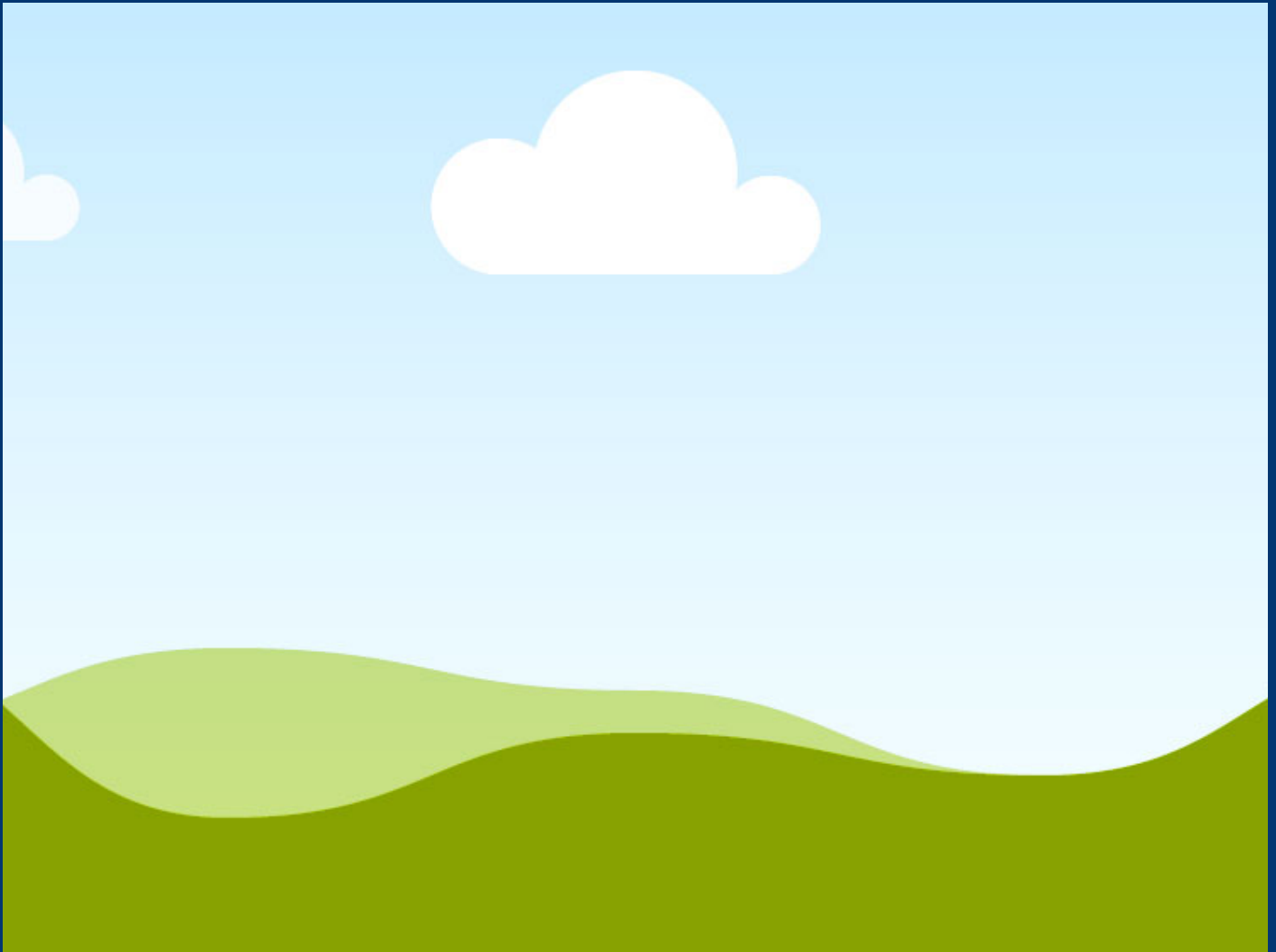


RETAIL INVESTMENT FOR SALE
SANTA FE, NEW MEXICO



CENTURY PLAZA

4056 CERRILLOS ROAD · SANTA FE, NM 87507

ASKING PRICE

\$7,000,000

NET RENTABLE

±43,739 SF

LAND

±3.8120 AC

OCCUPANCY

79.9%

PRESENTED BY

TAI BIXBY, SIOR, CCIM

Director · NMREL #40315

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REA | REAL ESTATE ADVISORS, LLC

