

At I-25 & Cerrillos Rd.

FOR LEASE

Southside Destination
Retail, Medical & Office
Center

AVAILABLE

- Units: ±405 SF to ±22,369 SF
- Pad Site 1: ±0.84 Ac.
- Pad Site 2 & 3: See Advisor

LEASE RATE

See advisor

ZONING

C-2 | General Commercial

HIGHLIGHTS

- Open and airy pedestrian design
- Located in a growing commercial & residential area
- Easy access to Interstate 25
- Pad sites opportunities with utilities nearby and paved access
- Property under new ownership
- Located in Santa Fe's best growing southside retail corridor
- Interstate 25 visibility
- Ample parking
- Electronic monument sign
- Flex terms & rates
- High traffic Tesla charging station



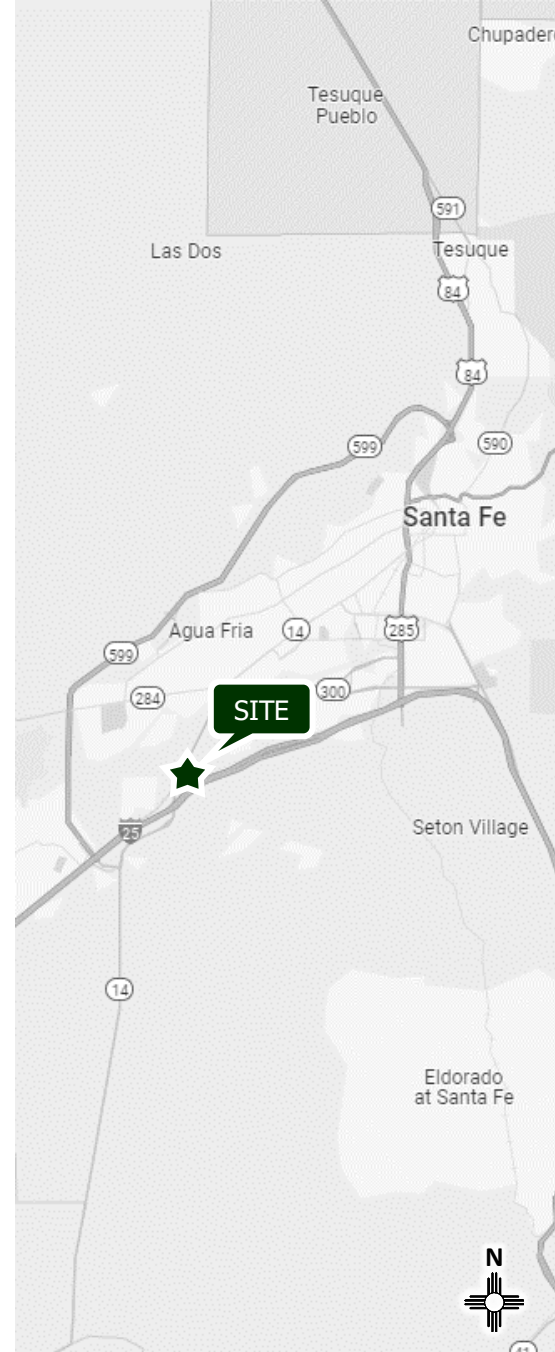
8380 Cerrillos Rd. Santa Fe, NM 87507



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Joel Cumplido
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1.- Cielo Luxury Living	±252 units
2.- 5200 Beckner Rd. - Multifamily	±56 units
3.- Solwyn Apartments	±330 units
4.- Arcadia Apartments	±332 units
5.- 8201 Cerrillos Rd. - Multifamily	±139 units
6.- 4900 Hernandez Rd. - Multifamily	±156 units
7.- 9 Finish Line Dr. - Multifamily	±240 units
8.- 4608 NM 14 - Multifamily	±240 units
Total:	±1,745 units

LOCATION

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19,845 VPD

25

25

RAIL RUNNER

Cielo Luxury Living
±252 Units

Retail Pad Sites

Electronic Monument Sign

Beckner Rd.

0 Beckner Rd.

INN AT SANTA FE

Commercial Development

Solwyn Apartments
±330 Units

23,888 VPD

Cerrillos Rd.

W. Frontage Rd.

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- Pad sites opportunities with utilities nearby and paved access
- Property under new ownership
- Located in Santa Fe's best growing southside retail corridor
- Highway I-25 visibility
- Ample parking

AVAILABLE

- Pad Site 1: ±0.84 Ac.
- Pad Site 2 & 3: See Advisor

Lease Rate: See Advisor

Site plan not to scale, for location purposes only.

