

**For
Sale**



Prime Retail/Industrial Land

JUST OFF HWY. 599 WITH FLEXIBLE C-2 ZONING



7556 Airport Rd. | Santa Fe, NM 87507

NASunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±1.77 Ac. Available

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PROPERTY

AVAILABLE

Land: ±1.77 Acres

SALE PRICE

\$887,665

ZONING C-2

- Flexible C-2 Zoning allows for retail or mixed commercial use
- Surrounded by I-1 Zoning to the North, South and West

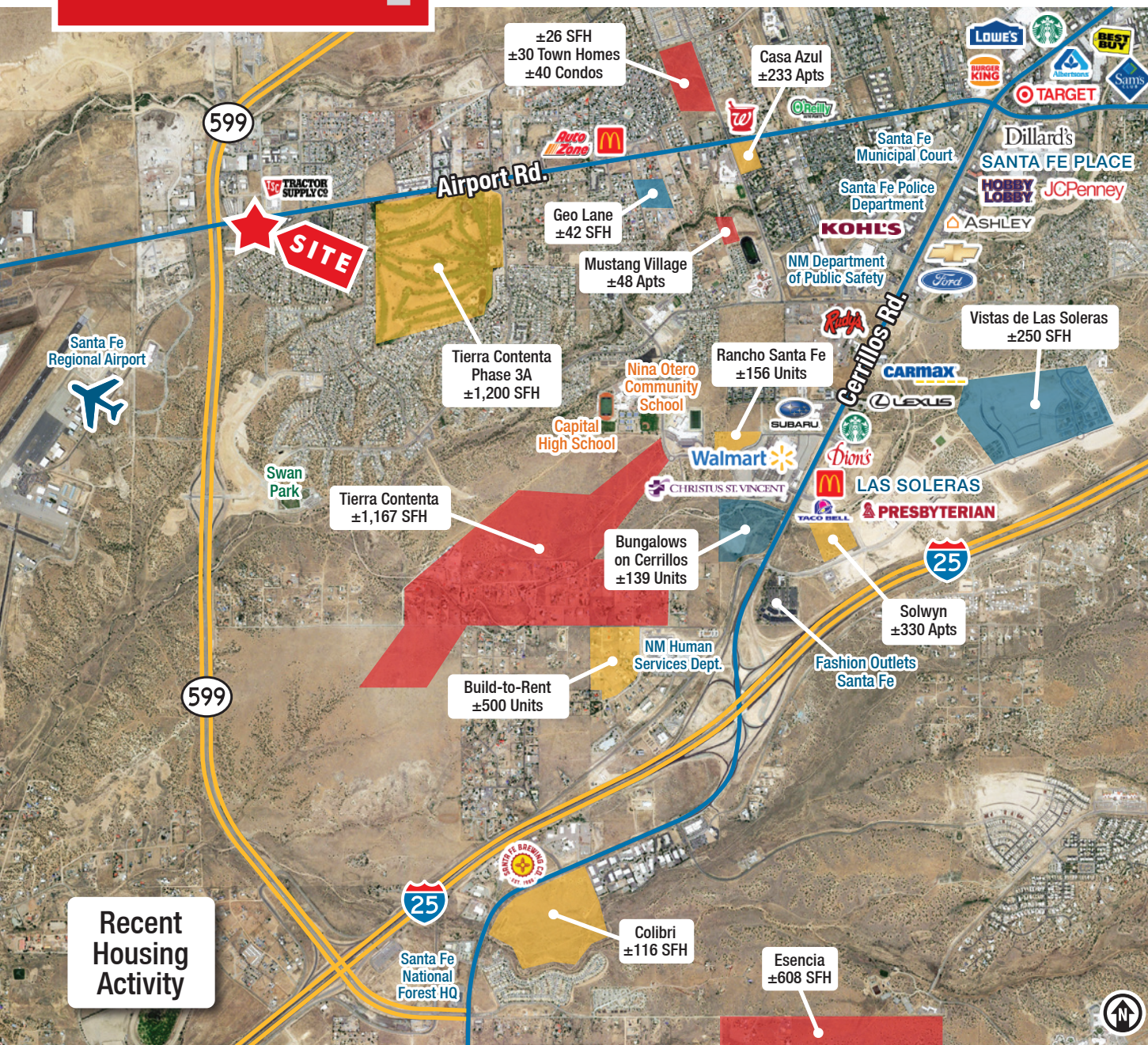
HIGHLIGHTS

- Strong West Santa Fe growth area and high-traffic corridor along Airport Rd.
- Just ±600' from NM Hwy. 599 and 3 miles to I-25
