



MULTI-TENANT RETAIL INVESTMENT

100% LEASED INVESTMENT PROPERTY
3777 CERRILLOS RD | SANTA FE, NM 87507

THE OPPORTUNITY

Exceptional opportunity to own a multi-tenant building in the Santa Fe market. The property consists of 5,473± square feet on ±0.77 acres at one of Santa Fe's top intersections. Three separate national, credit tenants occupy the three suites. Located at the NEC of Cerrillos Road and Vegas Verdes Dr. (51,096 VPD on Cerrillos), the tenants have been successfully operating at this location. Surrounded by new and existing residential developments, a regional mall of 569,500± SF, Target, Sam's Club, Home Depot, Walmart, Lowe's, Regal Theaters, Sprouts, Albertson's and countless others, this site serves the immediate Santa Fe consumer as well as the consumer living outside of the market but, working in Santa Fe.

Opportunity Overview

Address	3777 Cerrillos Rd, Santa Fe, NM
Square Footage	±5,473 SF
Land	±0.77 AC
Occupancy	100%
Tenants	3
Price	\$3,017,687 Cap Rate: 5.75%
NOI	\$173,517 Annually



INVESTMENT HIGHLIGHTS



Major Santa Fe trade area proximate to residential, retail, medical, auto dealerships & Interstate 25



Santa Fe has high barriers to entry



Surrounded by established neighborhoods as well as new development and growth



Located at Hard Corner of Cerrillos Rd & Vegas Verdes Dr



Freestanding Retail Building



Zoned C2 (PUD)



4/1:000 Parking Ratio
20+ Parking Spaces



Certified HUBZone and Opportunity Zone





LOWE'S

SPROUTS
FARMERS MARKET

chilis

us bank

Olive
Garden

FIREHOUSE
SUBS
FedEx
Office
crumbl
cookies

GERRILLOS RD
51,096 VPD

VEGAS VERDE DR

SITE PLAN



SITE PLAN





LOCATION

8 Minutes to I-25

15 Minutes to Downtown

11 Minutes to Santa Fe Airport

43 Minutes to Albuquerque, NM

Surrounded by National and Regional Retailers including a Regional Mall





SANTA FE OVERVIEW

Santa Fe is located in north central New Mexico on a 7,000-foot-high plateau on the southwestern perimeter of the Sangre de Cristo Mountain range. Interstate 25 connects Santa Fe to Albuquerque (55 miles south) and Denver (380 miles north). Santa Fe is one of the most unique and culturally-rich cities in the United States. A world-renowned tourist destination, Santa Fe is consistently recognized for one-of-a-kind restaurants, art galleries, and cultural events.

Unique Culture and World-renowned Tourist Destination

Santa Fe is the capital of New Mexico, and its founding in 1607 makes it the oldest state capital in the United States. Santa Fe is an internationally acclaimed tourist destination renowned for its one-of-a-kind culture, art and traditions. Consistently ranked among America's top 10 tourist destinations, Santa Fe is home to more than 5,700 hotel, spa, and inn rooms plus 450 restaurants and 250 art galleries.

Santa Fe's ambiance is truly unique, combining an Indian, Hispanic and Anglo tri-cultural base, unique earth-tone, pueblo-style Santa Fe architecture, and the city's designation as an international UNESCO Creative City under the category of Crafts and Folk Art.

Tourism appeal is year-round, with a seemingly endless stream of festivals and events in the summer and skiing in the winter. The city's year-round art, shopping, cultural and culinary attractions enhance the seasonal activities. The city hosts approximately 1.5 million tourists annually, and there are hundreds of thousands of additional uncounted day visitors from nearby cities.

