

For Sale  
or Lease

# Retail Pad Sites & Multifamily Land

## WALMART-ANCHORED SITES IN A HIGH-GROWTH AREA



**±0.51 - 6.9 Ac. Available**

NWQ & SWQ Cerrillos & Herrera Rds. | Santa Fe, NM 87507

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**NASunVista** ] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

±0.51 - 6.9 Acres

### SALE PRICE

See Advisors

### LEASE RATE

See Advisors

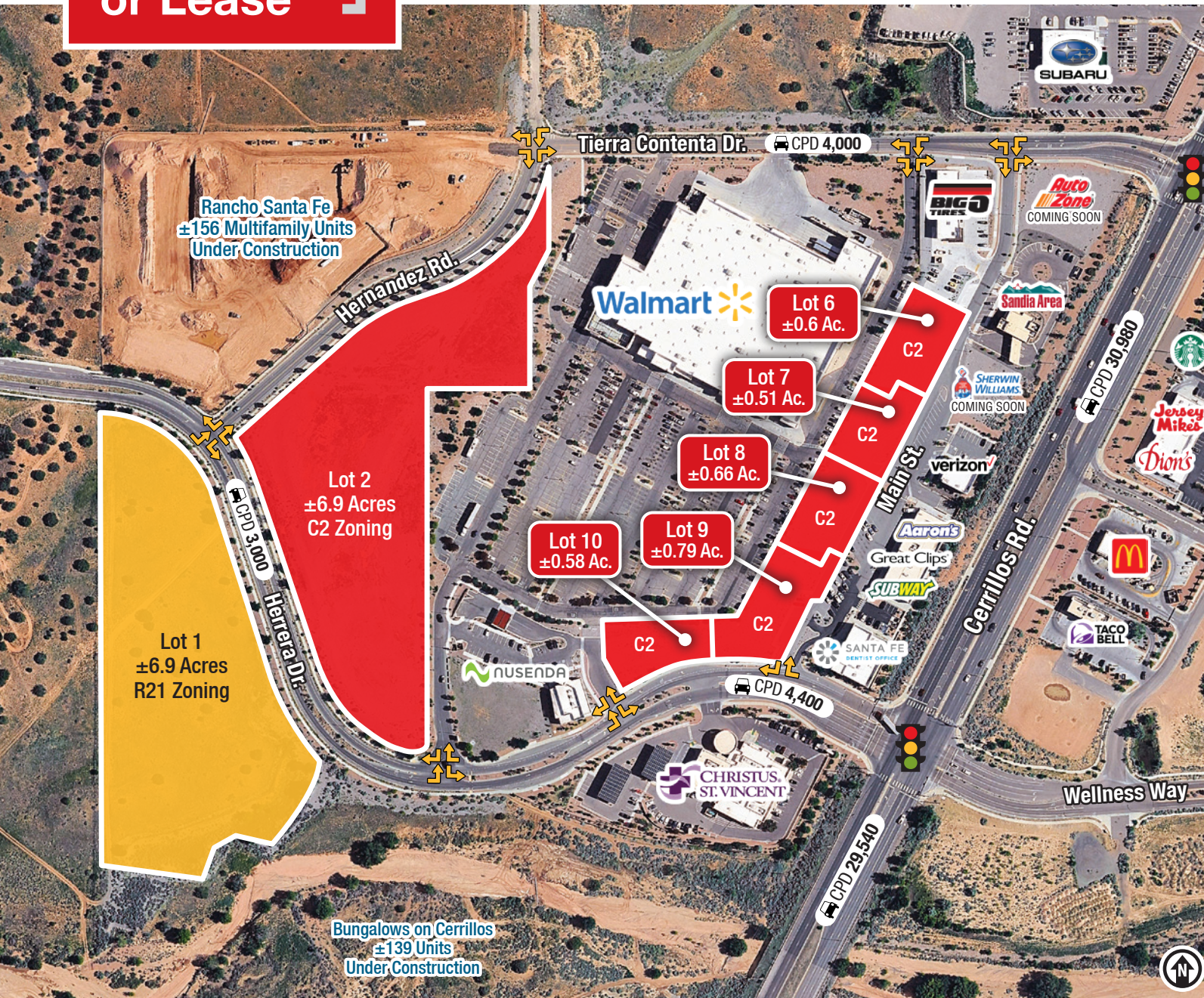
### HIGHLIGHTS

- Just minutes from I-25
- Flat retail pads with full city utilities available
- ±6.9 Acre multifamily parcel
- Full access from the Cerrillos Rd. & Herrera Dr. signalized intersection
- ±35,000 cars per day at intersection
- Shared monument signage on Cerrillos Rd.
- Adjacent to Walmart Supercenter, Nusenda Credit Union, and Christus St. Vincent Health Center

**ZONING** C-2, R21

### LOCATION

NEQ I-25 & Cerrillos Rd.