1227 Paseo de Peralta, Santa Fe, NM 87505

Office: (505) 539-3200

PROPERTY SUMMARY

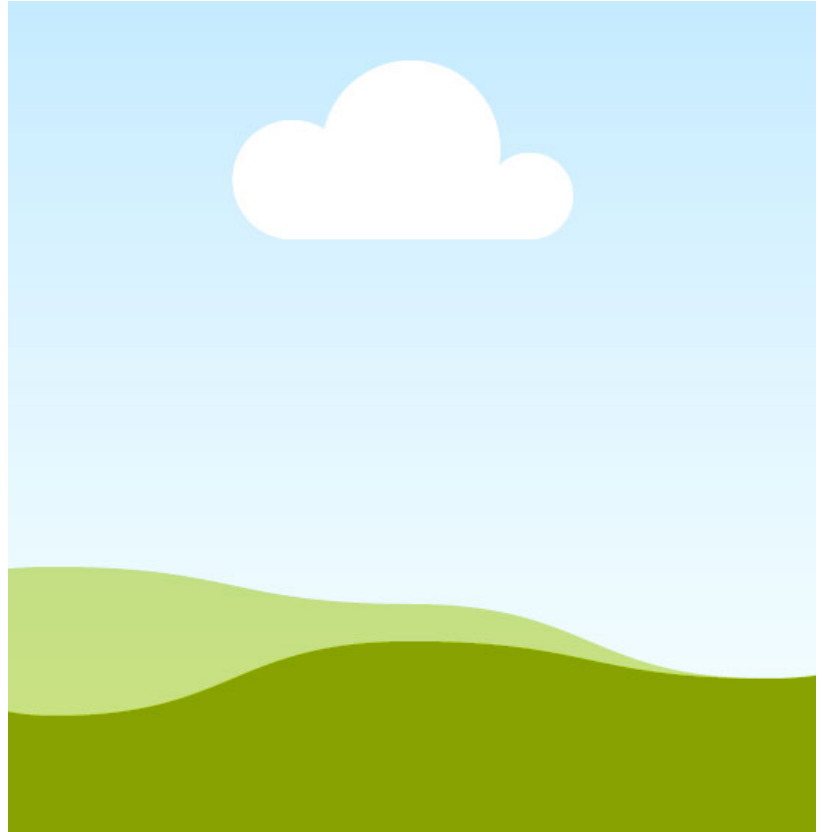
CENTURY PLAZA · 4056 CERRILLOS ROAD, SANTA FE, NM



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ADVISORS

AT A GLANCE

ASKING PRICE	\$7,000,000
NET RENTABLE AREA	±43,739 SF
GROSS BUILDING AREA	45,000 SF
LAND	±3.8120 Acres
YEAR BUILT	1994
PARKING	205 surface spaces
ZONING	C-2 Community Commercial
OCCUPANCY	79.9%
AVAILABLE	8,911 SF
ANCHOR	Dollar Tree, lease through February 2052
CERRILLOS ROAD TRAFFIC	32,818 VPD
RODEO ROAD TRAFFIC	22,228 VPD



PROPERTY OVERVIEW

Century Plaza is a ±43,739 square foot net rentable neighborhood shopping center on ±3.8120 acres at the northeast corner of Cerrillos Road and Rodeo Road in Santa Fe. Built in 1994 with 45,000 square feet of gross building area and 205 surface parking spaces, the center is anchored by Dollar Tree on a lease running through February 2052. The property is 79.9 percent occupied, with 8,911 square feet available.

LOCATION OVERVIEW

The center holds the hard northeast corner of Cerrillos Road and Rodeo Road, adjacent to Santa Fe Place Mall on Santa Fe's primary retail corridor. Cerrillos Road carries 32,818 vehicles per day and Rodeo Road carries 22,228 vehicles per day at the intersection. Zoning is C-2 Community Commercial.