- Highly visible to 13,900 cars per day
- 350' of frontage on Airport Rd.
- Located at existing full-access point.
- Adjacent retail includes Tractor Supply, Frank's Supply (coming soon), Shell gas/convenience store and self-storage
- Full municipal utilities available

LOCATION

SEQ NM Hwy. 599 & Airport Rd.

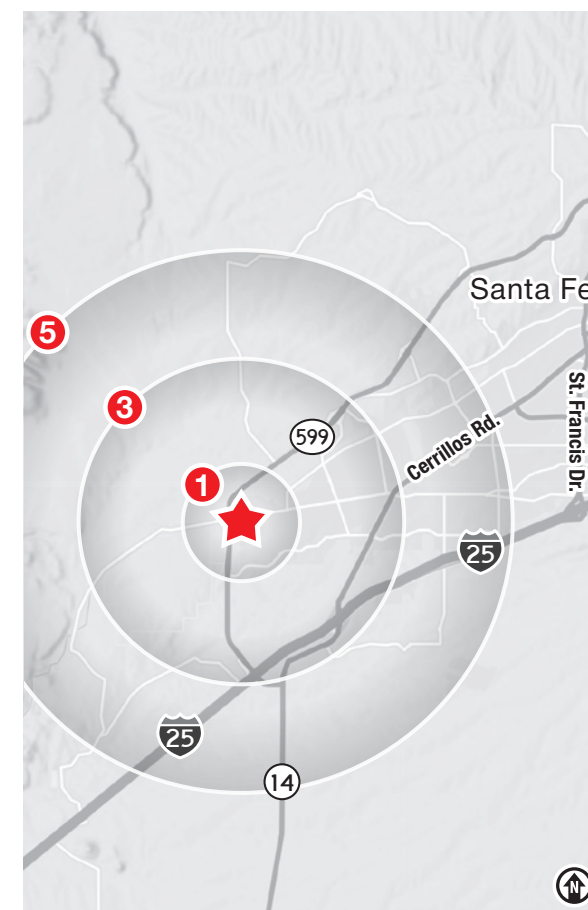
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Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,558	31,445	60,161
Average HH Income	\$92,013	\$91,102	\$102,422
Daytime Employment	907	7,476	21,575

2025 Forecasted by Esri

 HUB Zone [MORE INFO](#)



