

Carlos Garcia

505.670.3181

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Joel Cumplido

505.670.3328

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MINI STORAGE



Wagon Rd.



SITE

Emblem Rd.

±1.02 Ac.

DISCOUNT
TIRE

HYATT
PLACE



BUILD-TO-SUITE/GROUND LEASE

Vacant Land in Retail Corridor

4318 Cerrillos Rd. Santa Fe, NM 87507

AVAILABLE	LEASE RATE	ZONING
±1.02 Ac.	See Advisor	C-2 General Commercial



PROPERTY OVERVIEW

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AVAILABLE

±1.02 Ac.

LEASE RATE

See Advisors

ZONING

C-2 | General Commercial

HIGHLIGHTS

- Located in a high-traffic area
- Within a vibrant residential and retail corridor
- Excellent opportunity for ground lease or possible build-to-suit (up to 7,200 SF buildable area)
- Co-tenancy with Hyatt Place and Discount Tire
- Close proximity to restaurants, hotels, governmental offices and Santa Fe Place Mall
- Near high traffic intersection of Cerrillos, Rodeo & Airport Roads
- Monument sign available

**BUILD-TO-SUIT OR
GROUND LEASE**

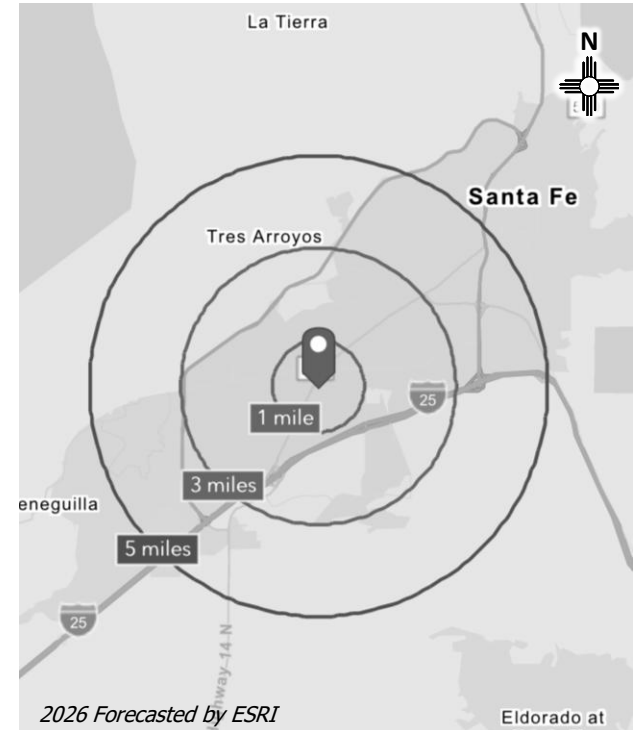
Vacant Land in Retail Corridor



MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,488	59,247	89,130
Average HH Income	\$105,239	\$107,636	\$114,571
Total Business	613	1,969	4,435
Total Employees	7,067	19,264	71,263

**BUILD-TO-SUIT OR
GROUND LEASE**

Vacant Land in Retail Corridor



PROPOSED SITE PLAN

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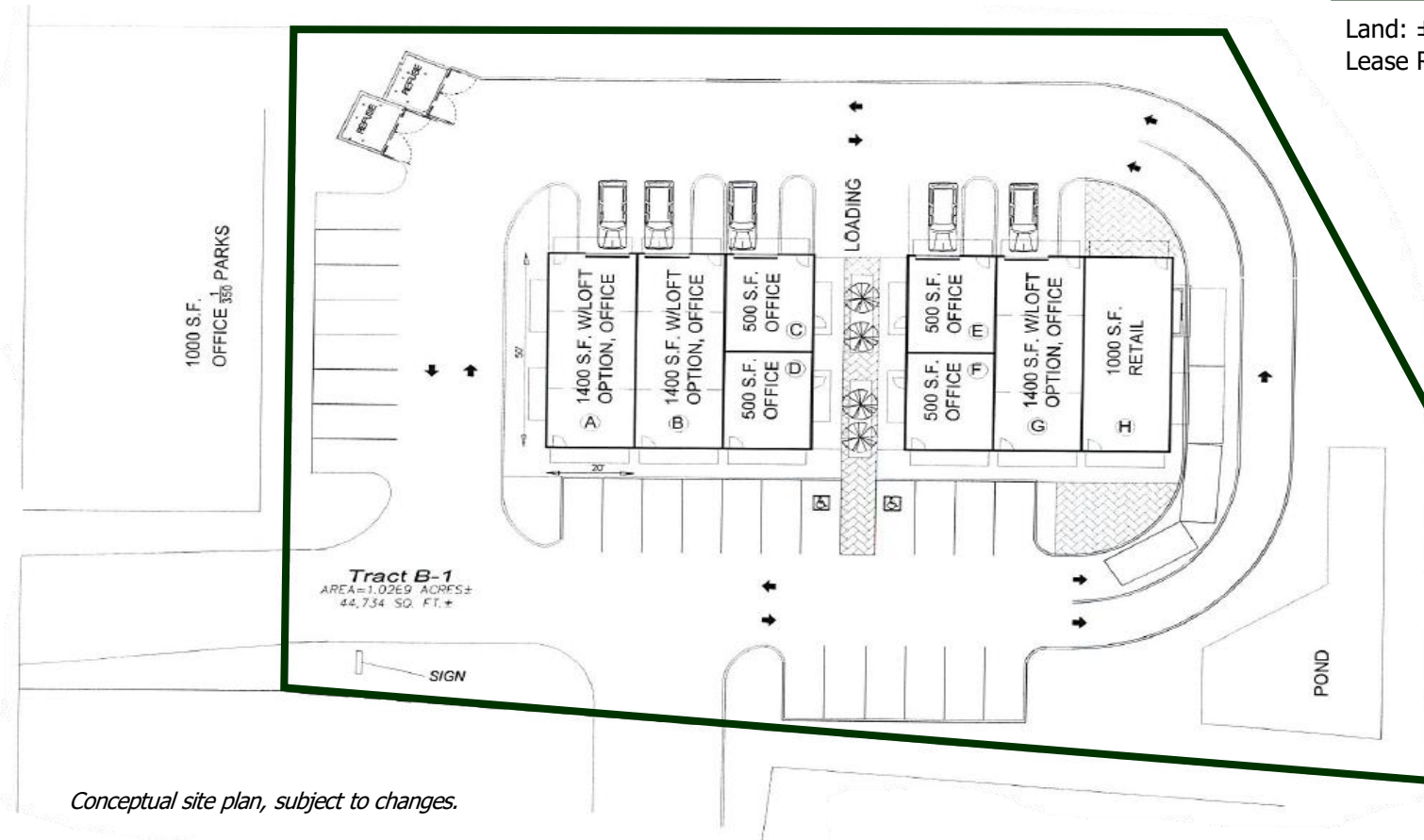
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AVAILABLE

Land: ±1.02 Ac.

Lease Rate: See advisors



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