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INVESTMENT HIGHLIGHTS

CENTURY PLAZA · 4056 CERRILLOS ROAD, SANTA FE, NM



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Dollar Tree anchor through February 2052

National credit anchor on a long-term lease.

Hard corner, Cerrillos Road and Rodeo Road

Signalized northeast corner, adjacent to Santa Fe Place Mall.

205 surface spaces on ±3.8120 acres

Roughly 4.7 spaces per 1,000 square feet.

8,911 SF available for lease-up

Occupancy of 79.9 percent leaves upside in place.

More than 55,000 vehicles per day

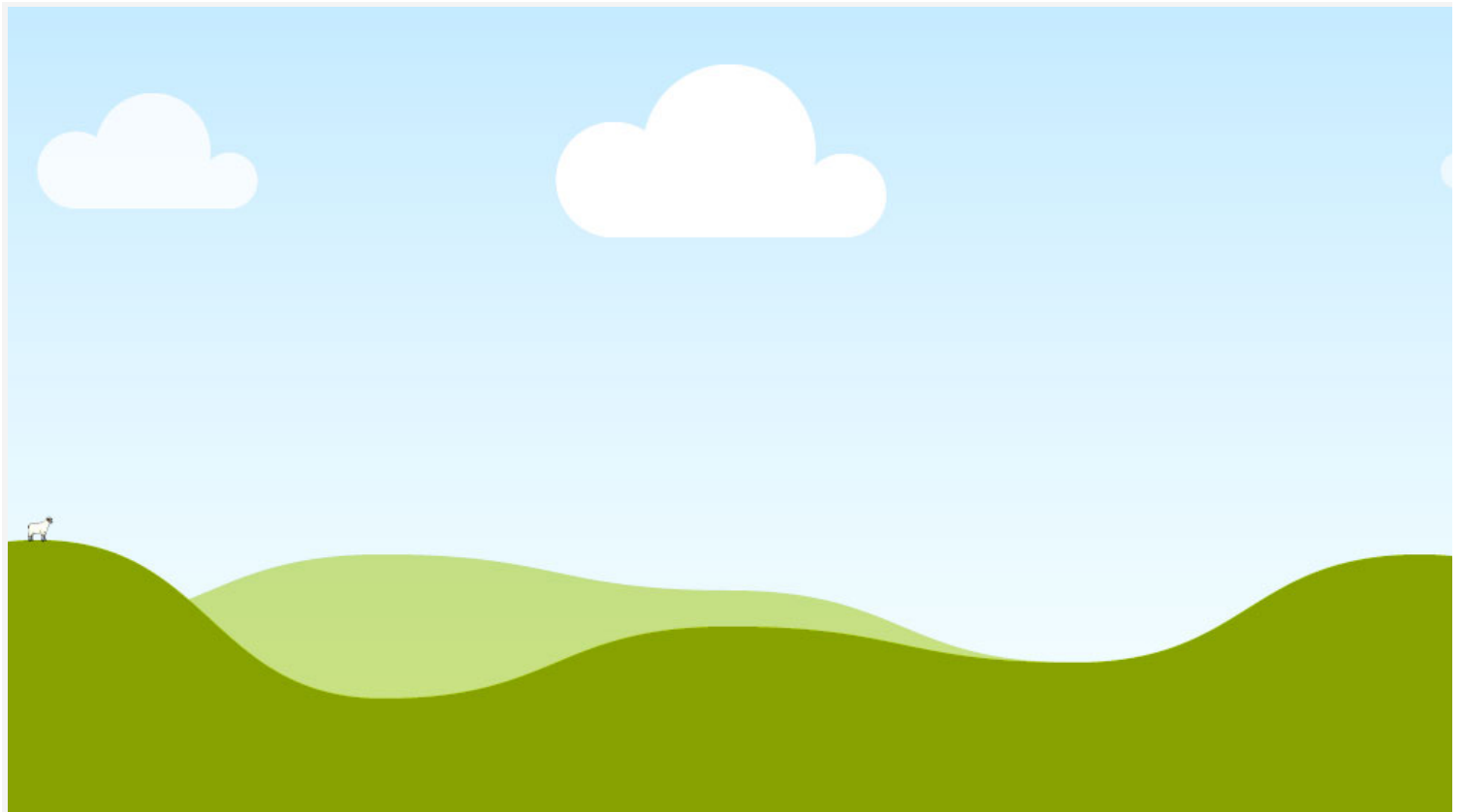
32,818 VPD on Cerrillos Road; 22,228 VPD on Rodeo Road.

