



BUILD-TO-SUIT OR GROUND LEASE

Vacant Lot in Retail Corridor

AVAILABLE
±1.02 Ac.

LEASE RATE
See Advisors

ZONING
C-2 | General Commercial

HIGHLIGHTS

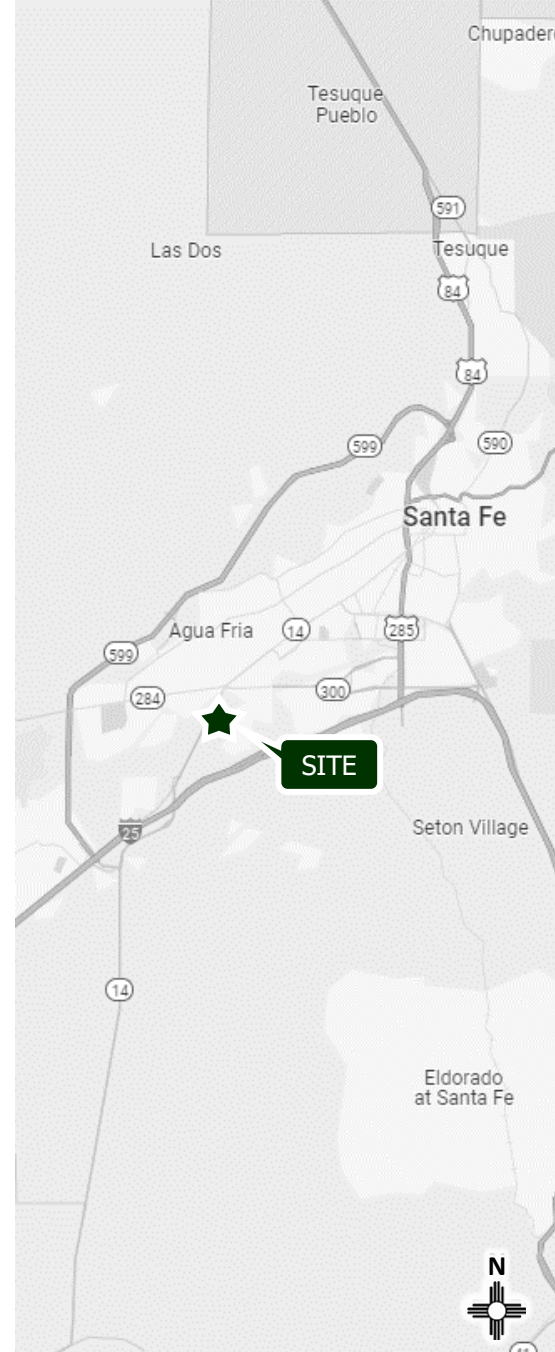
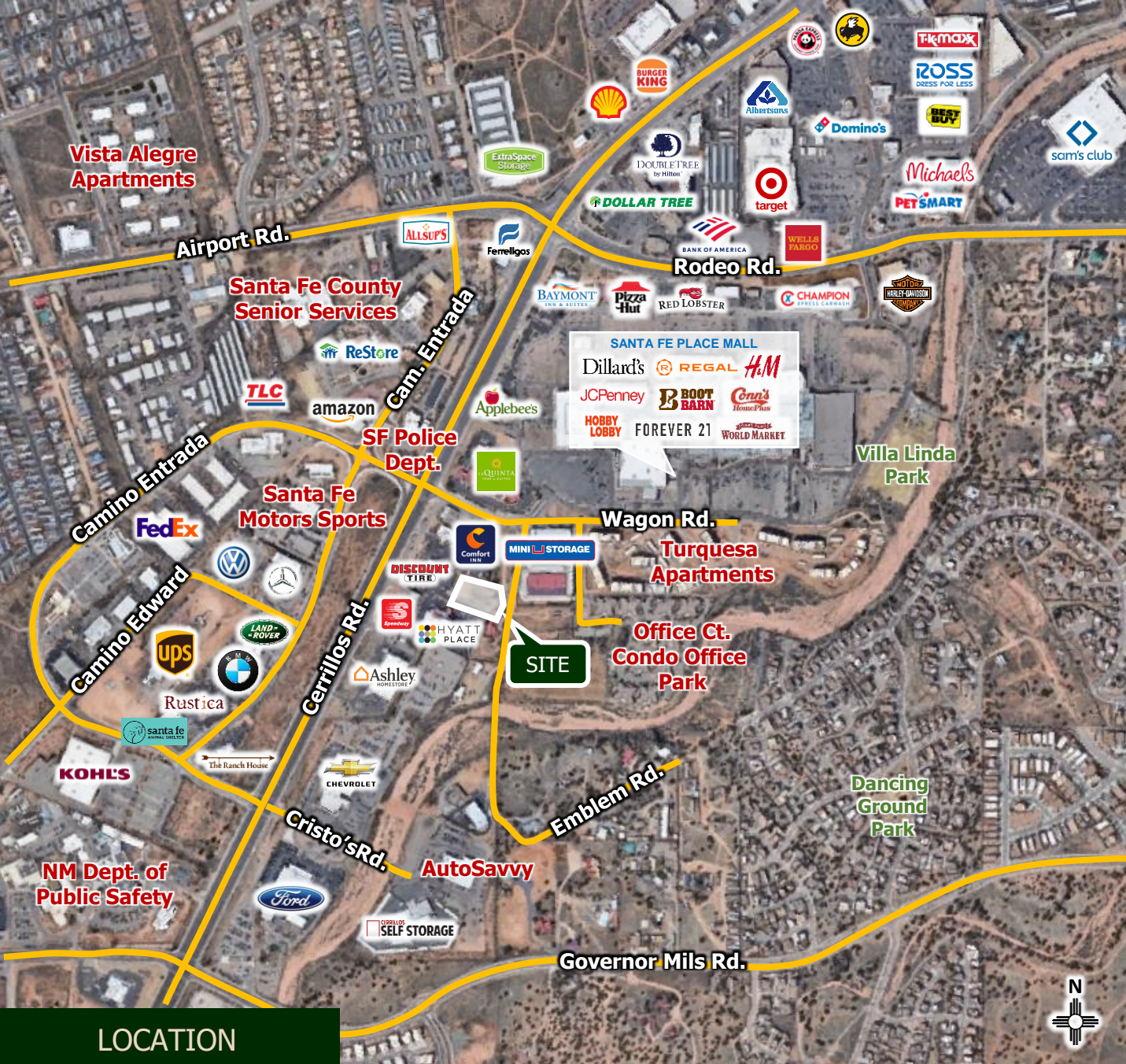
- Located in a high-traffic area
- Within a vibrant residential and retail corridor
- Excellent opportunity for ground lease or possible build-to-suit (up to 7,200 SF buildable area)
- Co-tenancy with Hyatt Place and Discount Tire
- Close proximity to restaurants, hotels, governmental offices and Santa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



