RETAIL INVESTMENT FOR SALE
SANTA FE, NEW MEXICO

REA REAL ESTATE ADVISORS

# CENTURY PLAZA

**4056 CERRILLOS ROAD · SANTA FE, NM 87507**

| ASKING PRICE | NET RENTABLE | LAND | OCCUPANCY |
|---|---|---|---|
| **$7,000,000** | **±43,739 SF** | **±3.8120 AC** | **79.9%** |

PRESENTED BY

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Office: (505) 539-3200

# PROPERTY SUMMARY

CENTURY PLAZA · 4056 CERRILLOS ROAD, SANTA FE, NM

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## AT A GLANCE

| | |
|---|---|
| ASKING PRICE | **$7,000,000** |
| NET RENTABLE AREA | **±43,739 SF** |
| GROSS BUILDING AREA | **45,000 SF** |
| LAND | **±3.8120 Acres** |
| YEAR BUILT | **1994** |
| PARKING | **205 surface spaces** |
| ZONING | **C-2 Community Commercial** |
| OCCUPANCY | **79.9%** |
| AVAILABLE | **8,911 SF** |
| ANCHOR | **Dollar Tree, lease through February 2052** |
| CERRILLOS ROAD TRAFFIC | **32,818 VPD** |
| RODEO ROAD TRAFFIC | **22,228 VPD** |

## PROPERTY OVERVIEW

Century Plaza is a ±43,739 square foot net rentable neighborhood shopping center on ±3.8120 acres at the northeast corner of Cerrillos Road and Rodeo Road in Santa Fe. Built in 1994 with 45,000 square feet of gross building area and 205 surface parking spaces, the center is anchored by Dollar Tree on a lease running through February 2052. The property is 79.9 percent occupied, with 8,911 square feet available.

## LOCATION OVERVIEW

The center holds the hard northeast corner of Cerrillos Road and Rodeo Road, adjacent to Santa Fe Place Mall on Santa Fe's primary retail corridor. Cerrillos Road carries 32,818 vehicles per day and Rodeo Road carries 22,228 vehicles per day at the intersection. Zoning is C-2 Community Commercial.

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# INVESTMENT HIGHLIGHTS

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**Dollar Tree anchor through February 2052**
National credit anchor on a long-term lease.

**8,911 SF available for lease-up**
Occupancy of 79.9 percent leaves upside in place.

**Hard corner, Cerrillos Road and Rodeo Road**
Signalized northeast corner, adjacent to Santa Fe Place Mall.

**More than 55,000 vehicles per day**
32,818 VPD on Cerrillos Road; 22,228 VPD on Rodeo Road.

**205 surface spaces on ±3.8120 acres**
Roughly 4.7 spaces per 1,000 square feet.

**C-2 Community Commercial zoning**
Broad retail and service use flexibility.

## FORECLOSURE AND RECEIVERSHIP — TERMS OF SALE

Property is in foreclosure and receivership. Sale subject to approval by the court and the receiver. Seller has limited knowledge of the recent financial performance of property and its physical condition due to the receivership. Buyer must perform due diligence with limited information provided by seller and receiver and obtain its own information to be satisfied with the property. Seller will be limited in ability to make representations and warranties upon sale.

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# TENANTS AND TRADE AREA

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## TENANT ROSTER

ANCHOR

**Dollar Tree**

Lease through February 2052

**Hidden Mountain Brewing**

**T-Mobile**

**OneMain Financial**

**Baskin Robbins**

**8,911 SF available**

## TRAFFIC AND POSITION

**32,818**
VPD · CERRILLOS ROAD

**22,228**
VPD · RODEO ROAD

**205**
SURFACE PARKING SPACES

**1994**
YEAR BUILT

Cerrillos Road is Santa Fe's principal retail corridor. Century Plaza sits at its intersection with Rodeo Road, immediately adjacent to Santa Fe Place Mall, and draws from both corridors at a signalized hard corner.

