



Carlos Garcia
505.670.3181
carlos@garsagroup.com

Joel Cumplido
505.670.3328
joel@garsagroup.com

El
Pulgarcito

H&R
BLOCK

O'Reilly
AUTO PARTS

SITE

Apache Ave.

Chihuahua
Tires

Vitalia St.

Eclipse
Window Tinting
& Auto Detailing

BUILD-TO-SUITE/GROUND LEASE

Pad Site With Drive-Thru Potential

2100 Cerrillos Rd. Santa Fe, NM 87505

AVAILABLE	LEASE RATE	ZONING
Up to ±1,400 SF	See Advisor	C-2 General Commercial

GARSA
GROUP

COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

Carlos Garcia

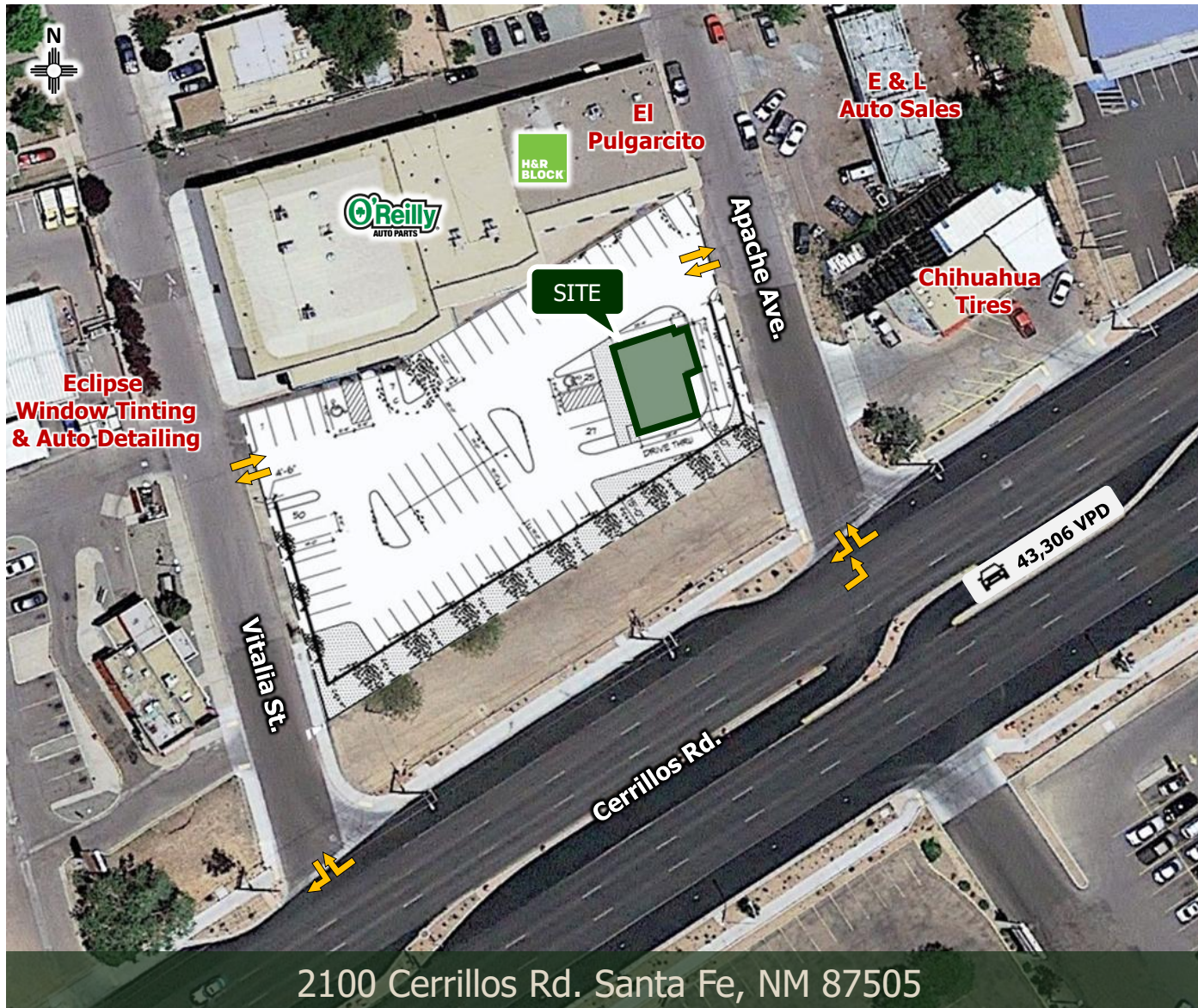
505.670.3181

carlos@garsagroup.com

Joel Cumplido

505.670.3328

joel@garsagroup.com



AVAILABLE

Up to ±1,400 SF

LEASE RATE

See Advisors

ZONING

C-2 | General Commercial

HIGHLIGHTS

- High visibility
- On main retail corridor in the heart of Santa Fe
- Dense population and employment base
- Ample parking with shared access agreement
- Strong car accounts:
 - Cerrillos Rd. at 43,306
 - St. Michaels Dr. at 23,270
- National Co-tenancy:
 - O'Reilly Auto Parts
 - H&R Block

