

**For Sale
or Lease**

Retail Pad Sites, Commercial and 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

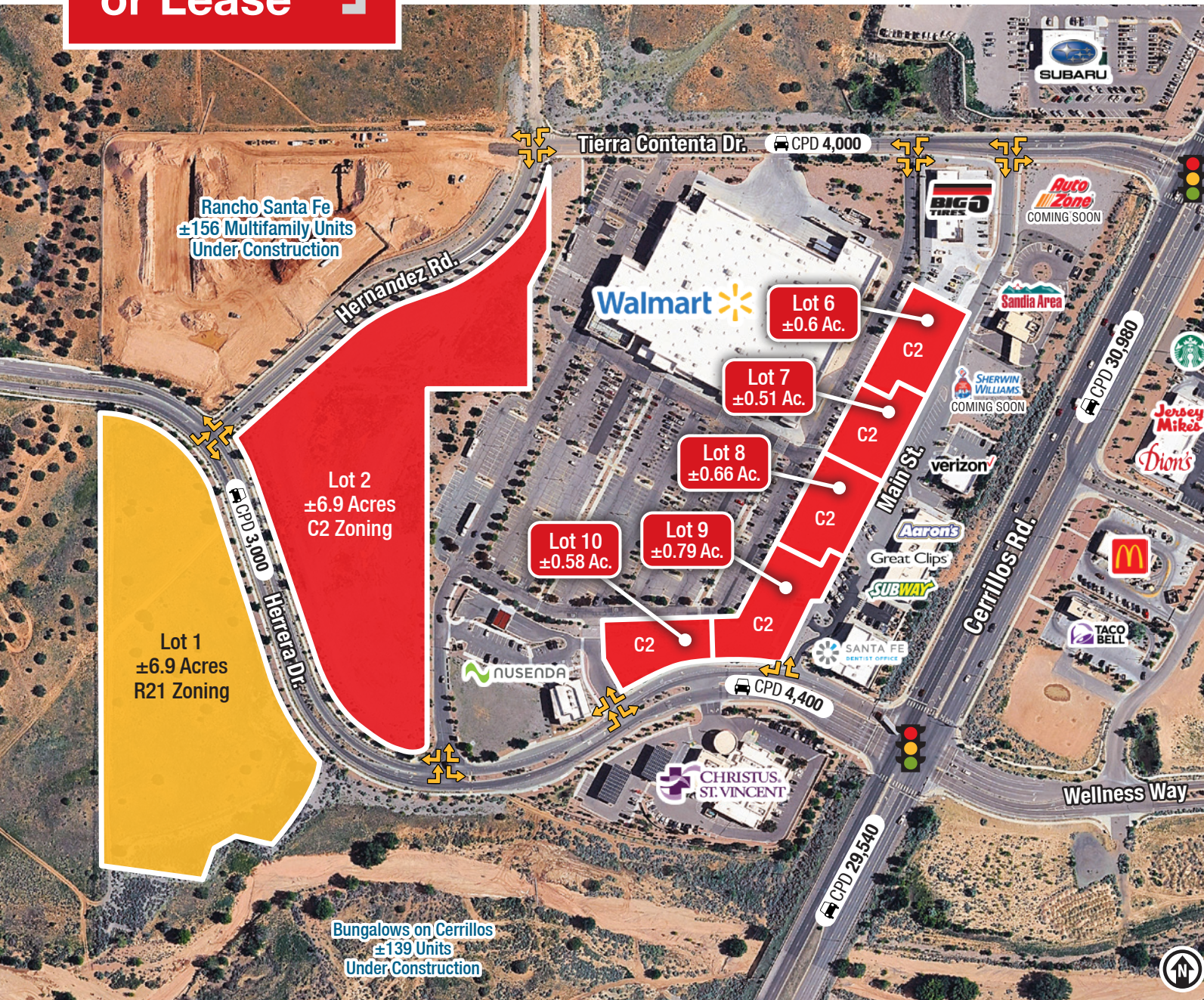
HIGHLIGHTS

- Just minutes from I-25
- Flat retail pads with full city utilities available
- ±6.9 Acre multifamily parcel
- ±6.9 Acre commercial 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