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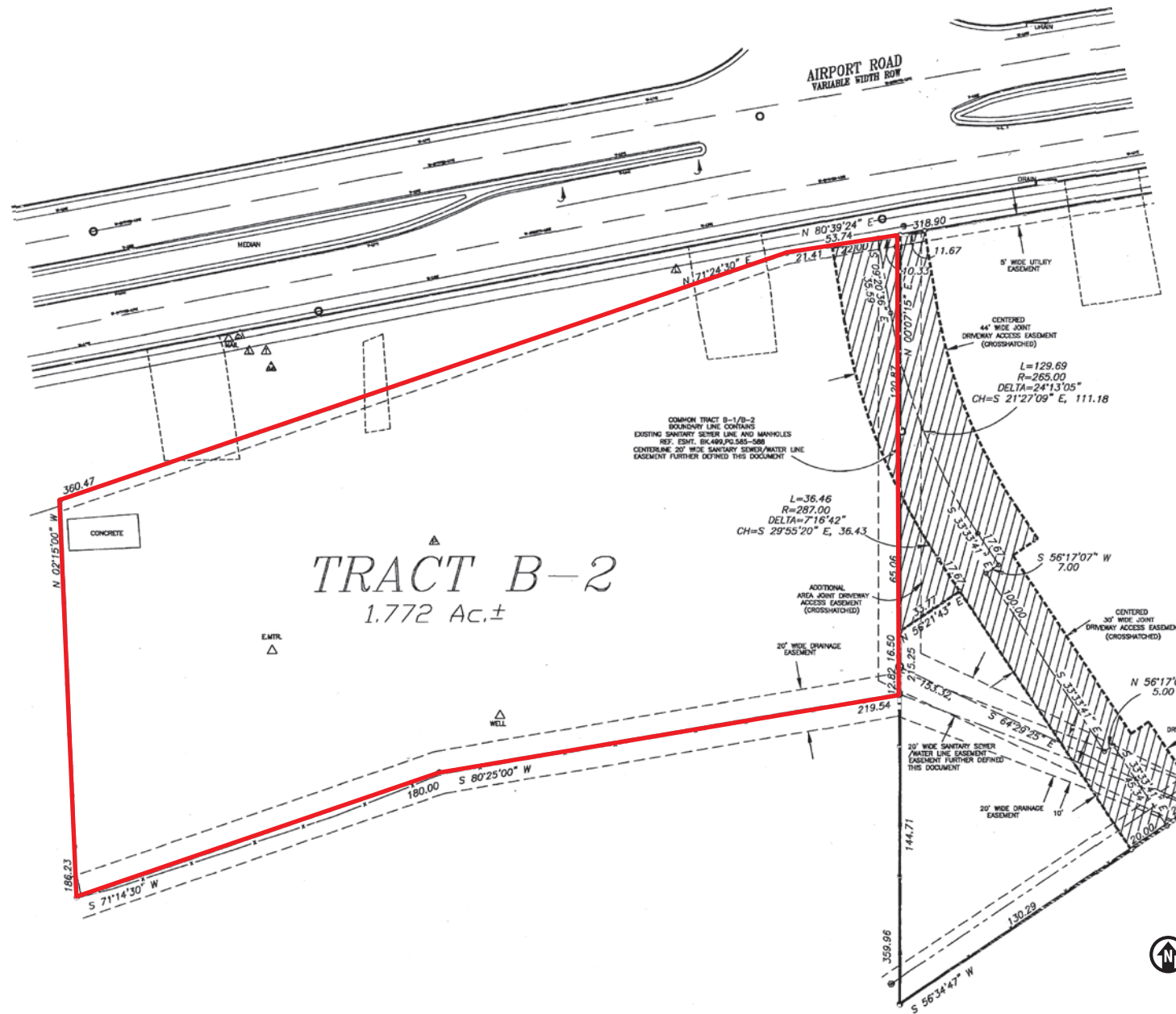
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1

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SITE SURVEY

Tract B-2: ±1.77 Ac.



Santa Fe

TRADE AREA ANALYSIS

SANTA FE | THE CITY DIFFERENT

The oldest capital city in the United States and the oldest city in New Mexico, Santa Fe is well-known as a center for arts that reflect the multicultural character of the region. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the mild climate, outdoor activities and cultural events that the area offers. Most tourist activity takes place in the historic downtown, especially on and around Santa Fe Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government during the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market. Seasonal activities, such as skiing at nearby Santa Fe Ski Basin in the winter and hiking are also a draw for tourists.



New Mexico
**State
Capitol**



SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2025 Demographics)



158,843
MSA Population



71,242
Households



\$119,650
Avg. Household Income



\$64,195
Md. Disposable Income



8,053
Total Businesses



89,677
Total Employees

FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES

SANTA FE ACCOLADES

- #1 of the "15 Best Cities in the U.S." *Travel + Leisure 2025*
- Top 100 Best Places to Live *Livability 2024-2025*
- Among "The World's Greatest Places" *Time 2024*
- One of "The Best Places to Go" *Conde Nast Traveler 2024*
- "Travel Guide Star Award Winners List" *Forbes Travel Guide 2024*
- "Best Fine Dining in the U.S." *TripAdvisor 2023*
- "100 Best Ski Resorts in U.S. & Canada." *Wall Street Journal 2023*
- "Best Art Museums" *USA Today 10 Best 2023*
- One of the "Best Destinations in the West" *Sunset Magazine 2023*



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*