**BUILD-TO-SUIT OR
GROUND LEASE**

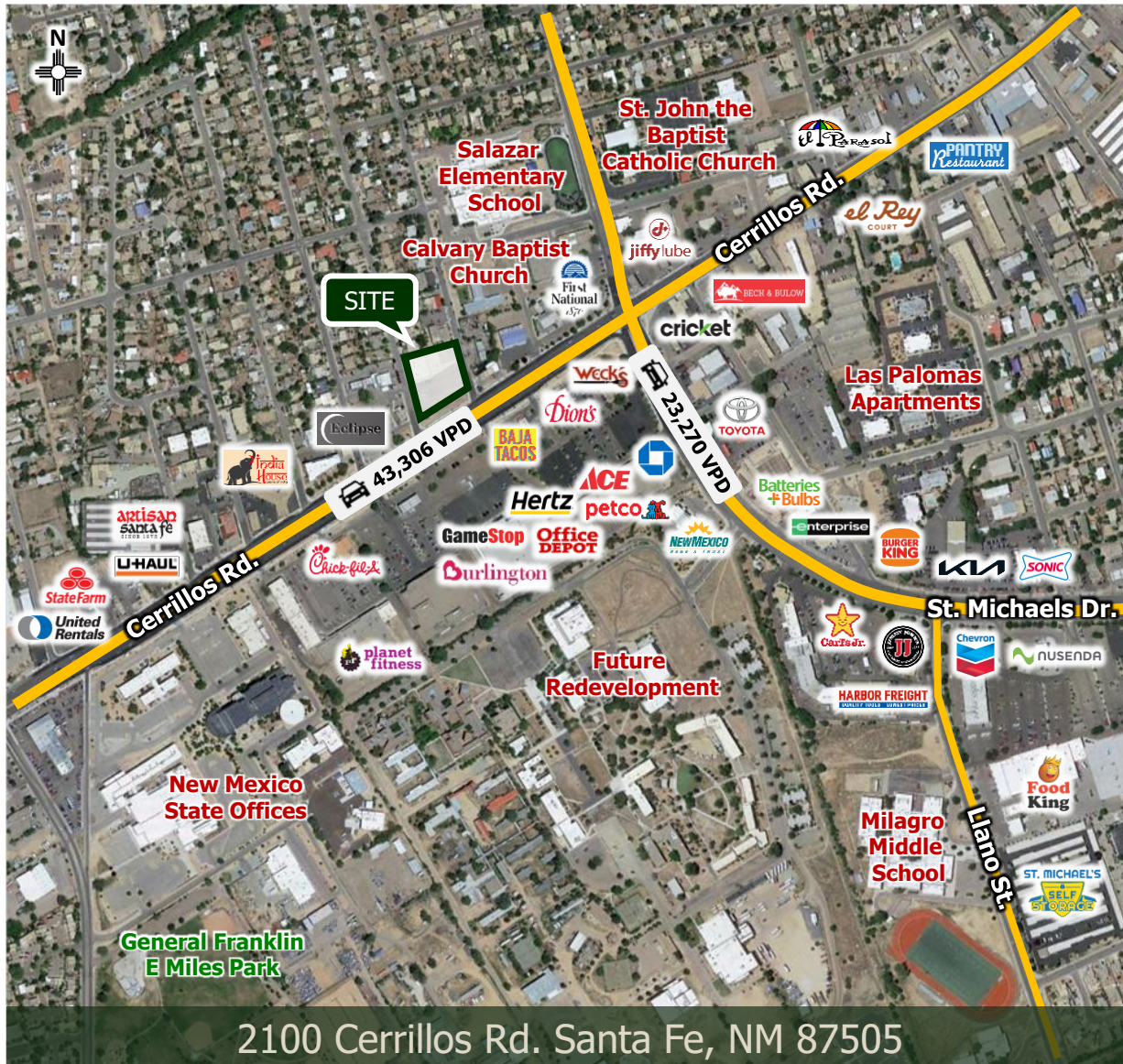
Pad Site with Drive-Thru Potential



MARKET AERIAL

Carlos Garcia
505.670.3181
carlos@garsagroup.com

Joel Cumplido
505.670.3328
joel@garsagroup.com



Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,245	60,740	99,199
Average HH Income	\$86,231	\$115,494	\$127,570
Total Business	1,027	5,130	6,421
Total Employees	28,549	79,823	92,431

**BUILD-TO-SUIT OR
GROUND LEASE**

Pad Site with Drive-Thru Potential



PHOTOS

Carlos Garcia

505.670.3181

carlos@garsagroup.com

Joel Cumplido

505.670.3328

joel@garsagroup.com



The information contained in this flyer 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.

505.473.3434
www.garsagroup.com
418 Cerrillos Rd. | Suite 11
Santa Fe, NM 87501

