



# For Sale

## RETAIL AND HOSPITALITY PAD SITES IN THE I-25 CORRIDOR

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



### SITE

#### AVAILABLE

±0.88 to ±11.0 Acres

#### SALE PRICE

See Advisors

#### ZONING C-2

#### 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

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Bungalows on Cerrillos  
COMING SOON

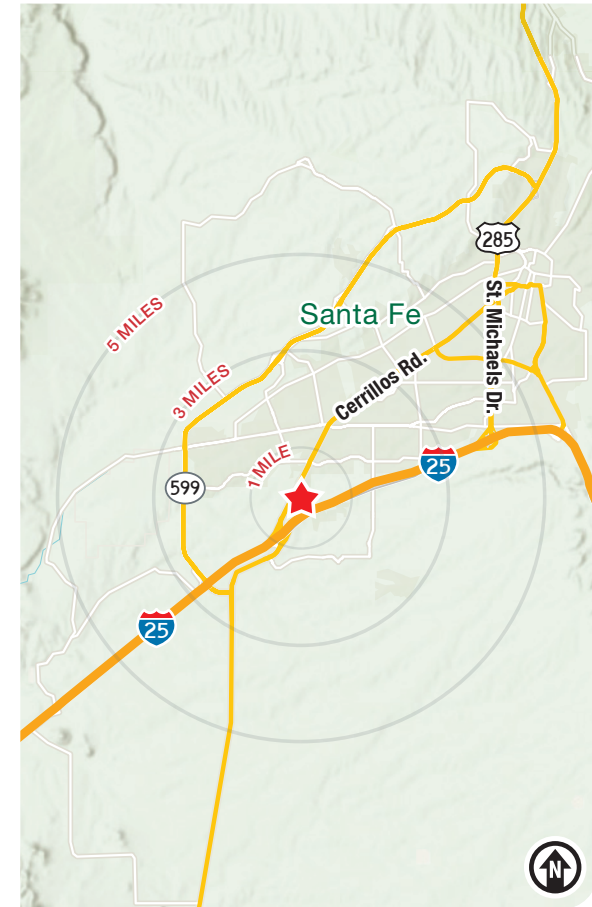
CPD 30,520

**SITE**  
Conceptual site plan,  
subject to change.

### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,039	46,987	75,016
Average HH Income	\$108,242	\$91,230	\$92,821
Daytime Employment	1,396	14,446	32,126

2023 Forecasted by Esri



**NAI SunVista**

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## 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 2023 Demographics)



**157,756**  
MSA Population



**70,027**  
Households



**\$108,696**  
Avg. Household Income



**\$57,762**  
Md. Disposable Income



**8,099**  
Total Businesses



**91,336**  
Total Employees

**FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES**

### SANTA FE ACCOLADES

- One of The Best Small Cities in the U.S. *Conde Nast Traveler 2022*
- Star Award Winners List *Forbes Travel Guide 2022*
- Best Places to Buy a Vacation Rental *House Digest 2022*
- One of America's Greatest Ski Towns *Thrillist 2022*
- Top 15 Cities in the U.S. *Travel + Leisure 2022*
- 10 Best Cities in the World for Art Lovers *Travel + Leisure 2022*
- World's Greatest Places *Time Magazine 2021*
- One of the 21 Best Places to Retire *Retire Better Now 2021*
- Top 100 Best Places to Live *Livability 2021*



### 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*