SANTA FE ECONOMY

Santa Fe's two primary economic drivers include government employment and the city's tourism industry. As the state capital, Santa Fe is the state's center for politics and justice at the Federal, State, County and Local levels. Approximately 23,000 Santa Fe residents work for the government. Tourism draws an average of 2 million visitors annually, not counting day trippers from New Mexico and southern Colorado and directly benefits the city's with \$8.6 billion visitor spending in 2023. Santa Fe is also home to the movie industry with a growing list of movies and television shows either filmed in or headquartered in Santa Fe. Nearby Los Alamos National Laboratory (LANL) contributes significantly to the local economy and community both directly and indirectly through new research-related firms and high-technology spinoff companies locating in Santa Fe to benefit from the proximity of LANL.

Health care and light manufacturing are other significant economic sectors. Santa Fe is regarded as a regional medical center with Christus St. Vincent Regional Medical Center as one of the city's largest employers (2,021 jobs) and serving seven counties. Christus St. Vincent has recently undergone a \$40M, 36-bed expansion. Presbyterian Healthcare Services also recently constructed a 305,000 square foot medical center in Santa Fe which provides residents in Santa Fe and Northern New Mexico with inpatient beds, outpatient clinical services and emergency rooms.

Santa Fe Accolades



#2 Best City in the United States 2024

- Conde Nast Traveler



#3 Friendliest City in the United States

- Conde Nast Traveler



#2 city on the top 15 best Cities in the U.S.

