

COMMERCIAL FOR SALE

# PRIME COMMERCIAL LAND AT CERRILLOS AND AIRPORT

4680 & 4635 SAN IGNACIO ROAD, SANTA FE, NM 87501



## SITE

4680 SAN IGNACIO RD LOT A-2  
ZONING: C-2 COMMERCIAL  
LAND: 6.81 AC ±

## SITE

4635 SAN IGNACIO RD LOT B  
ZONING: C-2 COMMERCIAL  
LAND: 1.03 AC ±

FOR SALE | \$4,750,000 (\$13.90/SF) FOR BOTH LOTS

PRESENTED BY:

TAI BIXBY, SIOR, CCIM  
Director  
office: (505) 577-3524  
cell: (505) 577-3524  
tai@tba.team  
40315, New Mexico

MICHAEL NELSON  
Vice President  
office: (203) 489-5453  
mnelson@lpc.com

Lincoln

REA | REAL ESTATE ADVISORS  
901 Rio Grande Blvd NW #D224  
Albuquerque, NM 87104



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## Vicinity Map

Prime Commercial Land at Cerrillos and Airport



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## Property Highlights

Prime Commercial Land at Cerrillos and Airport



## PROPERTY HIGHLIGHTS

**Listing Price:** \$4,750,000 (\$13.90/SF) for both lots

**Total Acreage:** 7.847 Acres ±

**Lot A-2:** 6.811 acres ±

\$4,125,000

**Lot B:** 1.036 acres ±

\$625,000

**Zoning:** C-2 Commercial Zoning

- Two prime infill sites ripe for commercial development next to San Isidro Plaza.
- Located across the street from regional shopping center Santa Fe Place in an Opportunity Zone.
- Nearby businesses include Lowe's, Sprouts, Best Buy, Albertsons, Target, Starbucks, Ulta, Barnes & Noble, Dillards and more.
- C-2 commercial zoning allows for retail, restaurants, multifamily, hospitality, office, religious, educational, and more.
- Access available via San Ignacio Road. Close to the busy intersection of Cerrillos Rd (52,000 VPD) and Airport Road (25,000 VPD).
- City water and sewer in place near the lot line. Public utilities available.
- If developed for multifamily housing, this property might qualify for the next round of \$30,000,000 of financing from the NMFA Opportunity Enterprise Housing Development Fund – applications are open on a revolving basis – more info at <https://www.nmfinance.com/opportunity-enterprise-housing-development-revolving-fund/>

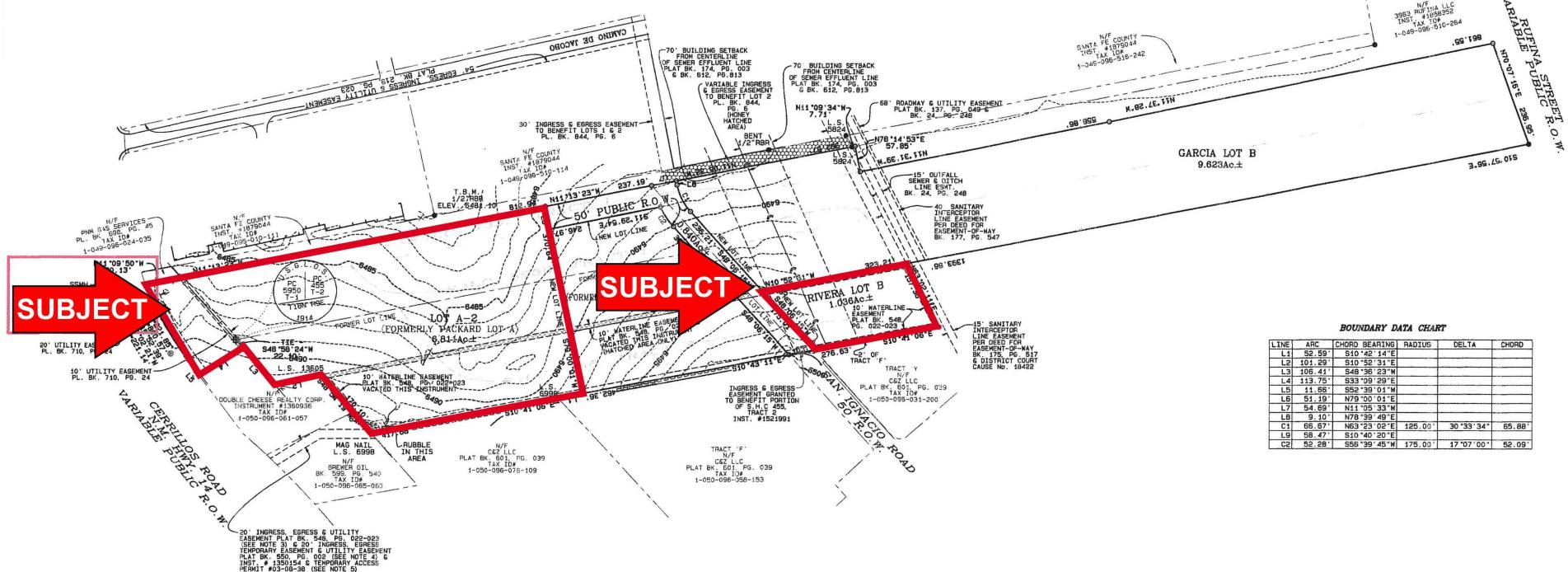
## TOPOGRAPHIC SURVEY OF LOT A-1 & LOT A-2