C-2 Community Commercial zoning

Broad retail and service use flexibility.

FORECLOSURE AND RECEIVERSHIP — TERMS OF SALE

Property is in foreclosure and receivership. Sale subject to approval by the court and the receiver. Seller has limited knowledge of the recent financial performance of property and its physical condition due to the receivership. Buyer must perform due diligence with limited information provided by seller and receiver and obtain its own information to be satisfied with the property. Seller will be limited in ability to make representations and warranties upon sale.



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TENANT ROSTER

ANCHOR

Dollar Tree

Lease through February 2052

Hidden Mountain Brewing

T-Mobile

OneMain Financial

Baskin Robbins

8,911 SF available

TRAFFIC AND POSITION

32,818

VPD · CERRILLOS
ROAD

22,228

VPD · RODEO ROAD

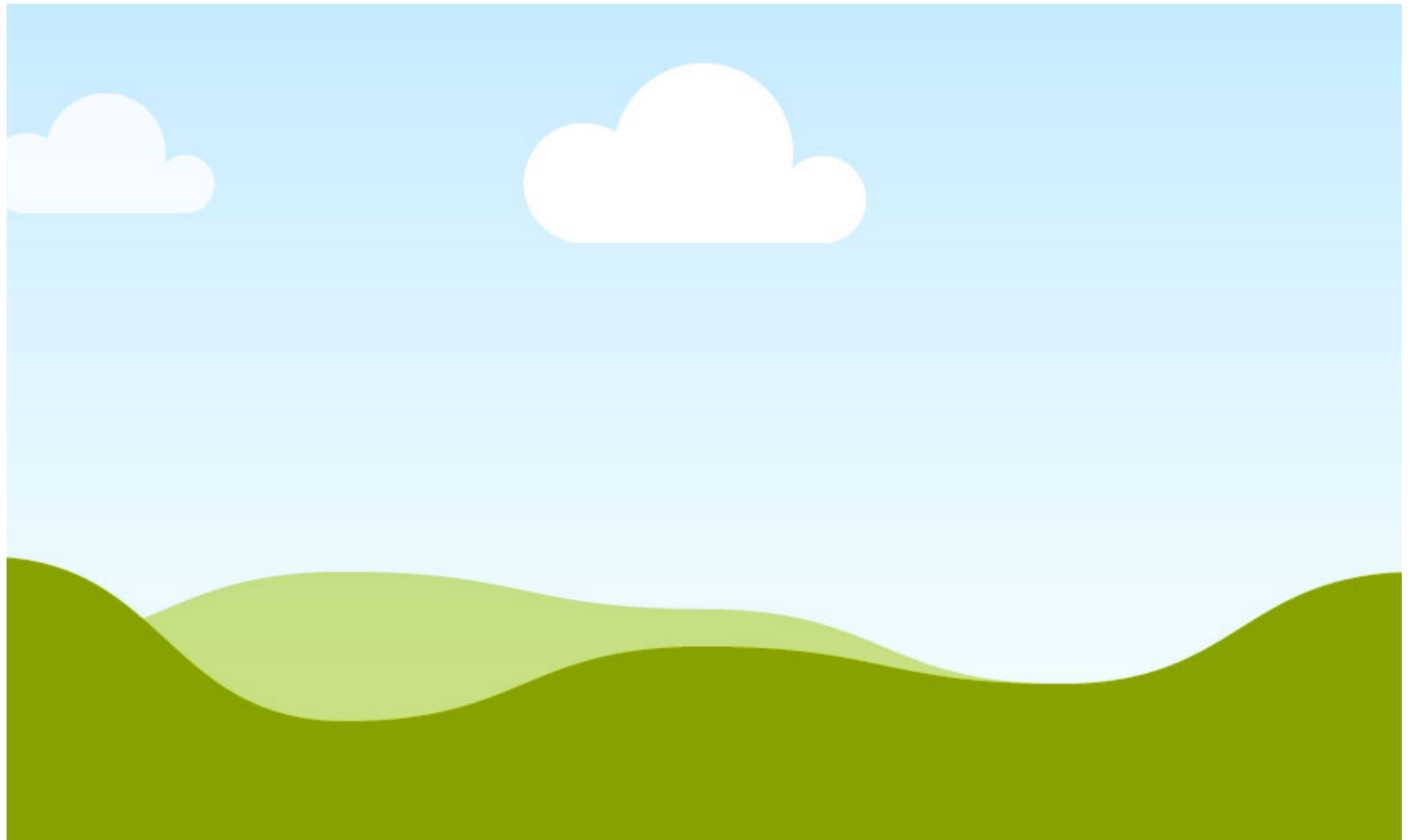
205

SURFACE PARKING
SPACES

1994

YEAR BUILT

Cerrillos Road is Santa Fe's principal retail corridor. Century Plaza sits at its intersection with Rodeo Road, immediately adjacent to Santa Fe Place Mall, and draws from both corridors at a signalized hard corner.



