



# MULTI-TENANT RETAIL INVESTMENT

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



CBRE

# 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

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



# INVESTMENT HIGHLIGHTS



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



Freestanding Retail Building



Santa Fe has high barriers to entry



Zoned C2 (PUD)



Surrounded by established neighborhoods as well as new development and growth



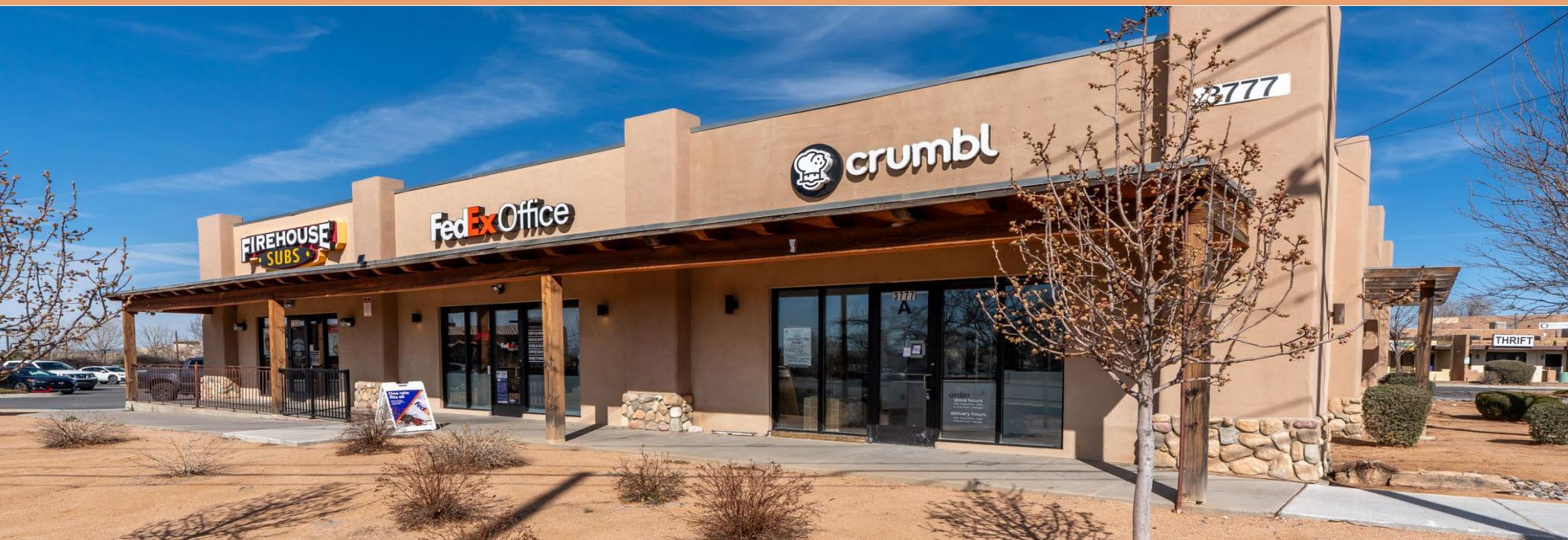
4/1:000 Parking Ratio  
20+ Parking Spaces



Located at Hard Corner of Cerrillos Rd & Vegas Verdes Dr



Certified HUBZone and Opportunity Zone





CERRILLOS 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 feet 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

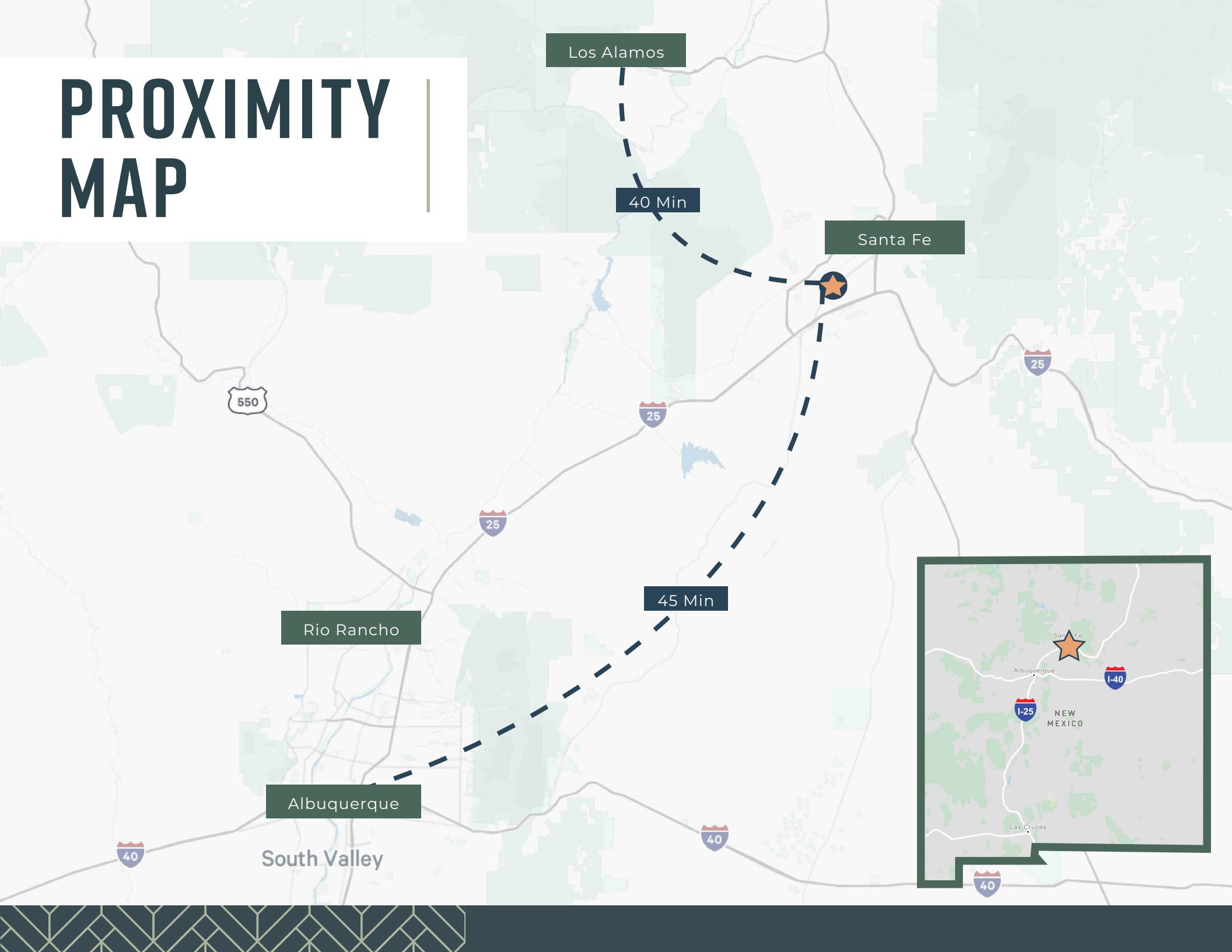
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# SANTA FE RETAILERS



475

# PROXIMITY MAP



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## CONTACTS

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