- Travel + Leisure



#1 Best Places to Live and Work as a Moviemaker

- Moviemaker Magazine



\$8.6 Billion in 2023 visitor spending

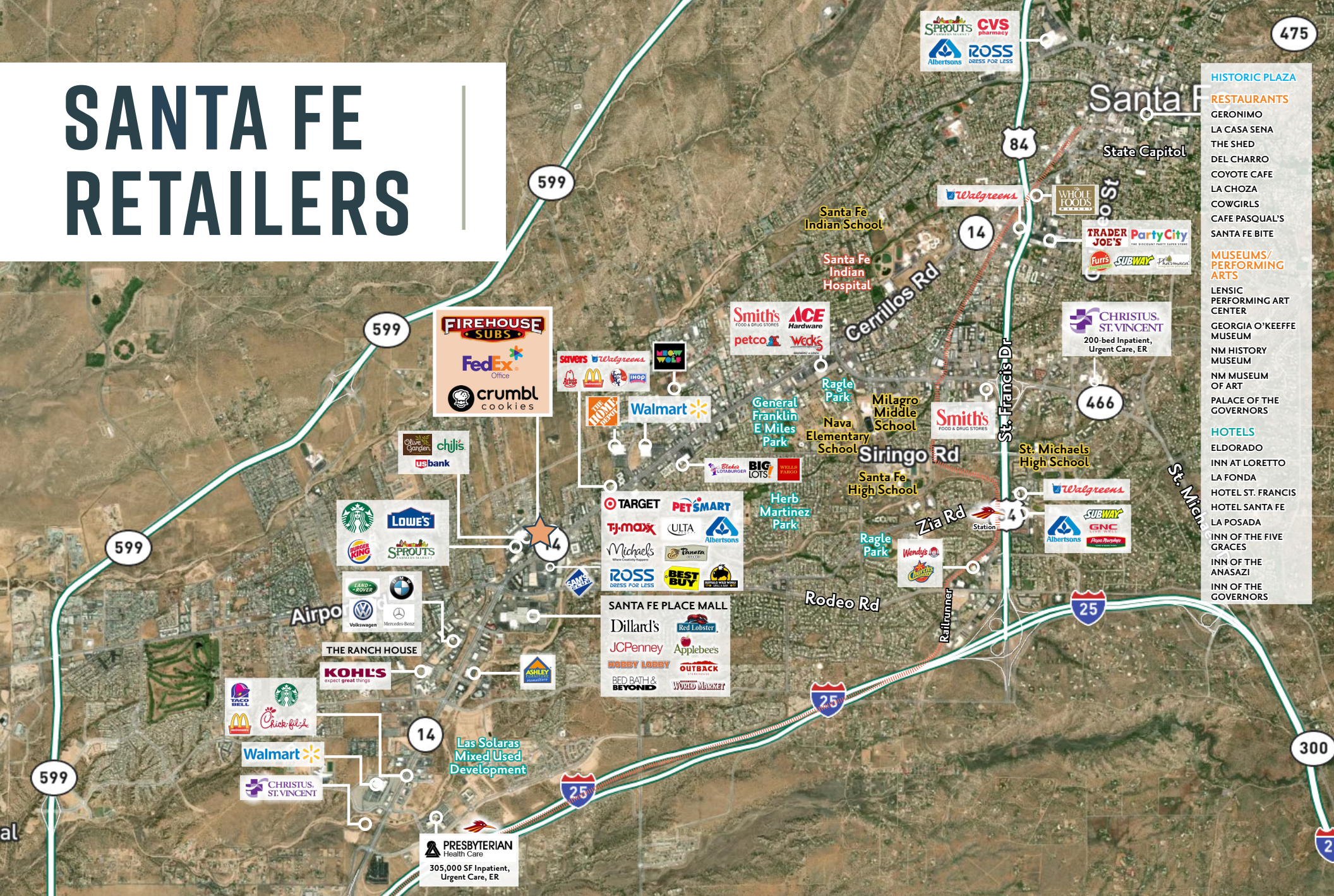
- New Mexico Tourism Department



Best U.S. cities to explore on foot

- Preply

SANTA FE RETAILERS



HISTORIC PLAZA

RESTAURANTS

GERONIMO
LA CASA SENA
THE SHED
DEL CHARRO
COYOTE CAFE
LA CHOZA
COWGIRLS
CAFE PASQUAL'S
SANTA FE BITE

MUSEUMS/ PERFORMING ARTS

LENSIC
PERFORMING ART
CENTER
GEORGIA O'KEEFFE
MUSEUM
NM HISTORY
MUSEUM
NM MUSEUM
OF ART
PALACE OF THE
GOVERNORS

HOTELS

ELDORADO
INN AT LORETTO
LA FONDA
HOTEL ST. FRANCIS
HOTEL SANTA FE
LA POSADA
INN OF THE FIVE
GRACES
INN OF THE
ANASAZI
INN OF THE
GOVERNORS

**FIREHOUSE
SUBS**
FedEx
Office
**crumbl
cookies**

chili's
usbank

Starbucks
LOWE'S
SPROUTS

LAND-ROVER
Volkswagen
Mercedes-Benz

THE RANCH HOUSE
KOHL'S
expect great things

YACCO BELL
Starbucks
McDonald's
Chick-fil-ee

Walmart
**CHRISTUS.
ST. VINCENT**

PRESBYTERIAN
Health Care
305,000 SF Inpatient,
Urgent Care, ER

Walmart
Target
PETSMART
TJ-maxx
ULTA
Albertsons
Michaels
ROSS
DRESS FOR LESS
BEST BUY
WORLD MARKET

SANTA FE PLACE MALL
Dillard's
JCPenney
HOBBY LOBBY
RED BATH & BEYOND
Red Lobster
Applebee's
OUTBACK

Smith's
FOOD & DRUG STORES
ACE
Hardware
petco
Wicks

**General Franklin
E Miles
Park**
Ragle Park
**Nava
Elementary
School**
**Milagro
Middle
School**
**Santa Fe
High School**