4318 Cerrillos Rd. Santa Fe, NM 87507

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418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

Carlos Garcia	Joel Cumplido
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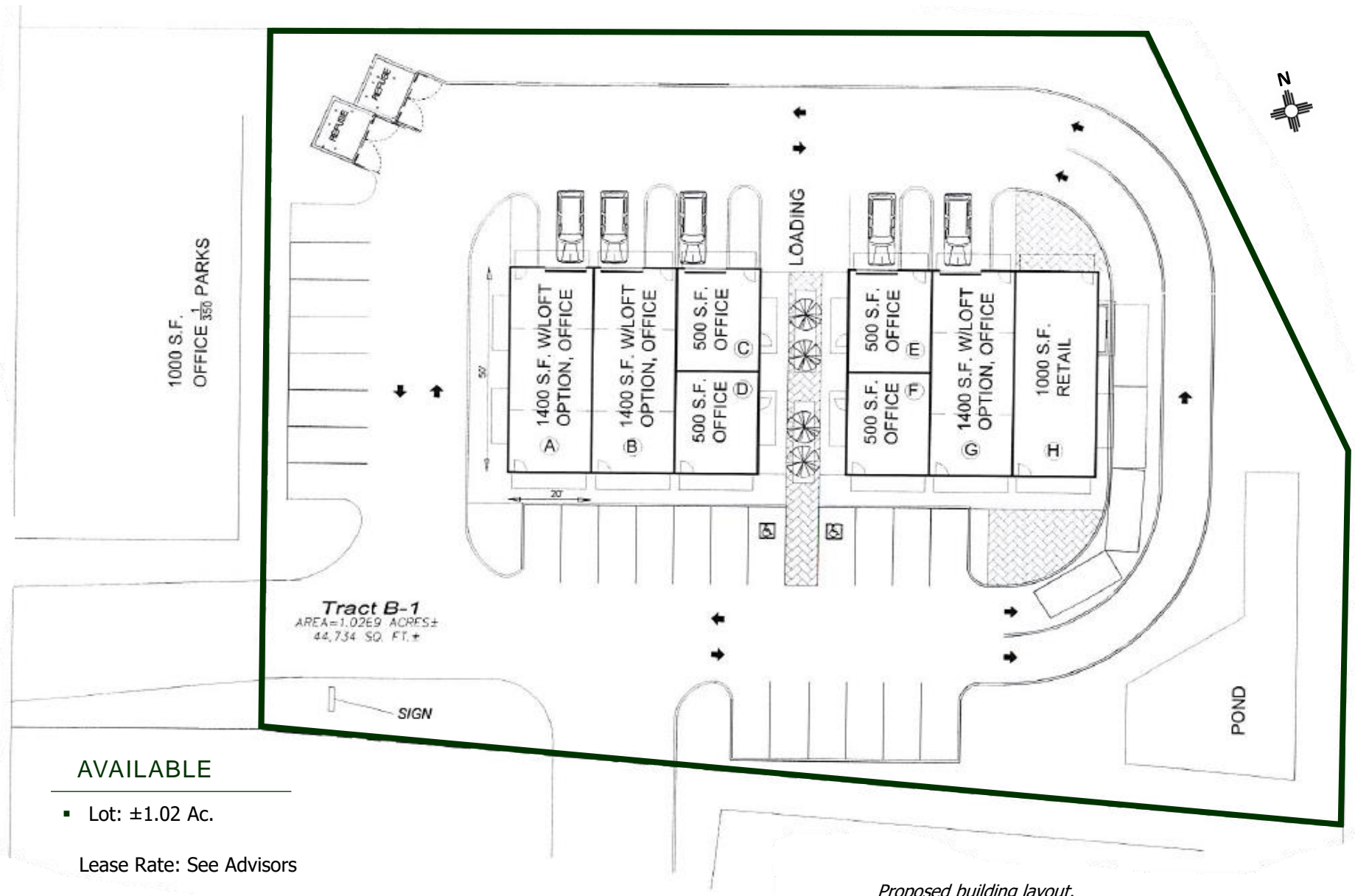
LOCATION

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Lease Rate: See Advisors

SITE PLAN

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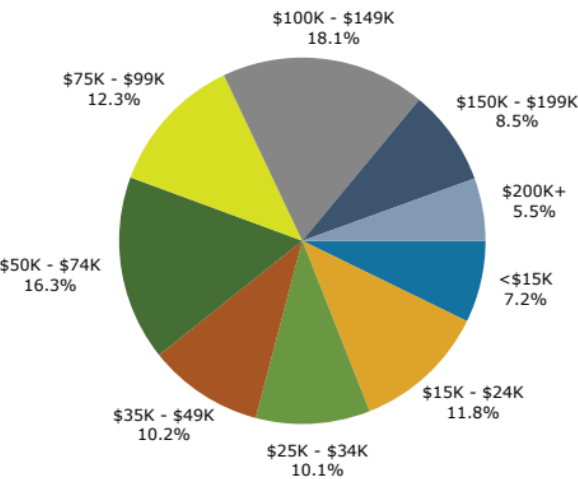
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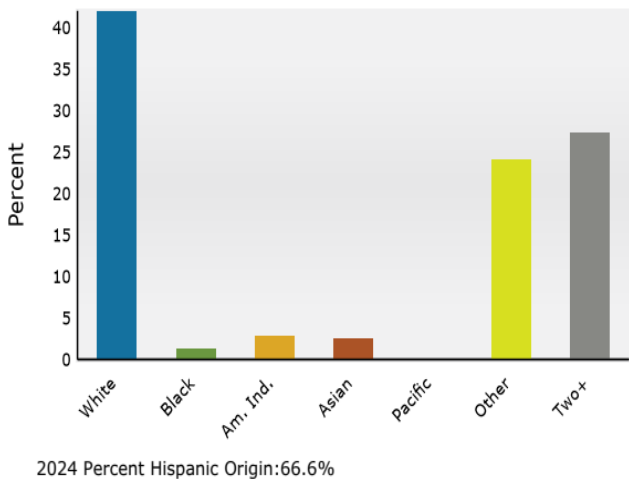
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2024 Forecasted by ESRI	1 Mile	3 Mile	5 Mile
Population	11,635	57,175	86,526
Households	4,774	22,761	37,487
Families	2,737	13,511	20,424
Average Households Size	2.35	2.48	2.27
Median Age	37.0	40.2	43.4
Media HH Income	20,424	\$68,260	\$71,831
Average HH Income	\$86,530	\$91,076	\$96,733
Total Business	602	1,972	4,672
Total Employees	7,694	20,786	55,816