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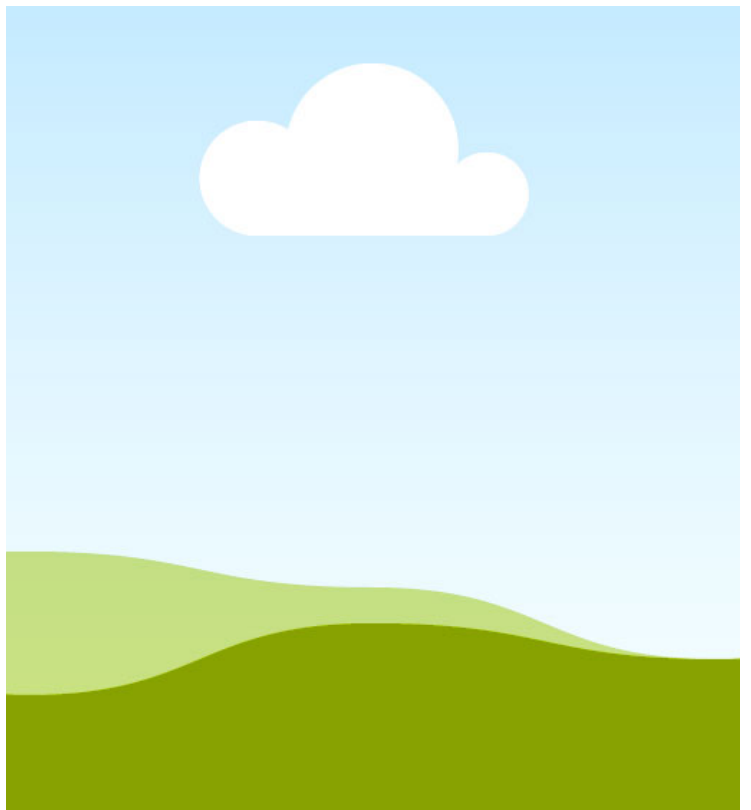
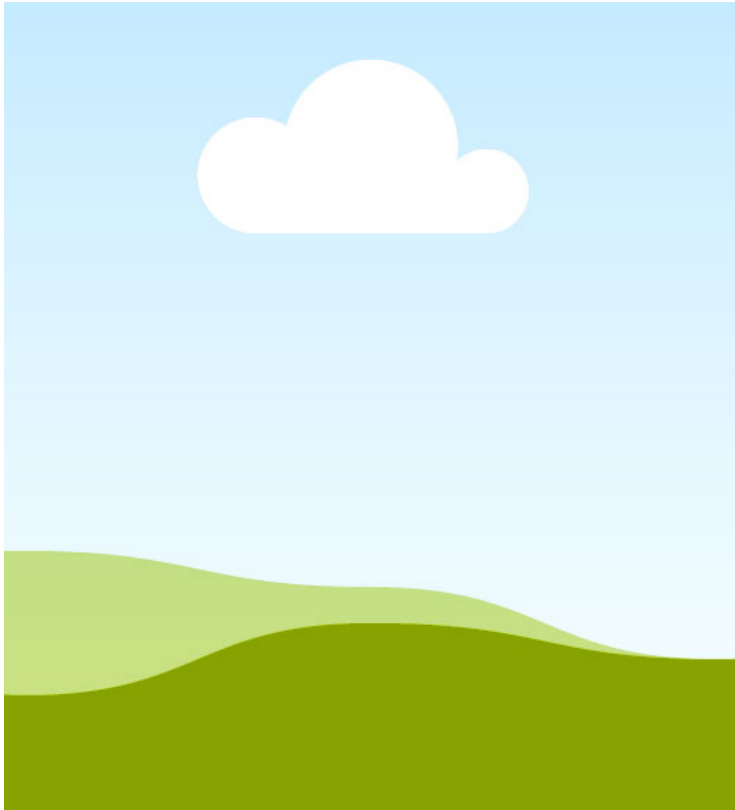
