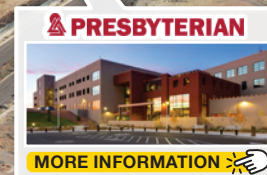


1

FULL DRIVE-THRU ENTITLEMENT IN HIGH-TRAFFIC  CORRIDOR



keithmeyer@sunvista.com | 505 715 3228

NASunVista | **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

NEC Cerrillos & Beckner Rds. | Santa Fe, NM 87507

PROPERTY

AVAILABLE

±0.88 to ±11.0 Acres

SALE PRICE

See Advisors

HIGHLIGHTS

- Pad sites with drive-thru
- Cerrillos Rd. access
- Pads delivered with utilities and paved access to the site
- Rough-graded condition
- Easy access to Interstate 25
- Front door to the vibrant Santa Fe retail market
- Adjacent to new luxury apartment complexes
- Many new housing developments under construction in the area

ZONING C-2

LOCATION

NEQ I-25 & Cerrillos Rd.



For Sale

NEC Cerrillos & Beckner Rds. | Santa Fe, NM 87507

Bungalows on
Cerrillos
COMING SOON

Cerrillos Rd.

CPD 33,100

Lot 8 ±2.12 Ac.
UNDER CONTRACT

Lot 7 ±0.88 Ac.
UNDER CONTRACT

Lot 6 ±2.09 Ac.
UNDER CONTRACT

Lot 5 ±1.00 Ac.
UNDER CONTRACT

Lot 4 ±0.95 Ac.
UNDER CONTRACT

Lot 2
±2.10 Ac.

Lot 3
±1.91 Ac.

SITE

Conceptual site plan,
subject to change.

Solwyn Apartments
±330 Units
UNDER CONSTRUCTION

Beckner Rd.

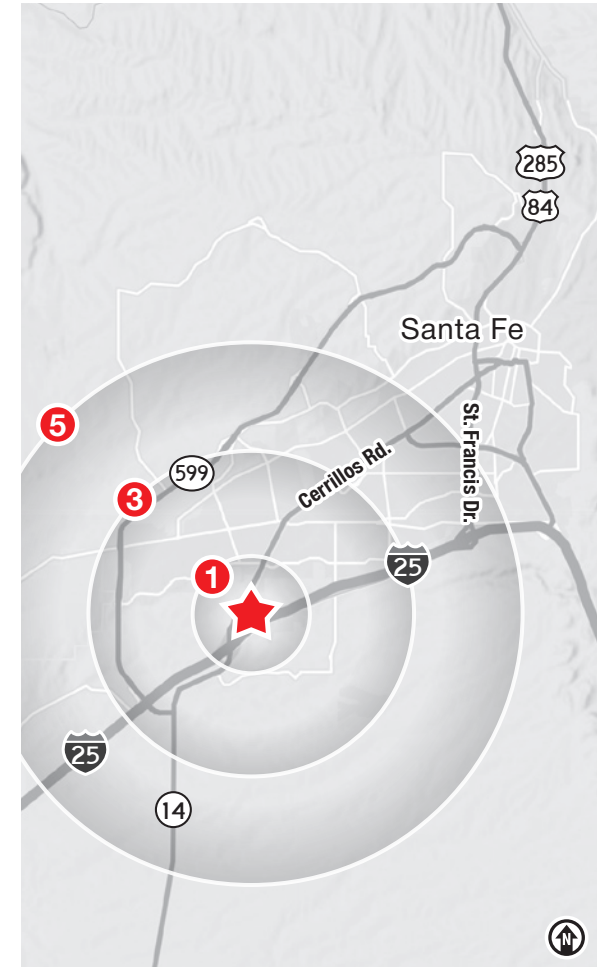
Cielo Luxury Living
±252 Units



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,228	48,226	76,406
Average HH Income	\$129,393	\$98,938	\$100,658
Daytime Employment	1,141	14,199	31,315

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Jim Wible CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer CCIM
keithmeyer@sunvista.com
505 715 3228

Riley McKee CCIM, SIOR
riley@sunvista.com
505 379 1549

For Sale

NEC Cerrillos & Beckner Rds. | Santa Fe, NM 87507



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Jim Wible CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer CCIM
keithmeyer@sunvista.com
505 715 3228

Riley McKee CCIM, SIOR
riley@sunvista.com
505 379 1549

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*