SITES

Tierra Contenta
±1,167 Single Family Homes
Coming Soon
MORE INFO

CHRISTUS ST. VINCENT
• Urgent Care Center
• Family Medicine
MORE INFO

Bungalows on Cerrillos
±139 Units
Under Construction
MORE INFO

Rancho Santa Fe Multifamily
±156 Units
Under Construction
MORE INFO

FUTURE RETAIL

Cielo Luxury Living
±252 Units
MORE INFO

Solwyn Apartments
±330 Units
Under Construction
MORE INFO

5200 Beckner Multifamily
±56 Units
Coming Soon

PRESBYTERIAN
• Urgent Care Center
• 24-Hour Emergency Center
• 295 Employees
MORE INFO

PMS
Presbyterian Medical Services
MORE INFO

Las Soleras Medical Junction
±70,000 SF Clinic/Office
MORE INFO

Las Soleras Senior Living
MORE INFO

Arcadia Apartments
±332 Units
Under Construction
MORE INFO

Soleras Station Apartments
±87 Units

Estancias de Las Soleras
±148 Additional Homes

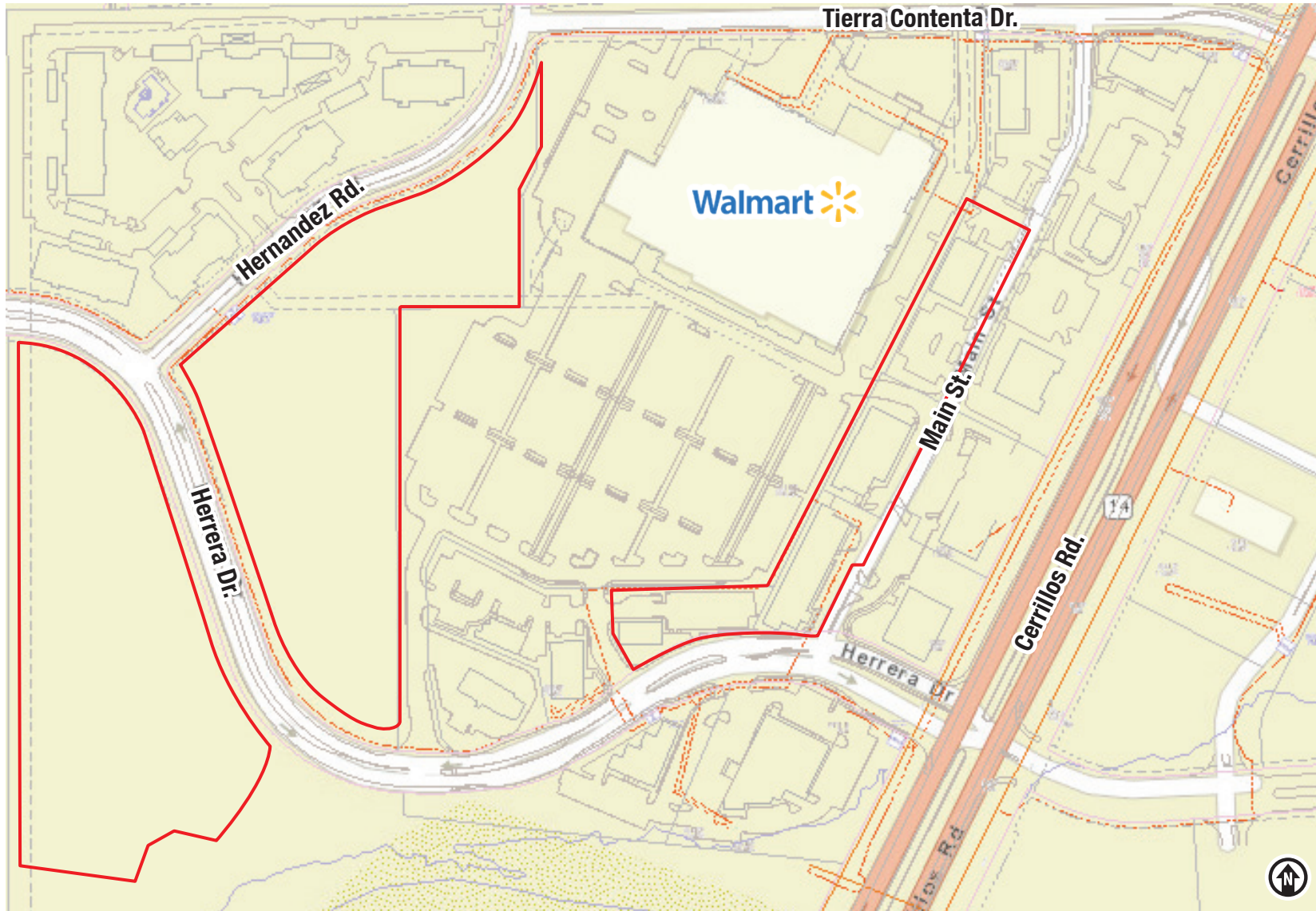
Villas de Las Soleras
±150 Homes
MORE INFO