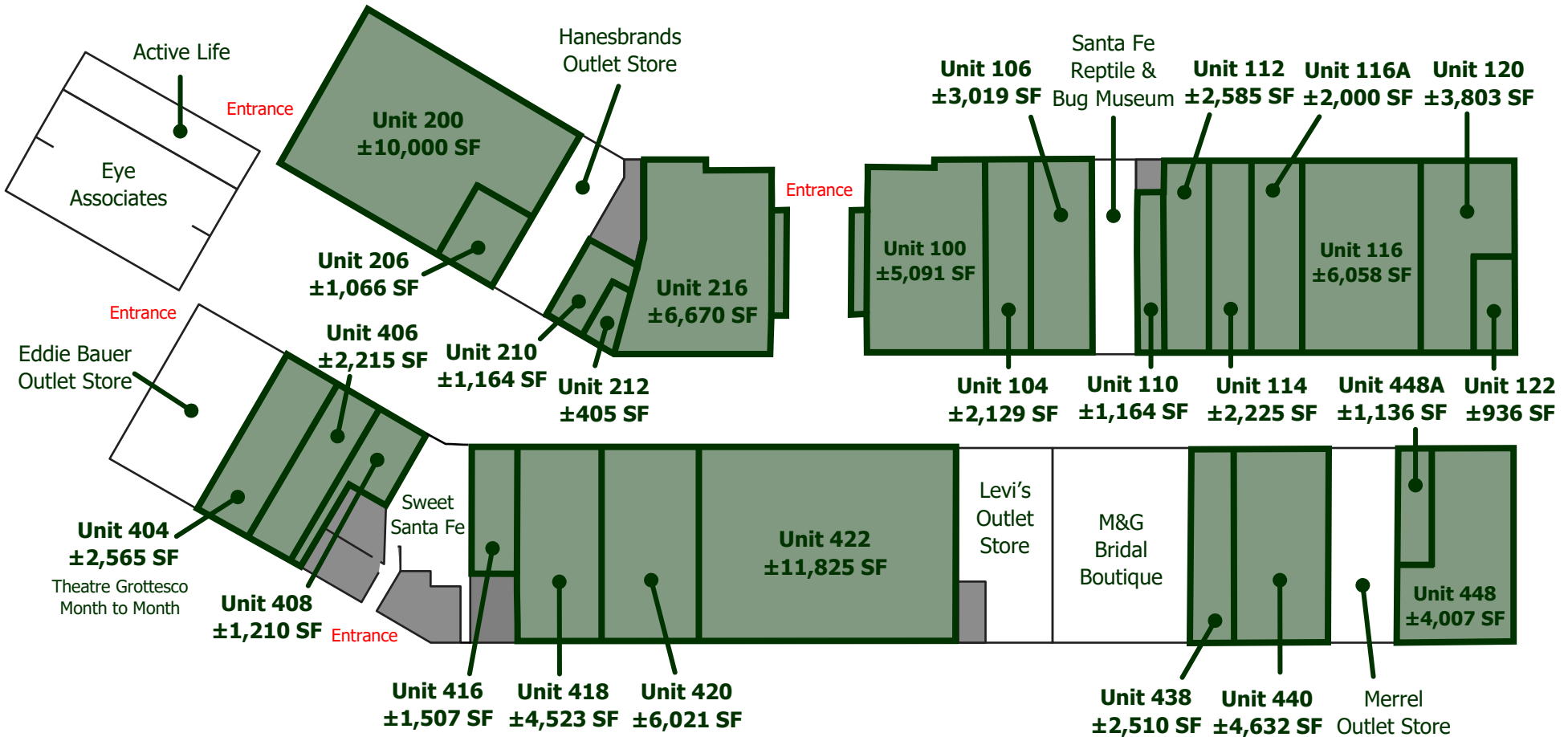
SITE PLAN

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Common area restrooms, management office and storage rooms.

Floor plan not to scale, for location purposes only.