**Herb Martinez
Park**
Ragle Park
Wendy's
Chili's

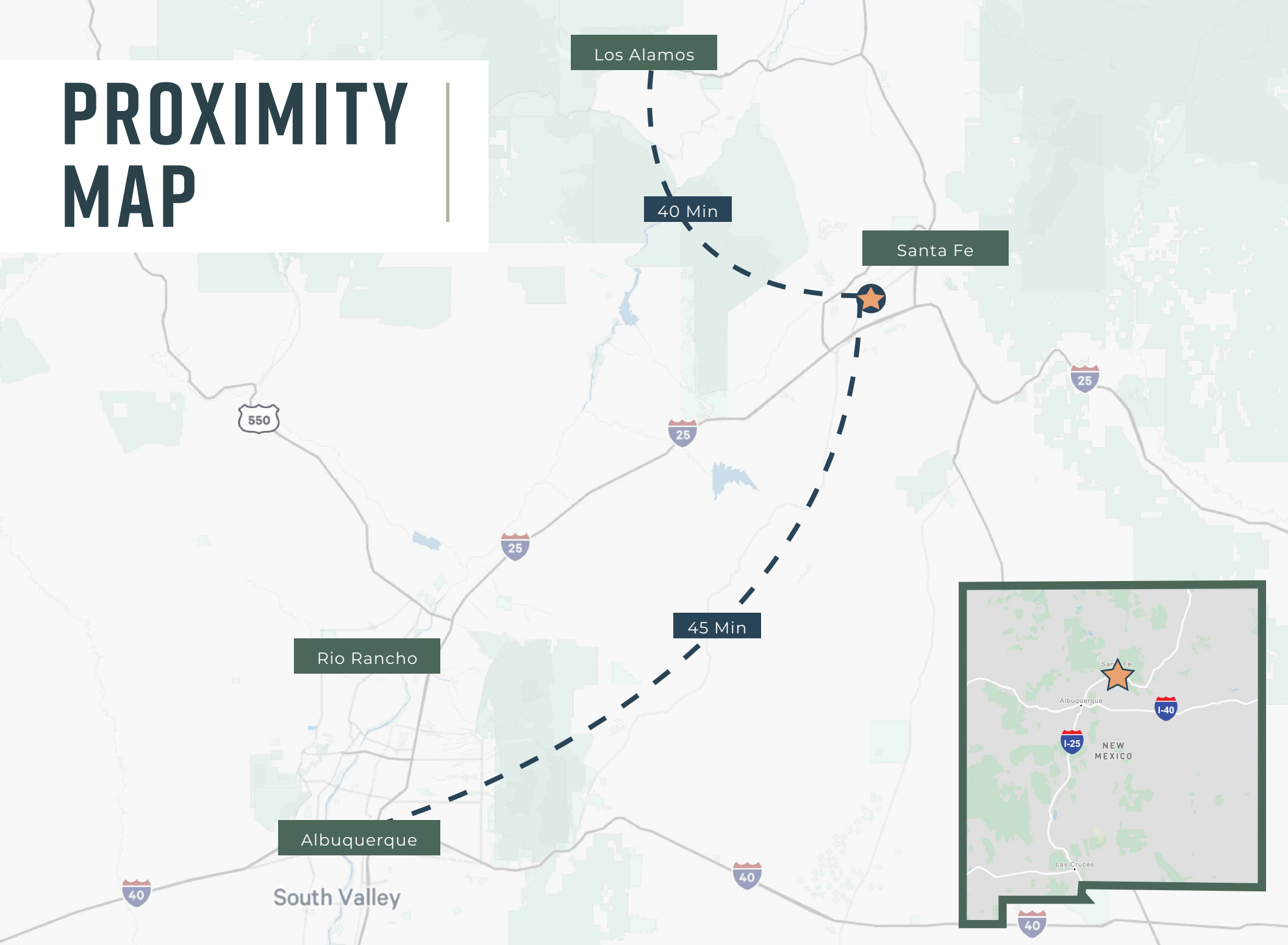
Walgreens

**TRADER
JOE'S**
Party City
Furr's
SUBWAY
Planet Fitness

**CHRISTUS.
ST. VINCENT**
200-bed Inpatient,
Urgent Care, ER

Walgreens
SUBWAY
Albertsons
GNC
Planet Fitness

PROXIMITY MAP



MULTI-TENANT RETAIL INVESTMENT

100% LEASED INVESTMENT PROPERTY

3777 CERRILLOS RD | SANTA FE, NM 87507



CONTACTS

Jim Dountas
Senior Vice President
+1 505 837 4955
jim.dountas@cbre.com

CBRE
6565 Americas Pkwy NE
Suite 825
Albuquerque, NM 87110
+1 505 837 4999
www.cbre.com/abq

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.