LYING AND BEING SITUATED WITHIN  
SECTION 5 & 6, T. 16 N., R. 09 E., N.M.P.M.,  
CITY AND COUNTY OF SANTA FE, NEW MEXICO  
CONTAINING 21.312 AC. ±

## NOTES

1. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN HEREON ARE DERIVED FROM RECORD SURVEYS, PLAT PLATES, AND OTHER RECORDS. THESE LINES ARE NOT SURVEYED AND ARE NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY LINE. PLEASE REFER TO THE PLAT IN THE RECORDS FOR THE EXACT PROPERTY INFORMATION.
2. BASIS OF SURVEYING IS THE PLATED "LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/REYERA LOTS A" PREPARED BY MITCHEL K. NODAN, N.H.P.L.S. NO. 6990, HAVING PROJECT NO. C-26052, DATED 06/07/1971, UNRECORDED PLAT.
3. THESE LANDS ARE IN THE MOUNTAIN PLAIN, AS PER T.I.H.H. COMMITTEE PANEL NO. 350/450394, DATED JUNE 17, 2008.
4. ELEVATIONS ARE BASED ON AUTONOMOUS GPS OBSERVATIONS OF MEAN SEA LEVEL, AND ARE NOT TO BE RELIED UPON FOR BOUNDARY SURVEYS.
5. THIS MAP HAS BEEN PREPARED ACCORDING TO STANDARDS THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING FOR THE SURVEYOR MAP COMPLETED AT A SCALE OF 1"=100' WITH A CONTOUR INTERVAL OF ONE FOOT.

Graphic Scale 1" = 100



*BOUNDARY DATA CHART*

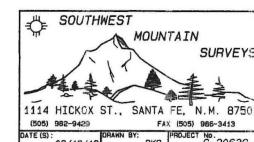
LINE	ARC	CHORD	BEARING	RADIUS	DELTA	CHORD
L1	52.59'	S10°42'	14°E			
L2	101.29'	S10°52'	31°E			
L3	106.41'	S48°36'	23°W			
L4	112.75'	S88°56'	5°S			
L5	118.83'	S88°30'	91°W			
L6	51.19'	S79°00'	01°E			
L7	54.69'	N11°05'	33°W			
LB	9.10'	S78°39'	49°E			
LN	65.60'	S63°23'	125.05°	30°	33°34'	65.60'
L9	47.47'	S88°20'	20°E			
SC	52.29'	S39°45'	15°W	178.00'	17.02°00'	52.29'

SURVEYOR'S CERTIFICATE

**SURVEYOR'S CERTIFICATE**

I, MITCHELL K. NOONAN, DO HEREBY CERTIFY THAT THE TOPOGRAPHY AS SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON AUGUST 15-16, 2019 & SEPTEMBER 23, 2019 AND IS TRUE AND CORRECT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CODES AND STANDARDS OR EXCEEDS THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS AND PRACTICES IN THE STATE OF NEW MEXICO AND NATIONAL MAP ACCURACY STANDARDS.

