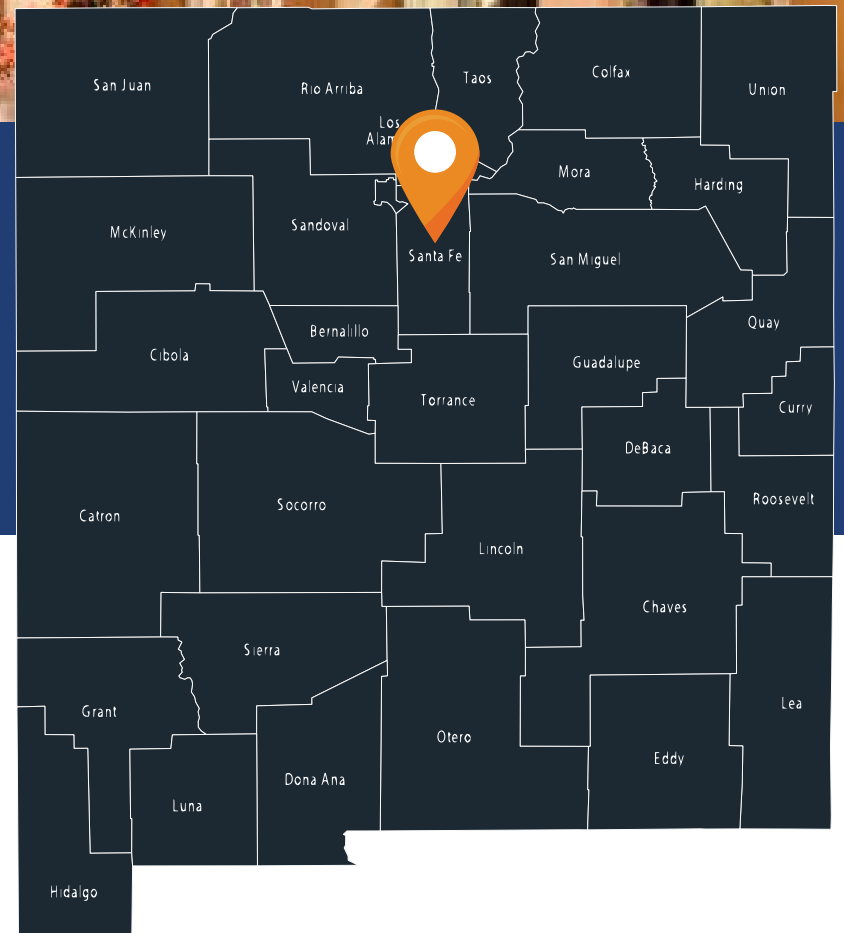
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 1. State of New Mexico Government | 7. Thermo Bioanalysis |
| 2. Cristus St. Vincent Hospital | 8. Sante Fe Opera (Seasonal) |
| 3. Presbyterian Medical | 8. Walmart |
| 4. National Laboratories (Sandia & Los Alamos) | 9. Sante Fe New Mexican |
| 5. City of Santa Fe | 10. Meow Wolf Arts Collective |
| 6. Santa Fe County | |

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com





CONTACT

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🌐 www.reanm.com

EDUCATION

University of North
Texas

- BBA Business
Information Systems

JENNIFER DYESS

ASSOCIATE BROKER, NM LICENSE 53964

PROFESSIONAL EXPERIENCE

Jennifer Dyess is a licensed real estate professional based in Santa Fe, specializing in the retail sector with expertise in investment sales, leasing, and property analysis. With years of experience in both residential and commercial transactions, Jennifer has built a reputation for maximizing value and profitability for her clients through strategic real estate planning. Her primary focus on retail properties, combined with her ability to navigate complex deals in unique markets, makes her a trusted advisor to buyers, sellers, and investors alike. Jennifer's commitment to delivering results has led to her involvement in numerous high-value transactions and recognition as one of the top commercial realtors in the industry.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors

ACHIEVEMENTS

- CoStar Power Broker Award Retail Lease
- Represented Josh Gerwin of Dr. Field Goods in his acquisition of Santa Fe Bar & Grill restaurant (Santa Fe, NM)
- Represented James Beard-nominated Don Artemio restaurant in their first US restaurant location (Fort Worth, TX)
- Represented Seller in a commercial land transaction that brought Rocketship Charter School to an underserved community. (Fort Worth, TX)
- Represented Landlord in 45,000SF Retail Lease for national gym & fitness center; transaction valued at over \$10 million. (Arlington, TX)
- Represented Herbs Etc. in a 30,000sf office/warehouse/production facility at the Aspect Media Village in Santa Fe's Midtown Campus



DISCLAIMER

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