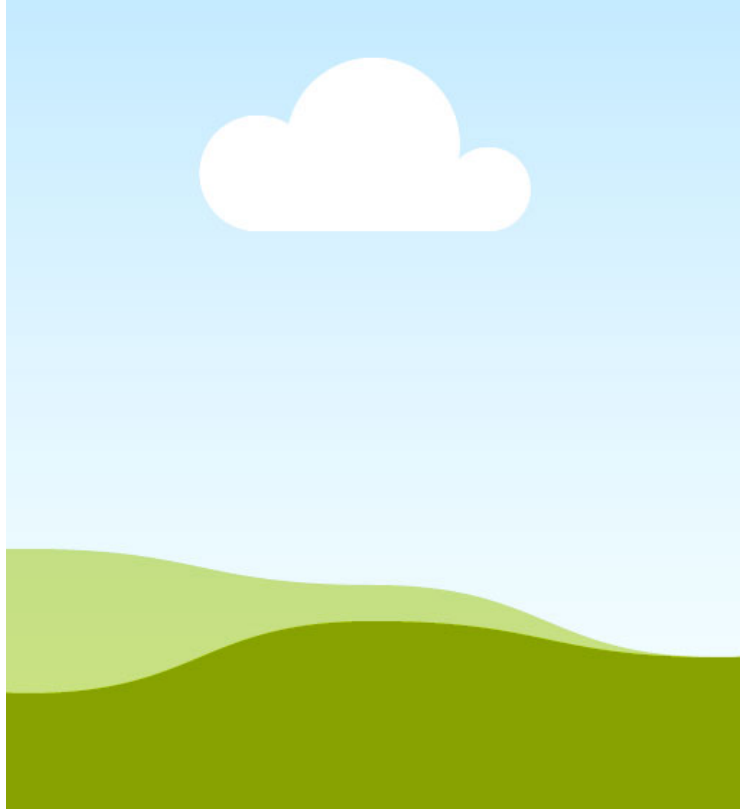
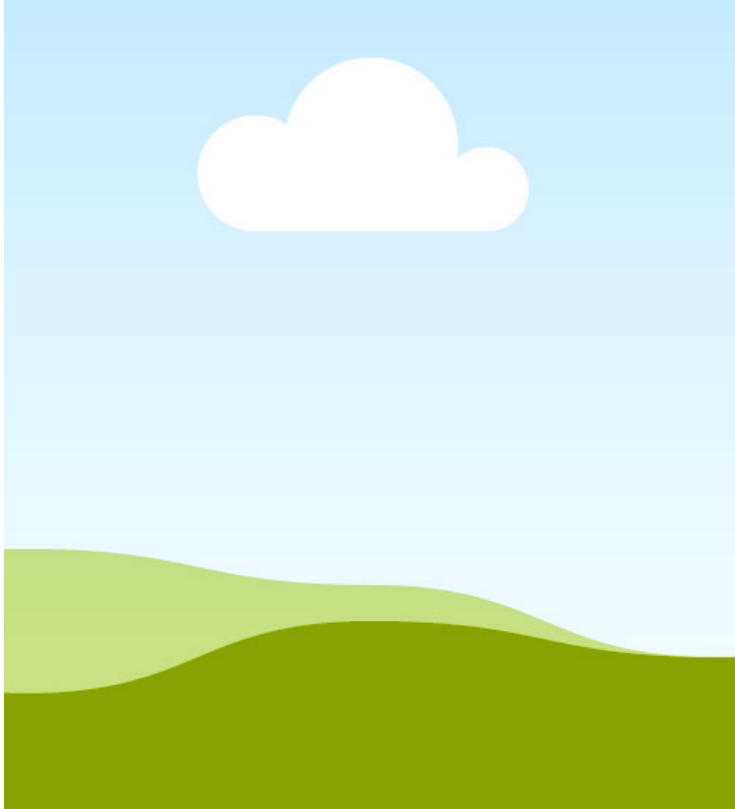
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PROPERTY PHOTOS