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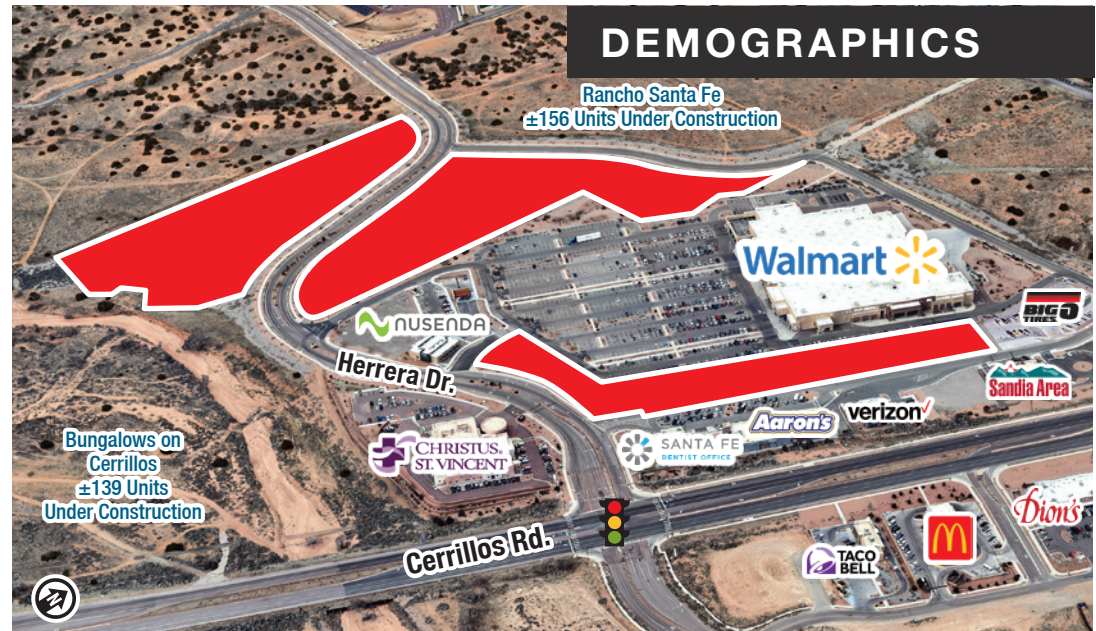
