Turn-Key Restaurant Along Cerrillos Rd.

LOCATED ON A HARD CORNER

For Sale



Do Not Disturb Tenant

±5,982 SF on ±0.70 Ac. Available

3139 Cerrillos Rd. | Santa Fe, NM 87507

Randall Parish
randall@sunvista.com | 505 338 4110

Ethan Melvin
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

3139 Cerrillos Rd. | Santa Fe, NM 87507









PROPERTY

AVAILABLE

Building: ±5,982 SF
Land: ±0.70 Acres

SALE PRICE

$2,975,000

HIGHLIGHTS

- Trophy asset on Cerrillos Rd.
- 41,250 cars per day
- Outstanding visibility at a signalized intersection
- Access from three streets
- FF&E in place
- Liquor license available (not included in price)
- Clean, well-maintained restaurant
- Adjacent to Meow Wolf

ZONING C-2

LOCATION

NWC Cerrillos Rd. & Calle del Cielo

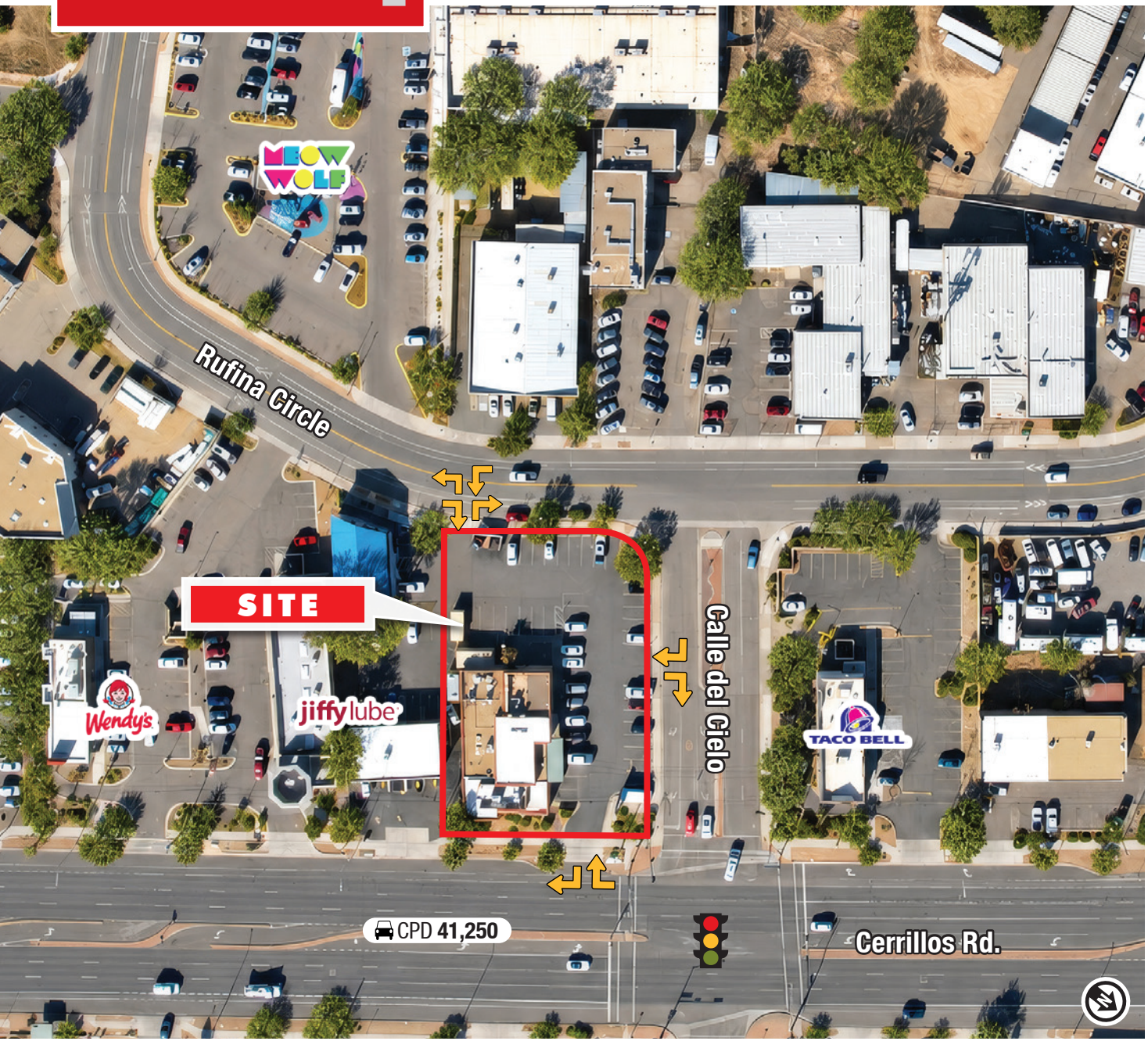
NAI SunVista
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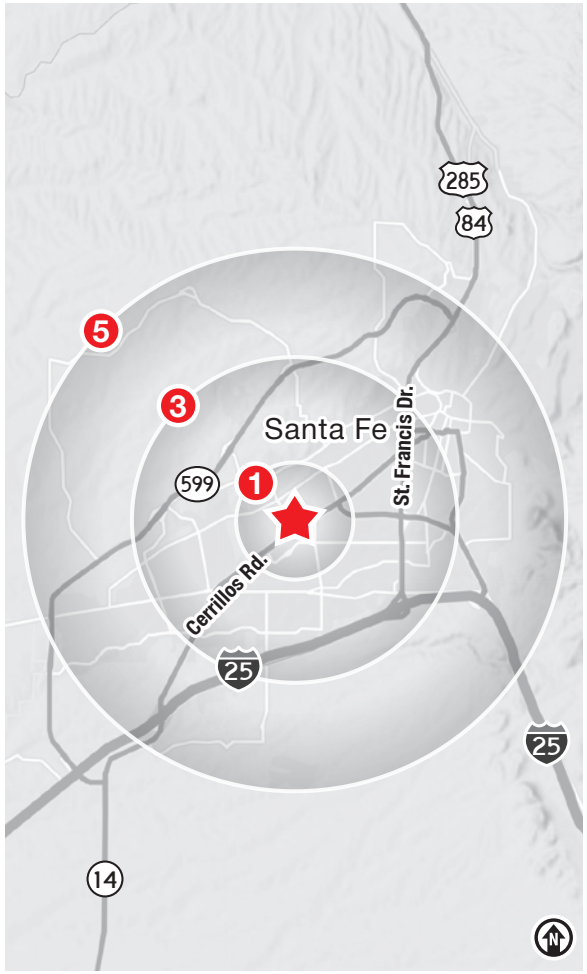
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,400	65,650	102,581
Average HH Income	$82,145	$109,059	$124,742
Daytime Employment	7,280	62,824	94,344