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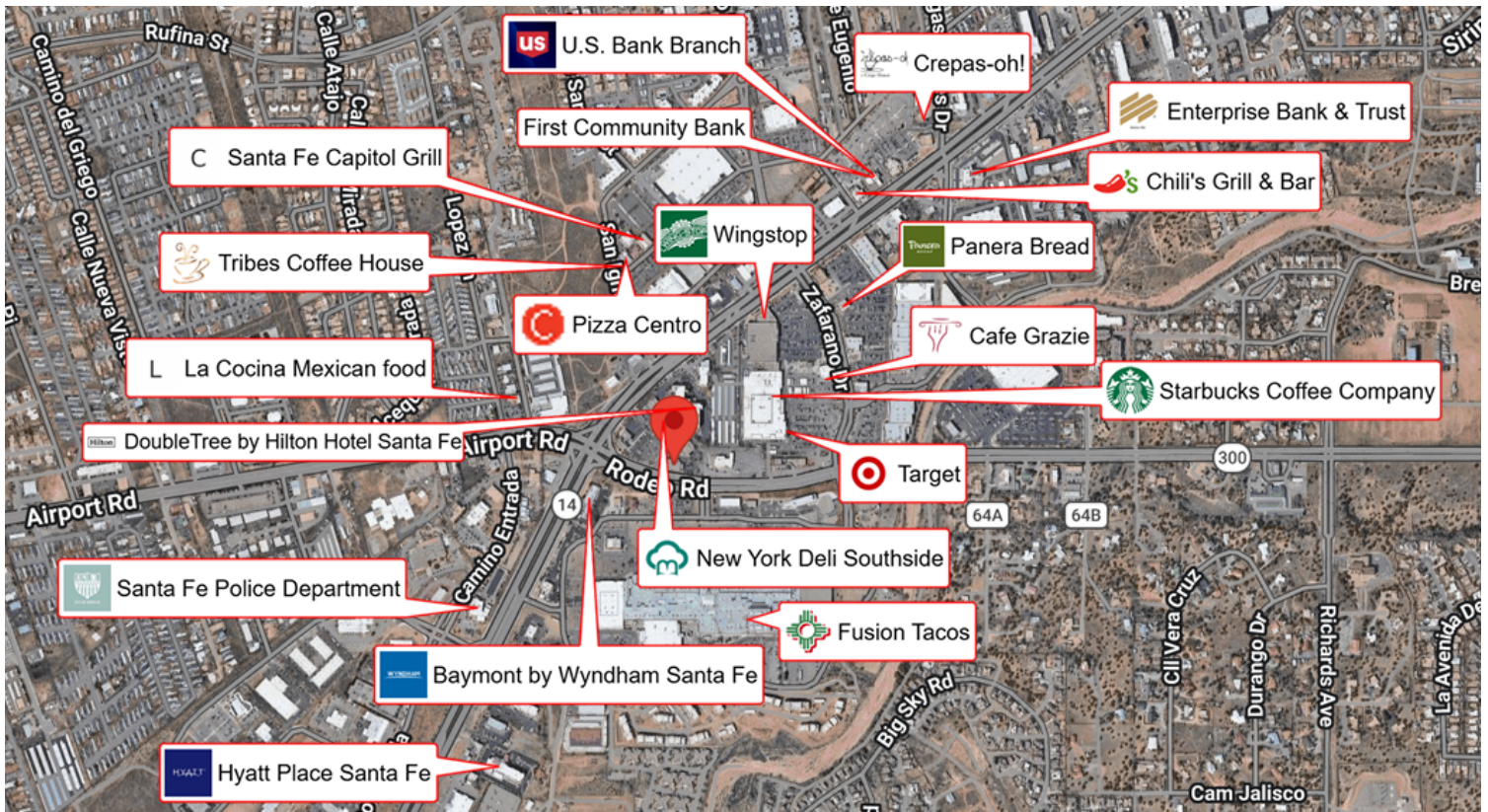
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AERIAL