MITCHELL, K. NOONAN, N. M. D. L. C. No. 47001



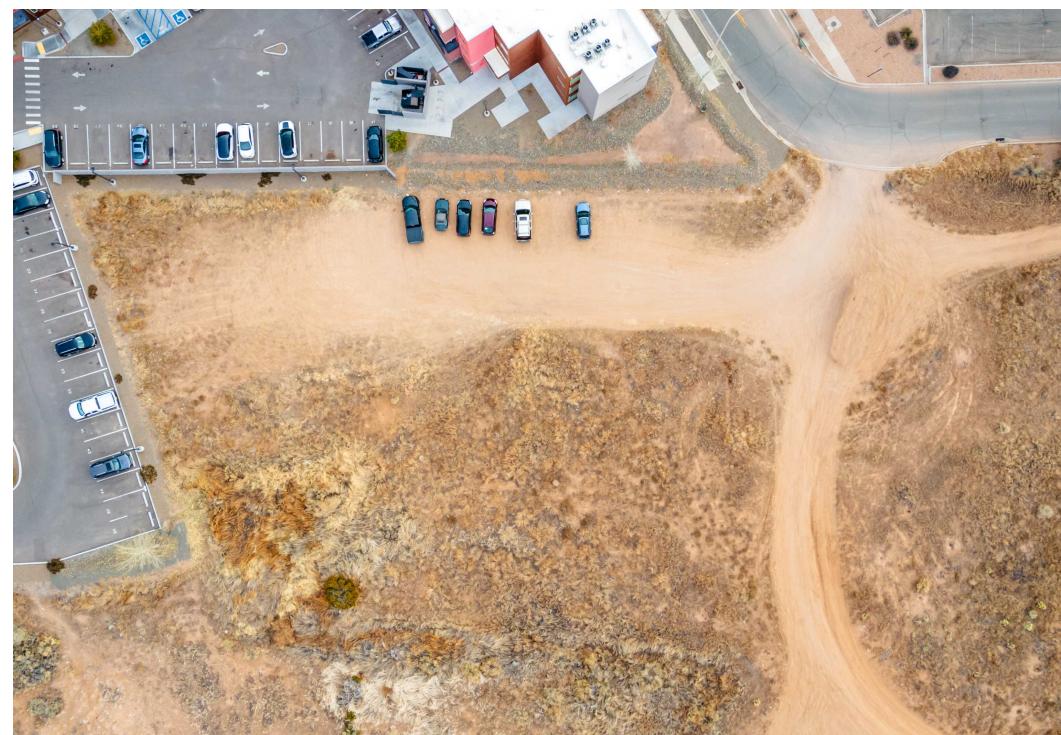
## Property Photos

Prime Commercial Land at Cerrillos and Airport



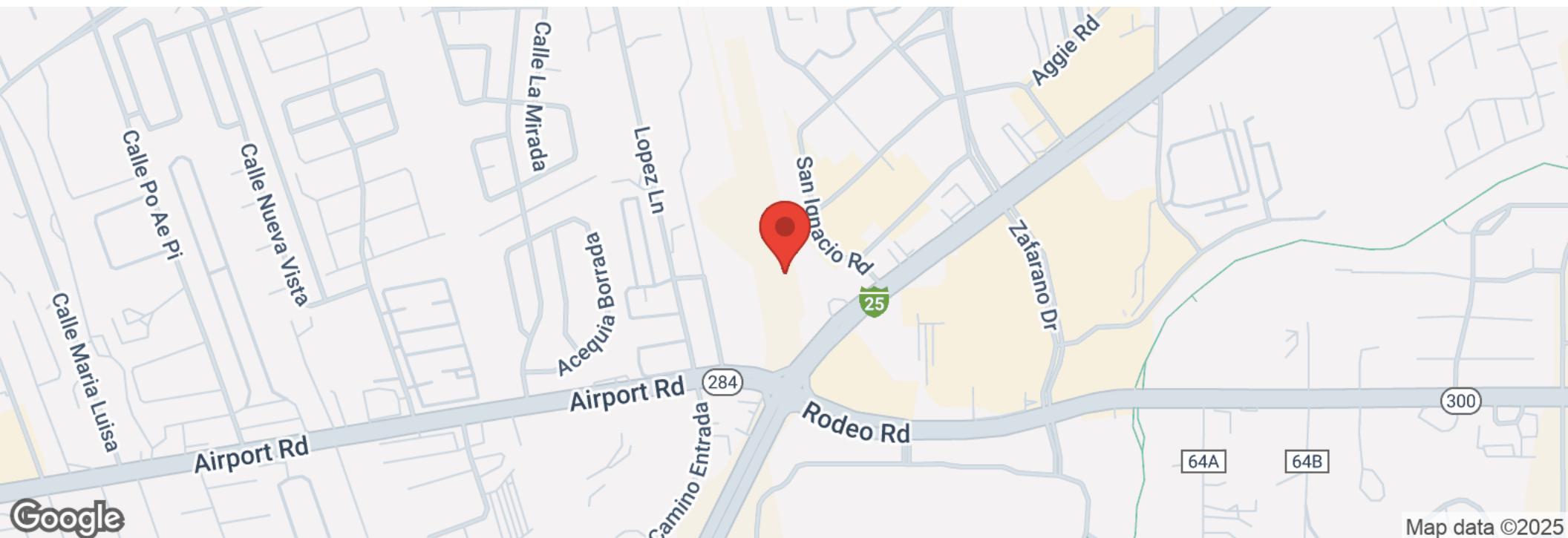
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## Location Maps

