



**Carlos Garcia**

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**FOR LEASE**

**Retail Space Available – College Plaza South**

2400 Cerrillos Rd. Santa Fe, NM 87505

**AVAILABLE**

±1,116 SF – ±4,139 SF

**LEASE RATE**

\$16.00 - \$20.00/SF + NNN

**ZONING**

C-2 | General Commercial



COMMERCIAL REAL ESTATE

# PROPERTY OVERVIEW

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## AVAILABLE

- Unit 2420: ±3,023 SF  
\$16.00/SF + NNN  
(Space comes with an overhead door in the back)
- Unit 2422: ±1,116 SF  
\$18.00/SF + NNN
- Unit 2420 & 2422: ±4,139 SF  
\$16.00/SF + NNN
- Unit 2426: ±2,005 SF  
\$20.00/SF + NNN

## ZONING

C-2 | General Commercial

## HIGHLIGHTS

- Establish shopping center – great for new business
- Grocery anchored by Smith's Food & Drug and Planet Fitness
- Ample parking (back and front)
- More than 47,000 cars per day
- Competitive lease rates in a busy retail corridor
- Co-tenants include:
  - Chick-fil-A
  - Planet Fitness
  - The Paleta Bar
  - Hearing Aid Center
  - Tandy Leather

**FOR LEASE** Retail Space Available – College Plaza South

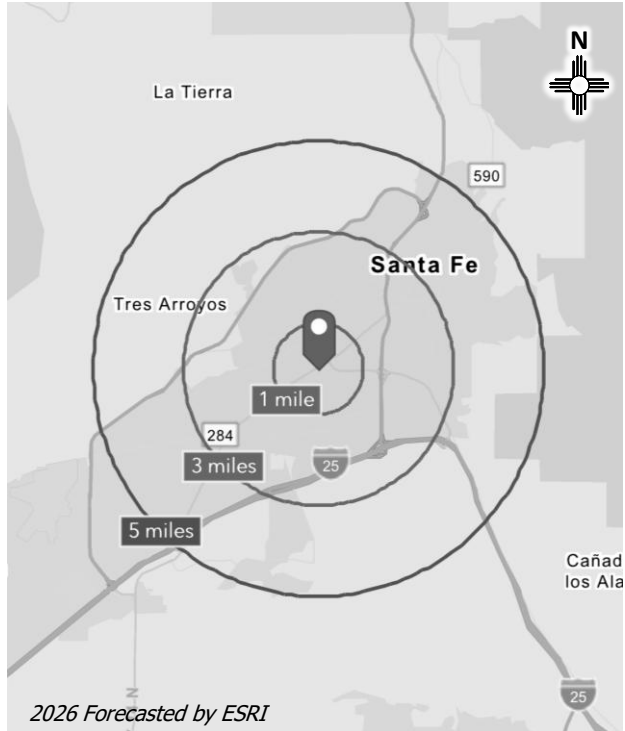
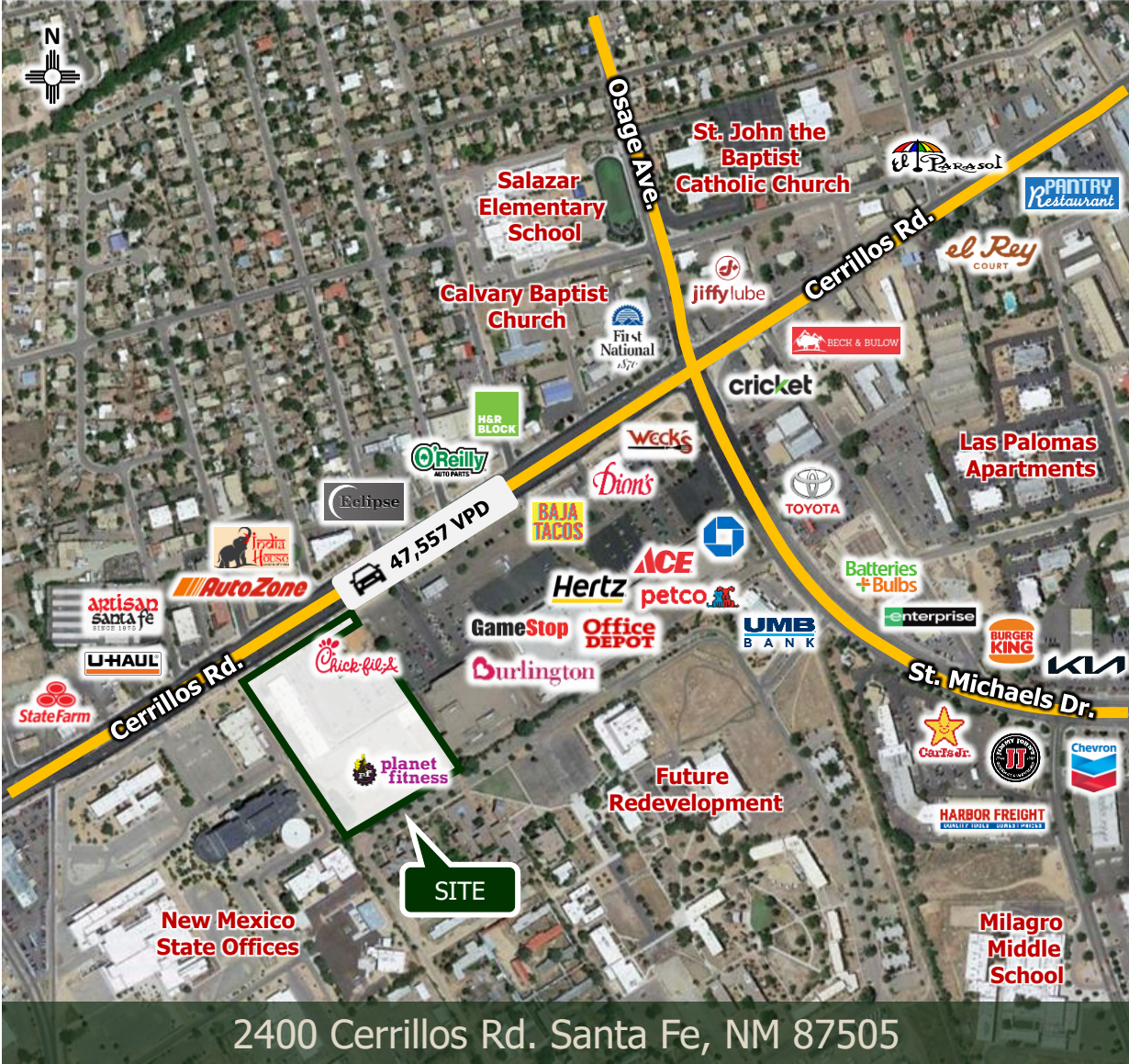


