

FOR SALE - SANTA FE LIGHT COMMERCIAL PAD

1515 Pacheco Street Santa Fe, New Mexico 87505





- Bite Sized 0.82 AC (35,719 SF) Tract Located in the Heart of Santa Fe Between Cerrillos Road, St. Francis and St. Michaels Drive
- Flexible IL (Industrial Light) Zoning Allows for a Variety of Uses Including Fabrication, Light Manufacturing & Mixed Commercial
- All Utilities to Site
- Neighboring Developments Include Pacheco Business Park, a Gymnastics Academy & Numerous Small Businesses Ranging from Office to Retail to Service-Related Users
- Site is a Prime Candidate for a Quality Infill Development
- Priced @ \$16.50/SF, Equivalent to \$590,000

Contact:
 Mariah or Mark Edwards



Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
 Albuquerque, NM 87120

Offic 505-998-7298 Cell 505-228-2258 or 505-350-8211 Fax 505-998-7299

Mark.Edwards@EdwardsCommercialRealty.com

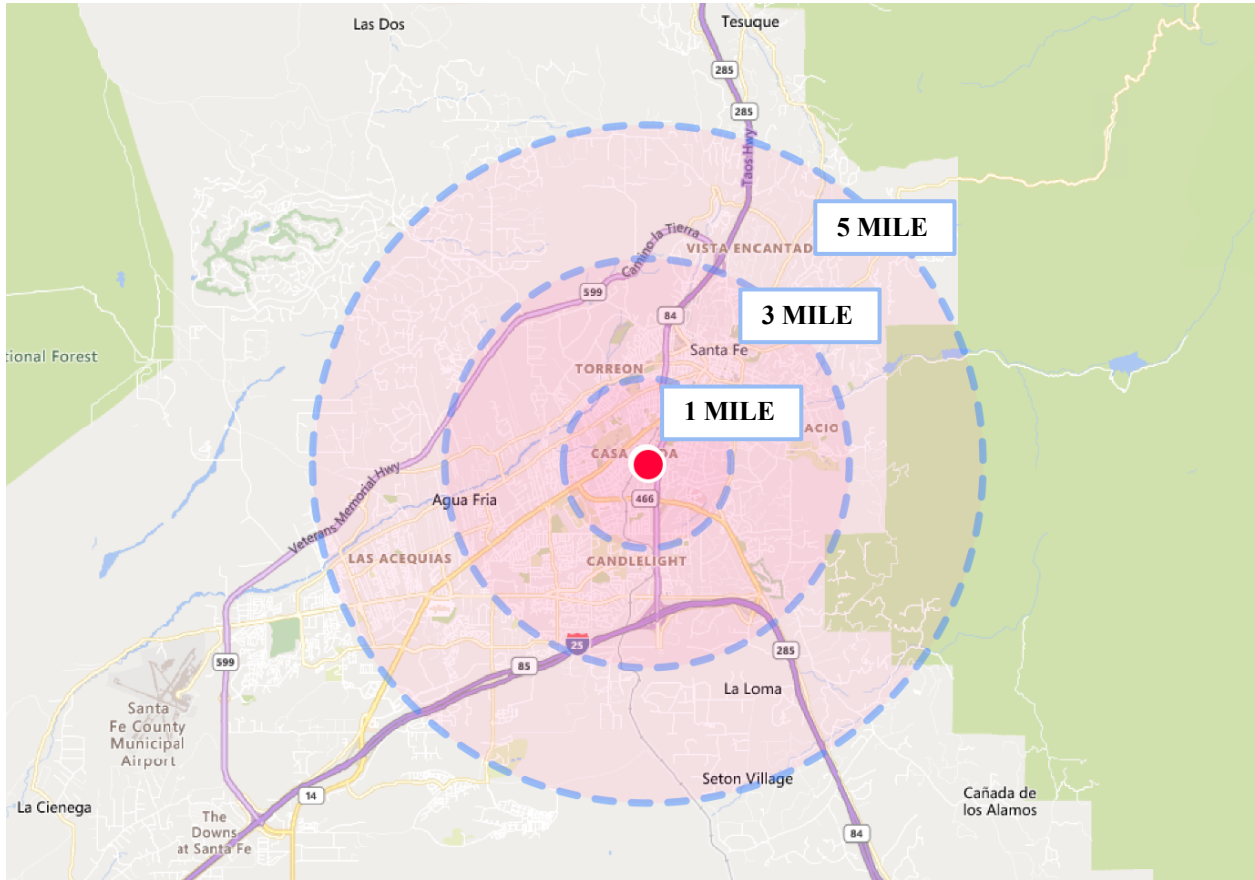
Mariah@EdwardsCommercialRealty.com

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SITE PIX



DEMOGRAPHICS



| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|--------|
| 10,246 | 54,105 | 82,162 |

POPULATION



| 1 MILE | 3 MILE | 5 MILE |
|----------|----------|----------|
| \$73,617 | \$95,126 | \$98,279 |

**AVG
HOUSEHOLD
INCOME**



| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|--------|
| 25,406 | 66,300 | 77,124 |

**DAYTIME
EMPLOYMENT**



| | |
|-------------------|-----------|
| Pacheco Street | 2,260 VPD |
| Alta Vista Street | 1,015 VPD |

TRAFFIC