VICINITY



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TERMS OF SALE AND DISCLAIMER

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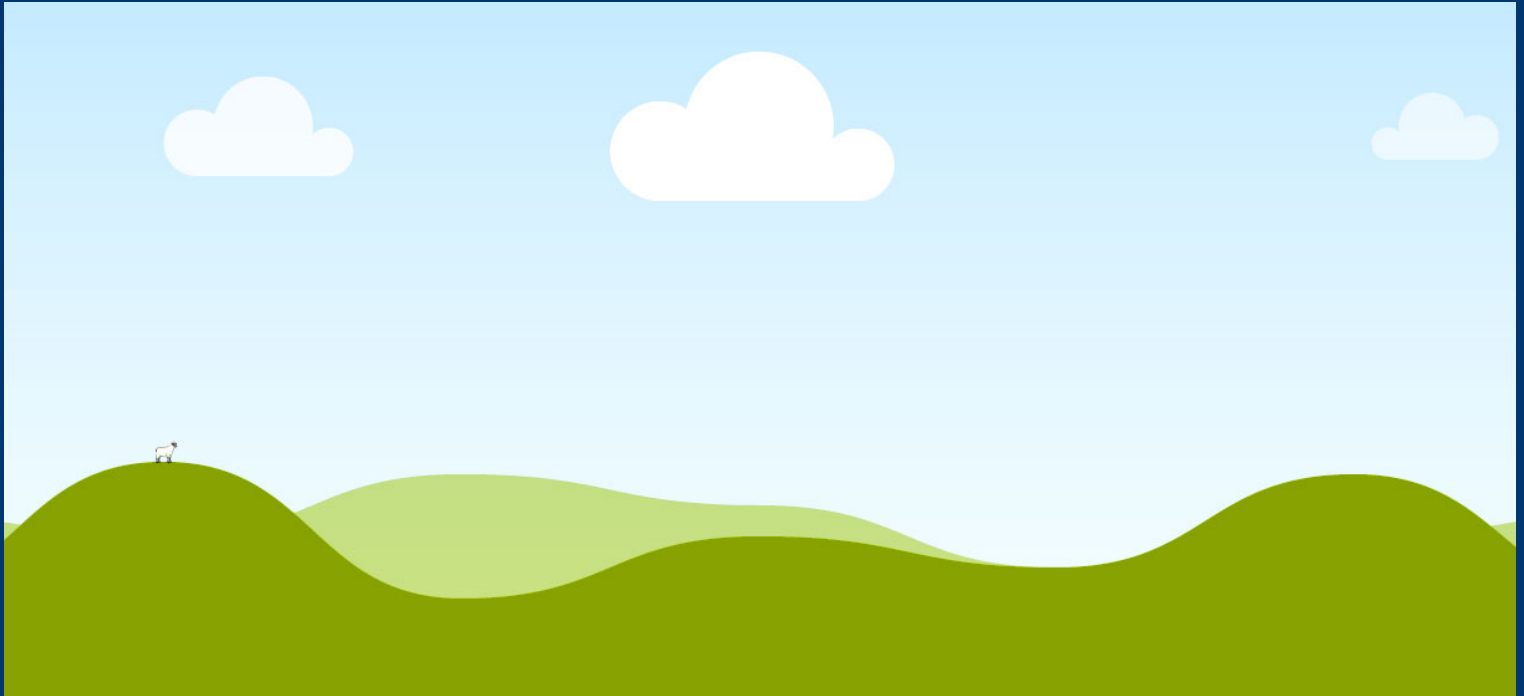
DISCLOSURES

Information deemed reliable but not guaranteed. Buyer to verify.

Cooperating brokers welcome.

Equal Housing Opportunity.

Financial information, including income, expenses and returns, is available to qualified buyers in the offering memorandum upon execution of a confidentiality agreement.



FOR MORE INFORMATION

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