## MARKET AERIAL

## Joel Cumplido

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| Demographics      | 1 Mile   | 3 Mile    | 5 Mile    |
|-------------------|----------|-----------|-----------|
| Total Population  | 10,105   | 61,011    | 100,071   |
| Average HH Income | \$84,775 | \$114,604 | \$127,355 |
| Total Business    | 984      | 4,770     | 6,423     |
| Total Employees   | 16,375   | 74,903    | 92,483    |

# FOR LEASE Retail Space Available – College Plaza South



# SITE PLAN

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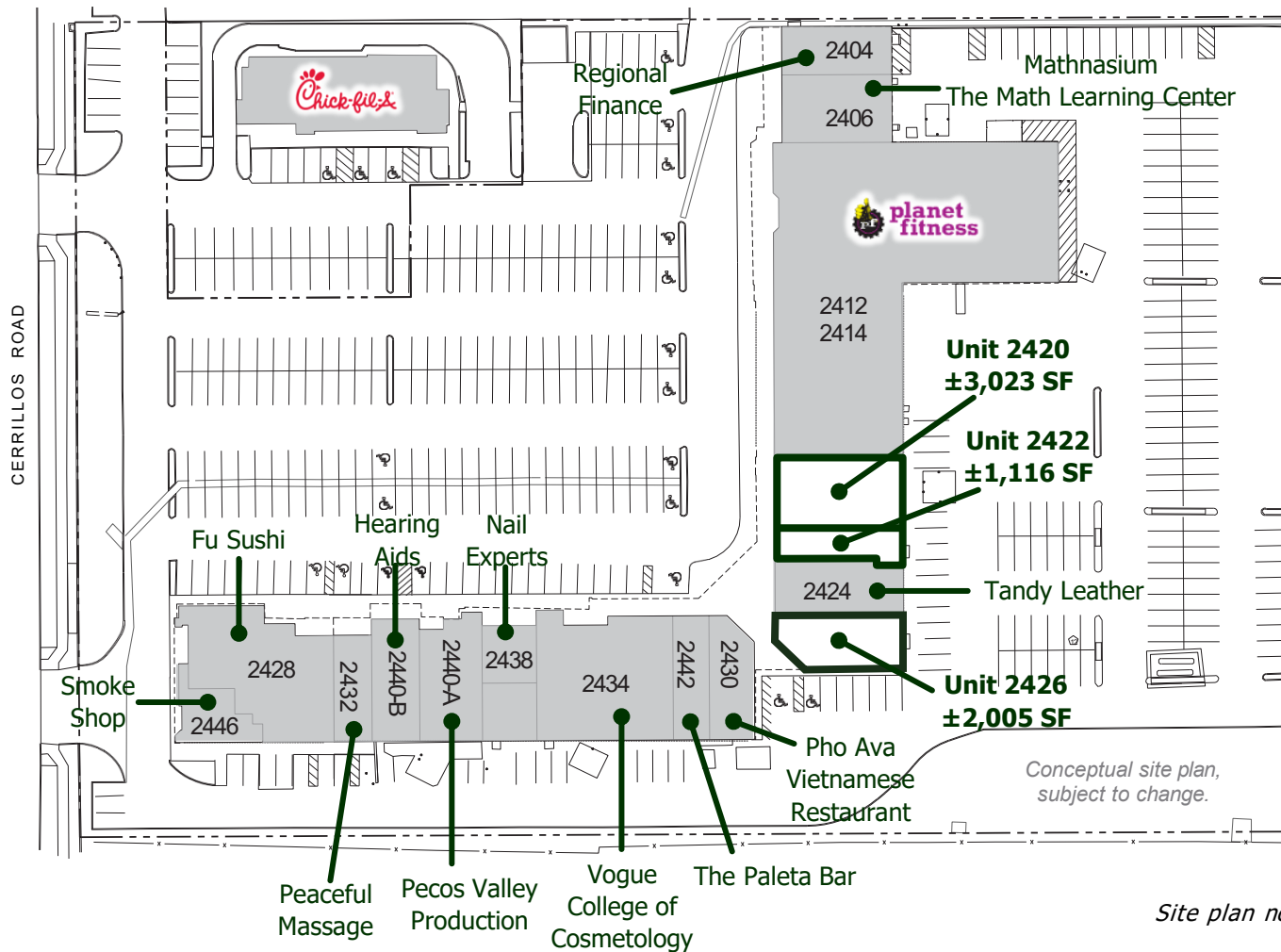
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