2026 Forecasted by Esri



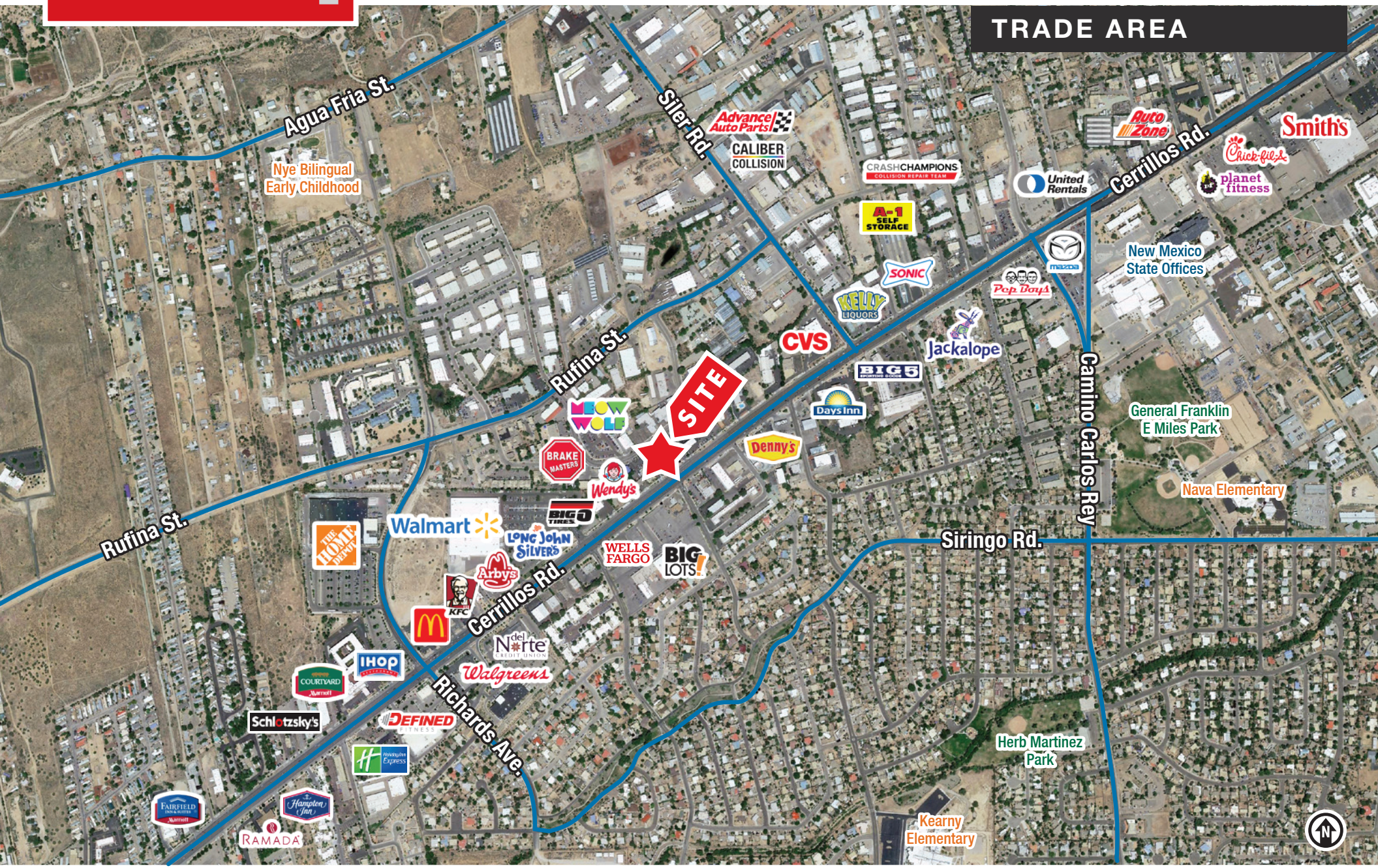
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TRADE AREA ANALYSIS

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.

State Capitol

92,659
City Population



SANTA FE BY THE NUMBERS *(Metropolitan Statistical Area, ESRI 2026 Demographics)*

160,518	72,221	$128,397	$72,533	8,023	107,171
MSA Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	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*

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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