

FOR SALE OR LEASE

599 Bypass & S. Meadows | Santa Fe, NM 87507

599 Bypass & S. Meadows Rd.

Great Retail Opportunity

FIRST COMMERCIAL DEVELOPMENT PROJECT IN NW SANTA FE



SALE PRICE

- See Advisor

GROUND LEASE RATE

- See Advisor

AVAILABLE

- ±1 to ±23.75 Acres

ZONING C-2

PROPERTY HIGHLIGHTS

- Strategically located on Santa Fe's underserved and growing west side
- Premier center offering retail services for existing and future residential developments
- Easy access for north/southbound 599 Bypass traffic
- First commercially-zoned parcel on 599 Bypass
- All utilities in place and ready for development

got space

NAI SunVista

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 sunvista.com



FOR MORE INFORMATION:

Carlos Garcia

Owner/Broker

carlos@sunvista.com | 505 670 3181

Joel Cumplido

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2020 Demographics	1 mile	3 mile	5 mile
Total Population	5,772	44,316	77,852
Average HH Income	\$71,357	\$69,499	\$74,448
Daytime Employment	341	18,017	52,452

2020 Forecasted by Esri

LOT	SIZE
A:	±8,000 SF
B:	±8,000 SF
C:	±10,000 SF
D:	±6,000 SF
E:	±4,200 SF
F:	±13,500 SF
G:	±10,700 SF
H:	±55,000 SF
I:	±24,300 SF



3 Miles

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Now being constructed in the peaceful neighborhood of Aldea de Santa Fe is a magnificent project called **The Legacy at Santa Fe**. More than 86 units and approximately 60,000 square feet are being constructed and designed around the concept of

Concierge Senior Living. PinPoint and LifeWell lead the way in senior care with innovative programming and expert care, personalizing the assisted living and memory care experience for each resident to make them feel at home. Beautiful décor, fine dining and other amenities, in combination with state-of-the-art safety technology, will create a stimulating, secure environment, with dedicated care tailored to the needs of each individual resident. PinPoint Senior Living and LifeWell Senior Living will also be providing amenities such as a restaurant, sports bar, fitness center, general store and movie theater.



Aldea de Santa Fe is a planned 345-acre community close to downtown Santa Fe. It is located Northwest of Santa Fe off of Highway 599 approximately 8 miles from Santa Fe Plaza and minutes from the world-famous Canyon Road Art Galleries and a few miles from the City Municipal Recreation Complex, including an award-winning public golf course. The community consists of 479 residential lots with housing options that include single-family homes, town homes, and patio homes as well as commercial live/work units surrounding the plaza.

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Established in 1992, the amenity-rich community of **Las Campanas** offers homebuyers the most dynamic range of custom and semi-custom luxury homes in the Santa Fe real estate market. With approximately 1000 homesites spanning across a seemingly vast 4,700 acres, surrounded

by 68,000 acres pristine New Mexican high-desert, Las Campanas remains Santa Fe's only luxury master-planned community — offering buyers private homesites that blend perfectly with their surroundings, while having the convenience of being only minutes away from shopping, dining and exploring in historic downtown Santa Fe, as well as many other corridors into the scenic Northern New Mexico landscape.

La Tierra



La Tierra Nueva

La Tierra and La Tierra Nueva are Santa Fe residential developments that retain a history of the old west when Charles Goodnight pushed cattle along the Chisholm Trail. The roads are well-maintained dirt and gravel reminiscent of earlier times. Established in 1980, it is a private gated community which has remained true to the spectacular beauty of its surroundings. La Tierra Nueva has 78 lots ranging from 10 to 28 acres spread across nearly 1200 acres. Located adjacent to communities La Tierra and Las Campanas, and bordering the Santa Fe National Forest provides easy access to a vast trail system. Many homeowners have horses and horse facilities. Due to the proximity to the Santa Fe National Forest, the trail riding options are virtually unlimited; Dead Dog Trail, Diablo Canyon, Soda Springs Trail, The Caja Plateau, Headquarters Trailhead off Caja Del Rio, and the Rio Grande River bank are all within a 1 to 2 hour ride.