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# PROPERTY PHOTOS

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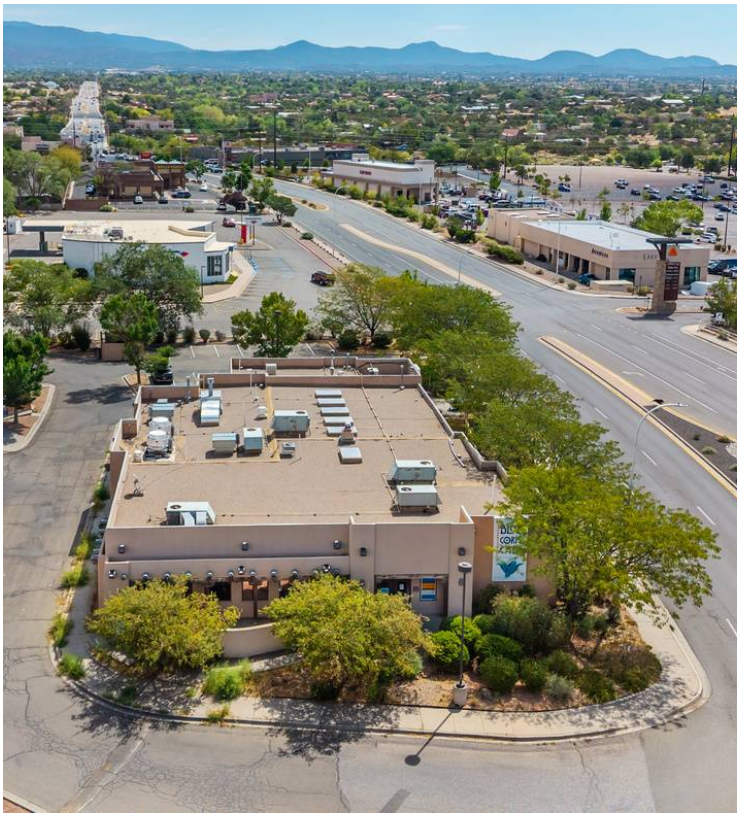

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# LOCATION MAPS

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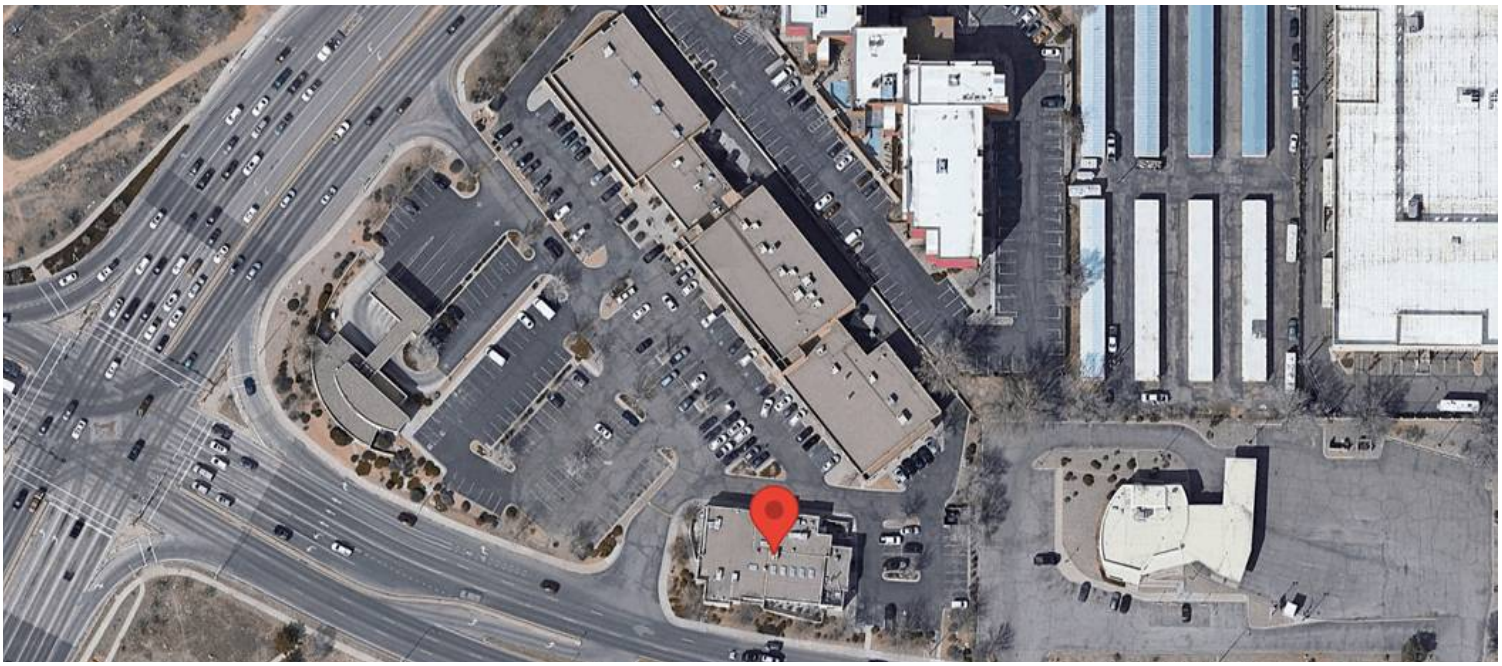
## AERIAL



## VICINITY

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# TERMS OF SALE AND DISCLAIMER

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## DISCLOSURES

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Cooperating brokers welcome.

Equal Housing Opportunity.

Financial information, including income, expenses and returns, is available to qualified buyers in the offering memorandum upon execution of a confidentiality agreement.

## FOR MORE INFORMATION

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