



# HIGH VISIBILITY AIRPORT RD RETAIL

NWC OF CAMINO TIERRA REAL & AIRPORT RD  
6629 Airport Rd, Santa Fe, NM 87507



**FOR LEASE  
OR SALE**

**AVAILABLE SPACE**  
9,236 SF

**PRICE**  
Call for Pricing

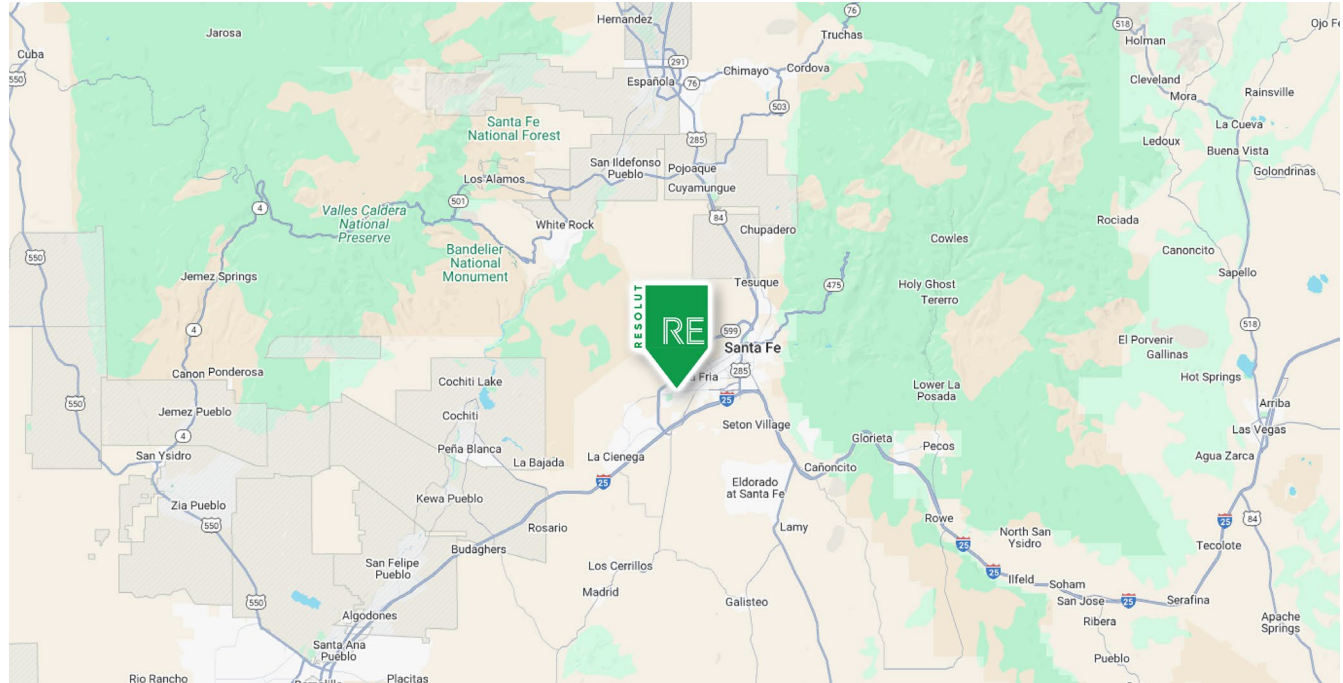
**RATE**  
\$2.00 PSF NNNs\*  
\* Estimate provided by Landlord  
and subject to change

**Remsa Troy**  
rtroy@resolutre.com  
505.337.0777

**Rob Powell, CCIM**  
rpowell@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- 17,500 cars per day (and 25,000 per day 1/2 mile east of subject property).
- Santa Fe attracts over 2 million visitors annually, driving strong retail demand.
- Located less than a quarter mile from Santa Fe Country Club and within an established retail corridor anchored by Tractor Supply Co., AutoZone, and the YMCA, driving consistent daily traffic.
- Positioned within the NM MainStreet Urban Neighborhood Commercial Corridor (UNCC) Initiative, supporting long-term mixed-use and roadway revitalization.
- Near the expanded Santa Fe Regional Airport and newly completed Santa Fe County Public Works Complex, increasing employment and regional activity.
- Featuring ±18'-11" ceiling heights and a wide-open floor plan, allowing flexible customization for retail, showroom, or service users.
- Building and monument signage opportunities with ample on-site parking for convenient customer access.