HH Income – 1 mile radius



Population by Race – 1 mile radius

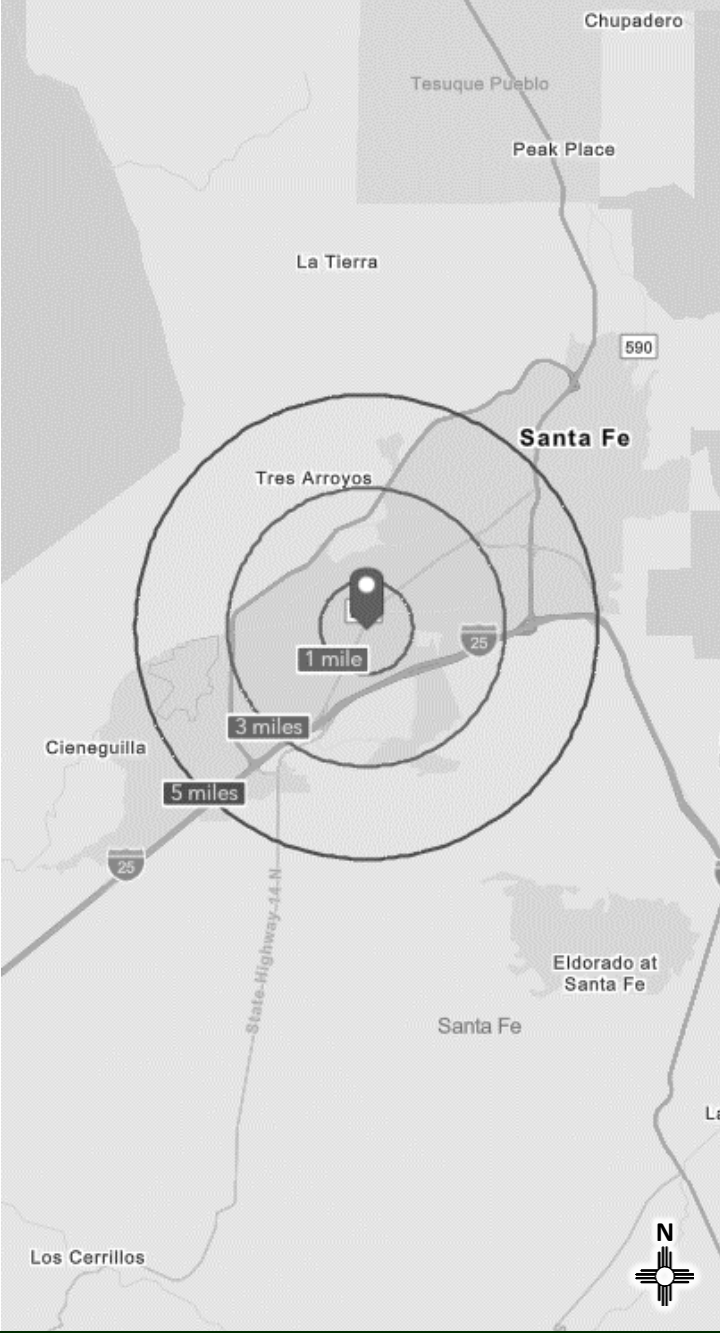


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DEMOGRAPHICS

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