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PHOTOS

FOR LEASE

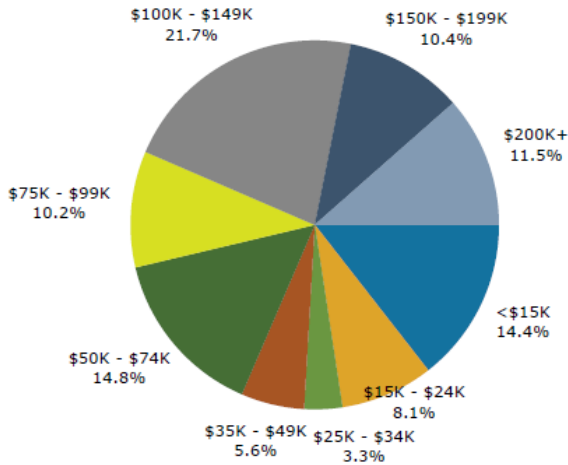
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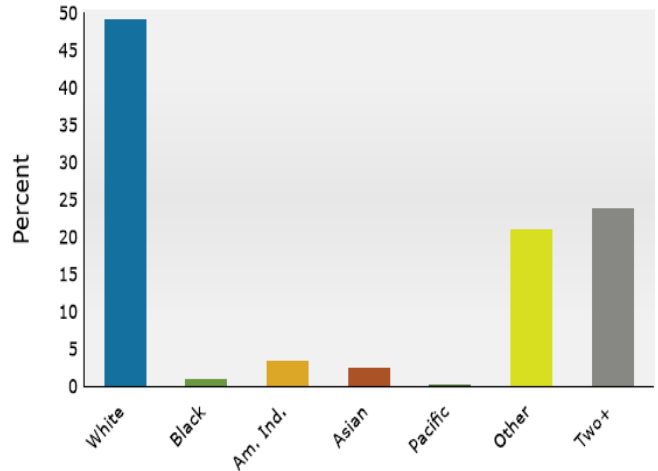
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2024 Forecasted by ESRI	1 Mile	3 Mile	5 Mile
Population	1,528	44,302	71,122
Households	540	16,773	28,590
Families	367	10,586	16,773
Average Households Size	2.80	2.60	2.42
Median Age	41.1	38.0	41.0
Media HH Income	\$82,702	\$69,059	\$70,366
Average HH Income	\$109,288	\$92,313	\$94,254
Total Business	98	1,225	2,694
Total Employees	1,271	14,543	30,424

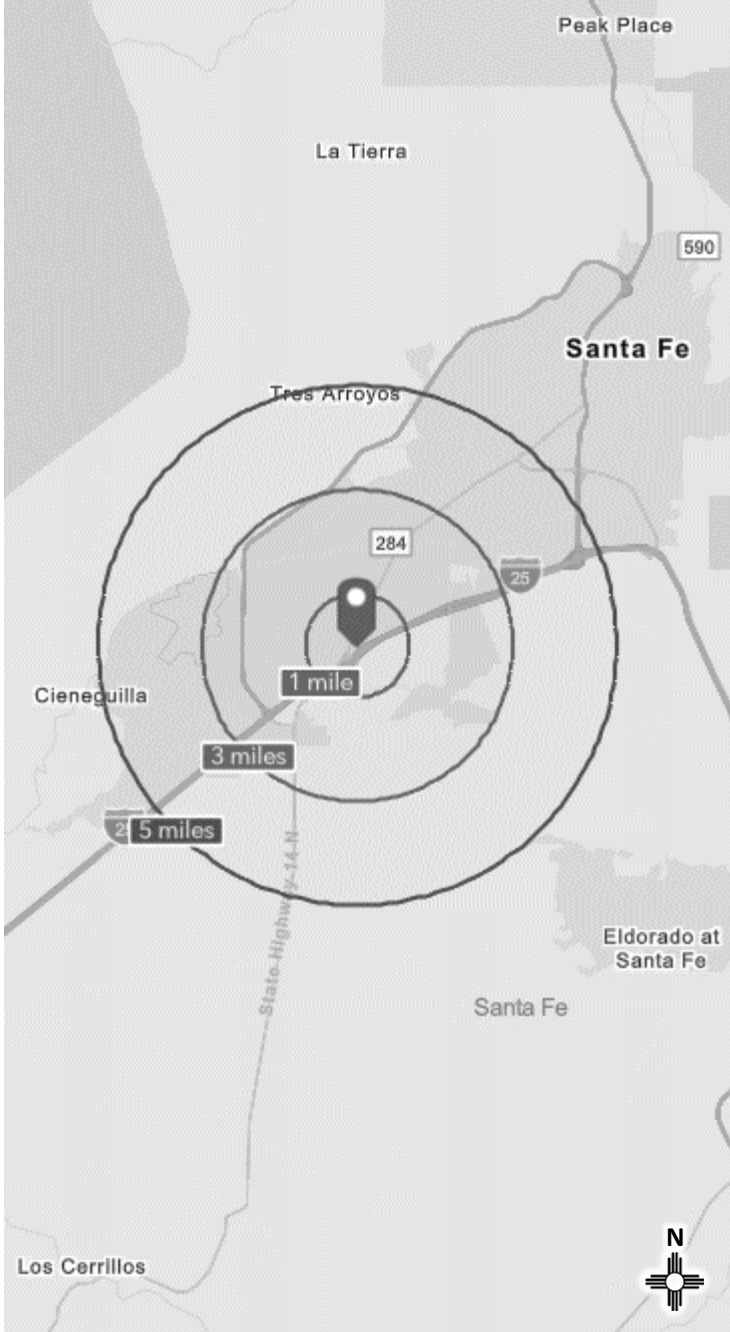
HH Income – 1 mile radius



Population by Race – 1 mile radius



2024 Percent Hispanic Origin: 62.0%



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DEMOGRAPHICS

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