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2025**

 **39,813**  
**POPULATION**  
3-MILE RADIUS

 **\$90,727.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **25,100**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Airport Rd: 14,547 VPD  
(Sites USA 2025)

**PROPERTY OVERVIEW**

The retail property at 6629 Airport Rd, Santa Fe, NM 87507, is a freestanding building with 9,180 square feet of space, offering flexible leasing opportunities for various retail uses. It has good parking availability to accommodate customers and staff, along with monument signage to enhance business visibility. The building is in good interior and exterior condition, making it a turnkey solution for tenants seeking immediate occupancy. The property offers fair access from nearby roads, with excellent visibility to passing traffic along Airport Road, exposed to over 14,000 cars per day. This makes it a compelling choice for businesses aiming to attract customers via drive-by exposure.

**LOCATION OVERVIEW**

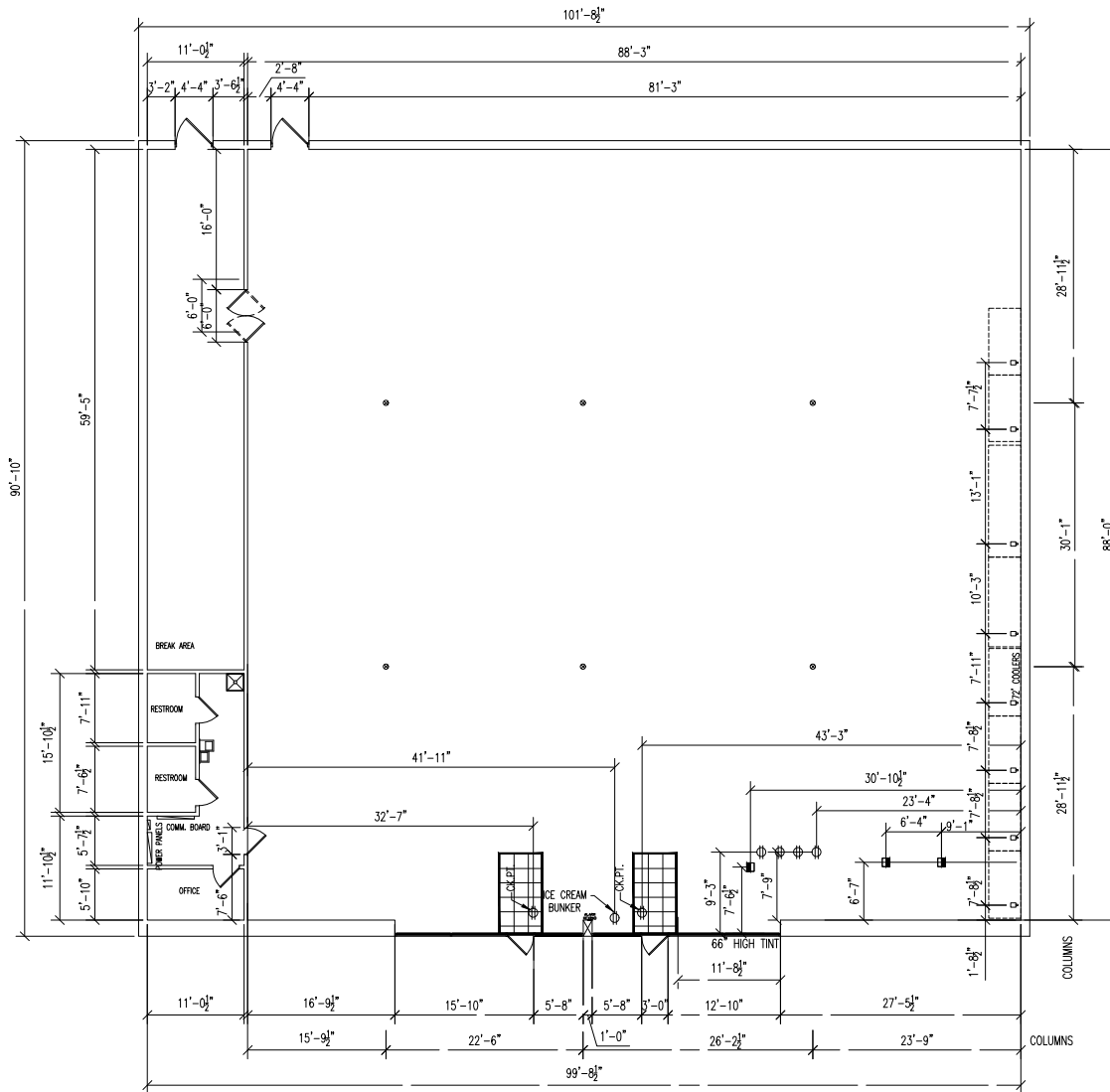
The area surrounding 6629 Airport Rd, Santa Fe, NM 87507, is experiencing steady growth, driven by significant residential and commercial development. The \*\*Airport Road Main Street Corridor initiative promotes mixed-use growth, creating a vibrant environment ideal for retail businesses. Nearby developments include 233 new multifamily units at Esplanade Village and additional residential projects along Airport Road, providing a growing customer base within close proximity. Major retail tenants like McDonald’s, Tractor Supply Co., and AutoZone are located nearby, drawing consistent traffic to the area. Additionally, significant points of interest, such as Presbyterian Santa Fe Medical Center and Southwestern College, contribute to steady foot traffic and local economic activity. With 14,547 vehicles passing daily, this corridor offers high visibility, making it a desirable location for tenants seeking strong exposure and access in a thriving commercial district.



