

Carlos Garcia

505.670.3181

carlos@garsagroup.com

Joel Cumplido

505.670.3328

joel@garsagroup.com

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

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

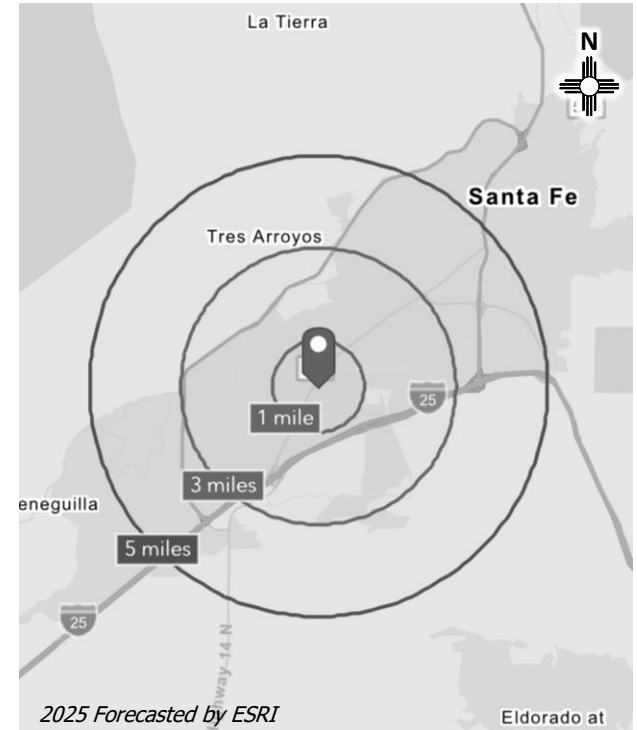
Vacant Land in Retail Corridor



MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,541	57,759	87,609
Average HH Income	\$90,890	\$96,629	\$104,406
Total Business	579	1,922	4,462
Total Employees	7,539	19,641	52,247

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

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PROPOSED SITE PLAN

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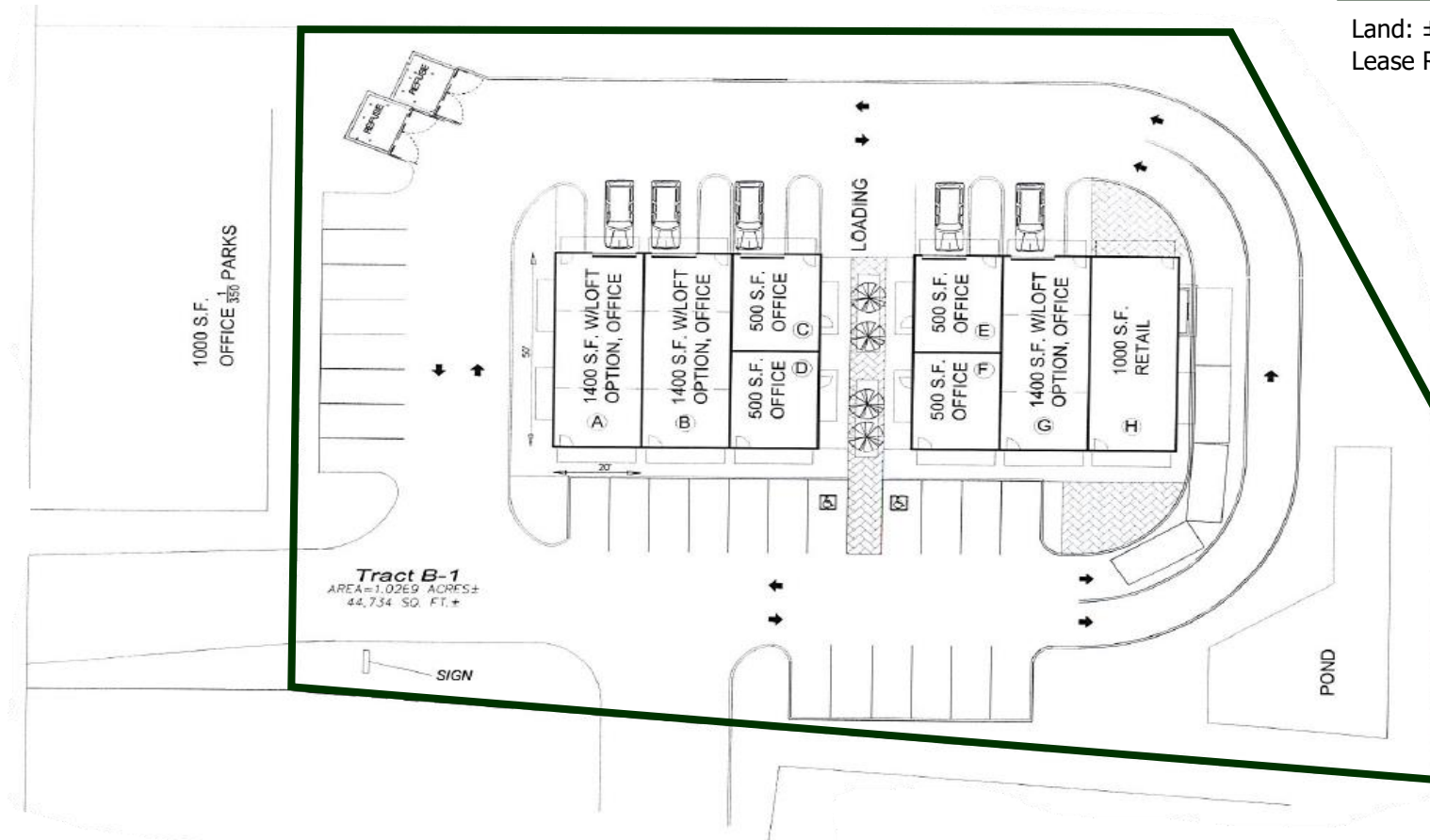
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AVAILABLE

Land: ±1.02 Ac.

Lease Rate: See advisors



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