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# SANTA FE

## Market Area Assessment

### THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker "The City Different" for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city's top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANL's budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe's medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John's College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

**#1** small city of "Best Places to Live and Work as a MovieMaker."  
- MovieMaker Magazine's 2023 list

**#2** Best Small Cities in the U.S. - 2023 Reader's Choice Awards

**#1** City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

### DEMOGRAPHICS OF THE SANTA FE AREA

**155,664**

Estimated Population



**\$72,544**

Median Household Income



**3.16%**

Population Growth/Year



**48.5**

Median Age



**68,497**

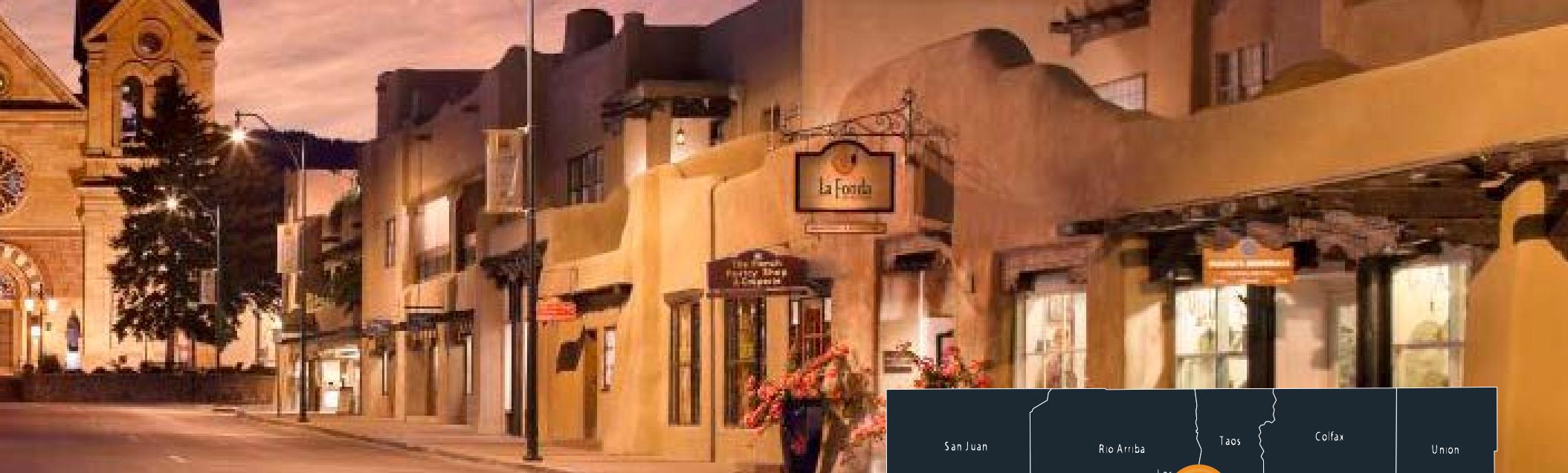
Employees



**4,790**

Businesses in Santa Fe





## TOP 10 EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Sante Fe Opera (Seasonal)
8. Walmart
9. Sante Fe New Mexican
10. Meow Wolf Arts Collective

## 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](http://FourSeasons.com)