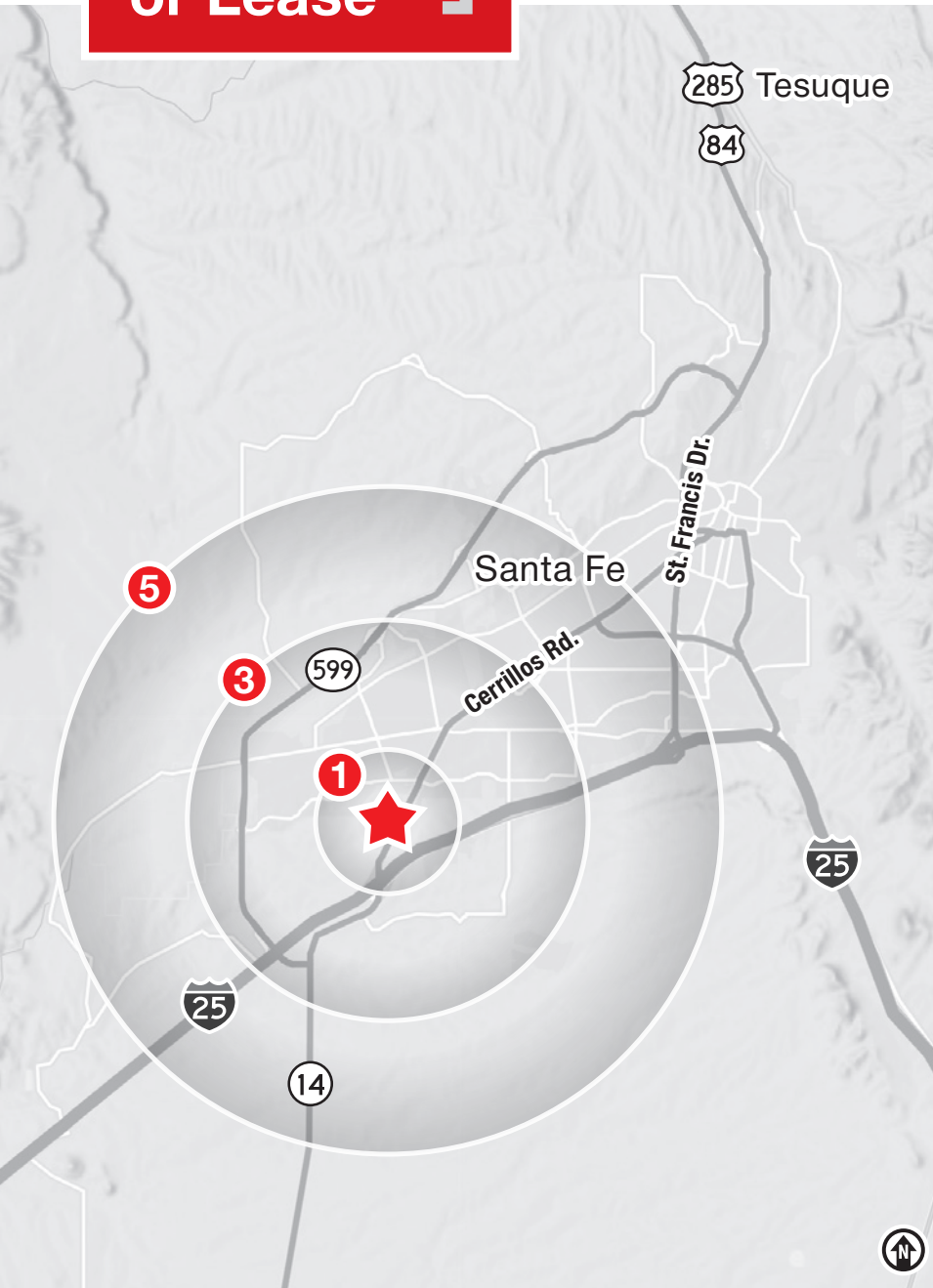
UTILITIES

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*