**PROPERTY OVERVIEW**

Sale Price:	Call for Pricing
Lease Rate:	\$2.00 PSF NNN
Available SF:	9,236 SF
Year Built:	2011
Zoning:	C2
Submarket:	Santa Fe

Floor Plan: 9,236 SF



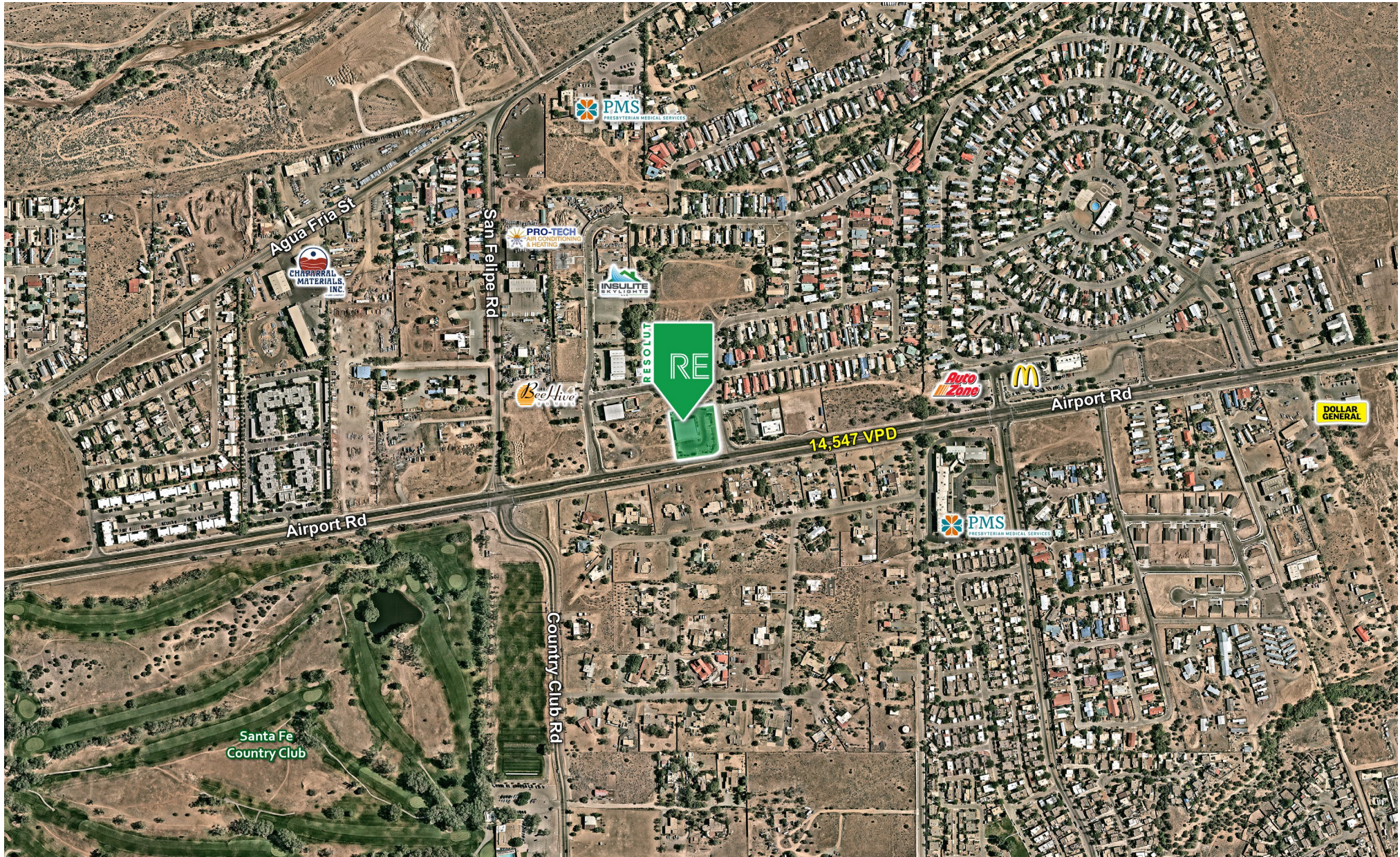
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