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TRADE AREA

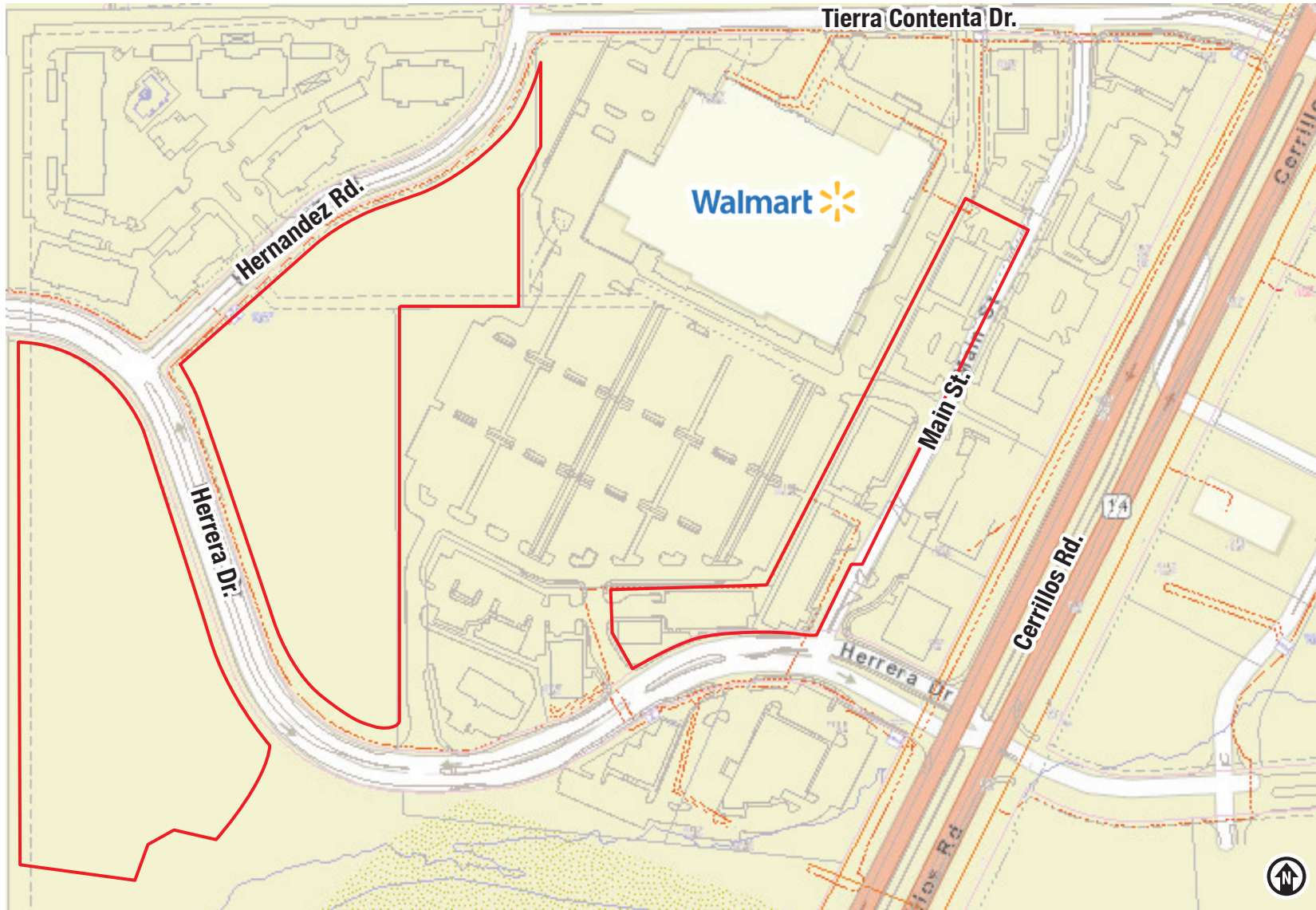


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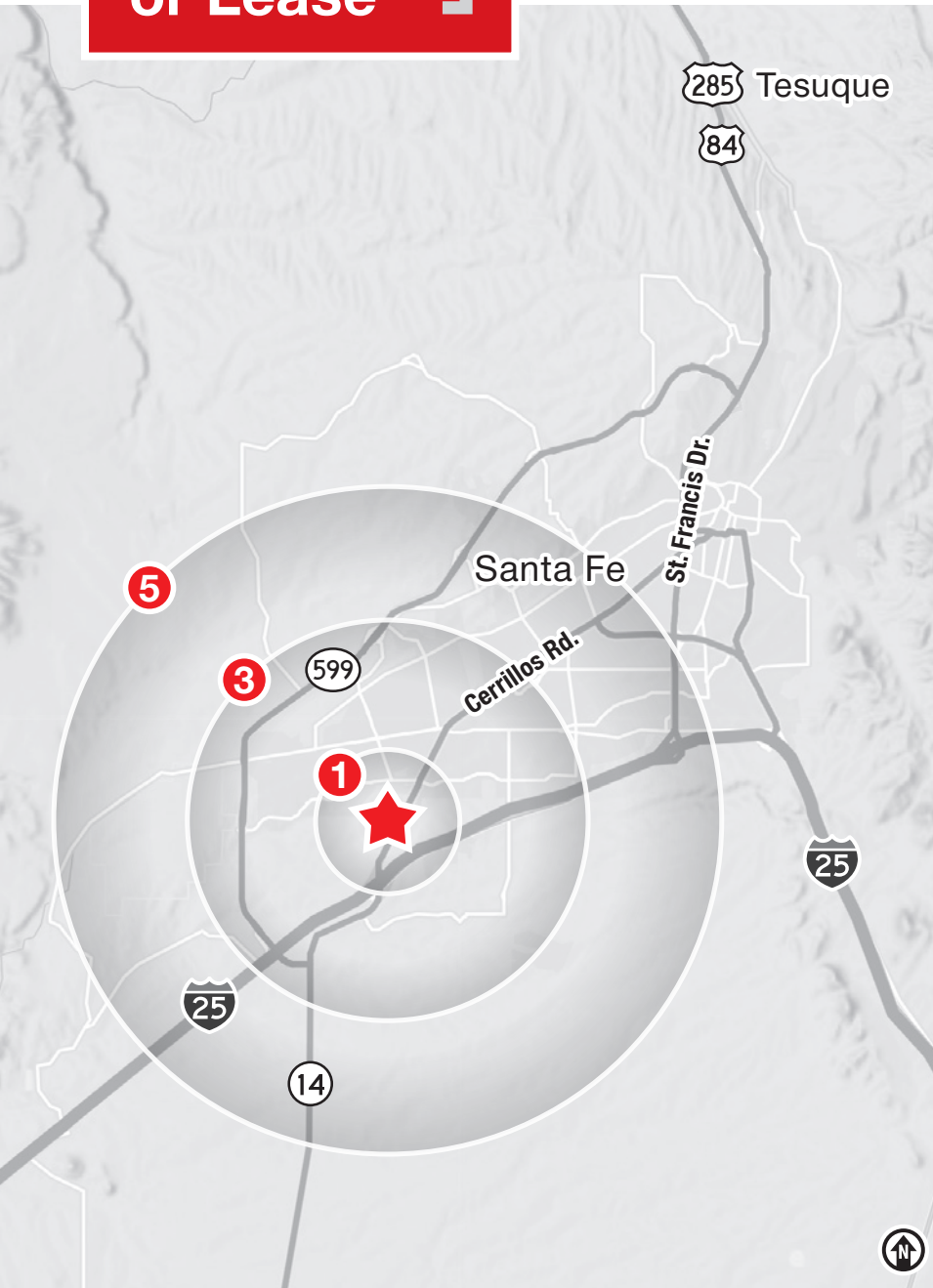
**UTILITIES**

**ELECTRICITY** - - - - -



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**DEMOGRAPHICS**

	TOTAL POPULATION		
	1 mile	3 mile	5 mile
	5,365	49,833	79,073
	AVG. HOUSEHOLD INCOME		
	1 mile	3 mile	5 mile
	\$111,378	\$98,224	\$101,112
	DAYTIME EMPLOYMENT		
	1 mile	3 mile	5 mile
	1,784	15,244	36,287
	TRAFFIC COUNTS		
	Cerrillos Rd.	Herrera Dr.	
	30,980	4,400	

2025 Forecasted by Esri

**AREA RETAILERS**



## SANTA FE | THE CITY DIFFERENT

The oldest capital city in the United States and the oldest city in New Mexico, Santa Fe is well-known as a center for arts that reflect the multicultural character of the region. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the mild climate, outdoor activities and cultural events that the area offers. Most tourist activity takes place in the historic downtown, especially on and around Santa Fe Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government during the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market. Seasonal activities, such as skiing at nearby Santa Fe Ski Basin in the winter and hiking are also a draw for tourists.



New Mexico  
**State  
Capitol**



### SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2025 Demographics)



**158,843**  
MSA Population



**71,242**  
Households



**\$119,650**  
Avg. Household Income



**\$64,195**  
Md. Disposable Income



**8,053**  
Total Businesses



**89,677**  
Total Employees

**FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES**

## SANTA FE ACCOLADES

- #1 of the "15 Best Cities in the U.S." *Travel + Leisure 2025*
- Top 100 Best Places to Live *Livability 2024-2025*
- Among "The World's Greatest Places" *Time 2024*
- One of "The Best Places to Go" *Conde Nast Traveler 2024*
- "Travel Guide Star Award Winners List" *Forbes Travel Guide 2024*
- "Best Fine Dining in the U.S." *TripAdvisor 2023*
- "100 Best Ski Resorts in U.S. & Canada." *Wall Street Journal 2023*
- "Best Art Museums" *USA Today 10 Best 2023*
- One of the "Best Destinations in the West" *Sunset Magazine 2023*



## 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*