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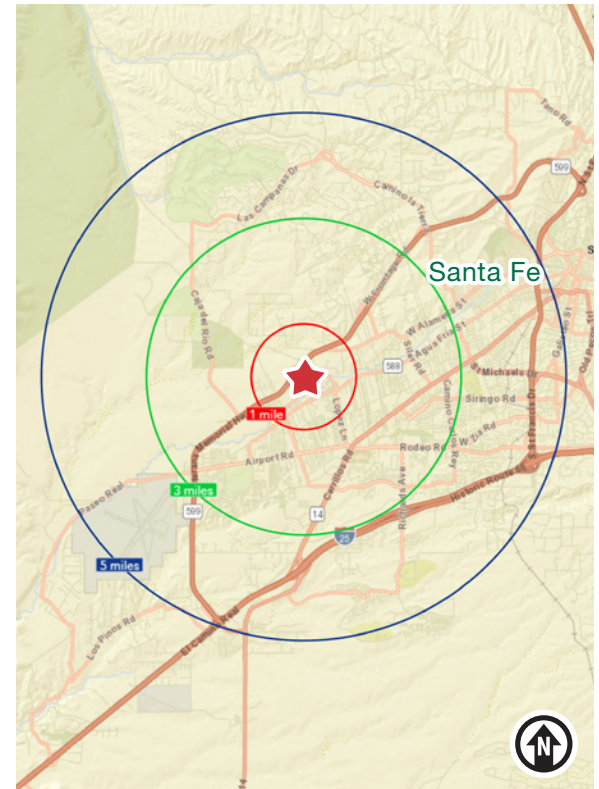
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	1 Mile		3 Mile		5 Mile	
Summary	2020		2020		2020	
Population	5,772		44,316		77,852	
Households	1,874		16,934		32,749	
Families	1,267		10,193		18,043	
Average Household Size	3.08		2.61		2.34	
Owner Occupied Housing Units	1,472		11,996		22,216	
Renter Occupied Housing Units	402		4,937		10,533	
Median Age	33.5		35.6		40.1	
Trends: 2020-2025 Annual Rate	State		State		State	
Population	0.54%		0.54%		0.54%	
Households	0.57%		0.57%		0.57%	
Families	0.39%		0.39%		0.39%	
Owner HHS	0.59%		0.59%		0.59%	
Median Household Income	1.11%		1.11%		1.11%	
Households by Income	2020	2020	2020	2020	2020	2020
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	208	11.1%	1,696	10.0%	3,273	10.0%
\$15,000 - \$24,999	159	8.5%	1,383	8.2%	2,711	8.3%
\$25,000 - \$34,999	174	9.3%	2,183	12.9%	3,708	11.3%
\$35,000 - \$49,999	378	20.2%	3,060	18.1%	5,539	16.9%
\$50,000 - \$74,999	451	24.1%	3,312	19.6%	6,174	18.9%
\$75,000 - \$99,999	178	9.5%	2,080	12.3%	4,197	12.8%
\$100,000 - \$149,999	159	8.5%	1,943	11.5%	4,156	12.7%
\$150,000 - \$199,999	61	3.3%	670	4.0%	1,548	4.7%
\$200,000+	105	5.6%	606	3.6%	1,445	4.4%
Median Household Income	\$50,590		\$50,712		\$53,254	
Average Household Income	\$71,357		\$69,499		\$74,448	
Per Capita Income	\$24,436		\$26,655		\$31,135	
Population by Age	2020	2020	2020	2020	2020	2020
	Number	Percent	Number	Percent	Number	Percent
0 - 4	441	7.6%	3,148	7.1%	4,756	6.1%
5 - 9	437	7.6%	3,051	6.9%	4,643	6.0%
10 - 14	435	7.5%	2,991	6.7%	4,649	6.0%
15 - 19	392	6.8%	2,849	6.4%	4,423	5.7%
20 - 24	382	6.6%	3,090	7.0%	4,981	6.4%
25 - 34	937	16.2%	6,698	15.1%	10,615	13.6%
35 - 44	769	13.3%	5,660	12.8%	9,510	12.2%
45 - 54	723	12.5%	5,508	12.4%	9,755	12.5%
55 - 64	648	11.2%	5,288	11.9%	10,692	13.7%
65 - 74	412	7.1%	3,874	8.7%	8,574	11.0%
75 - 84	162	2.8%	1,672	3.8%	3,833	4.9%
85+	34	0.6%	486	1.1%	1,421	1.8%

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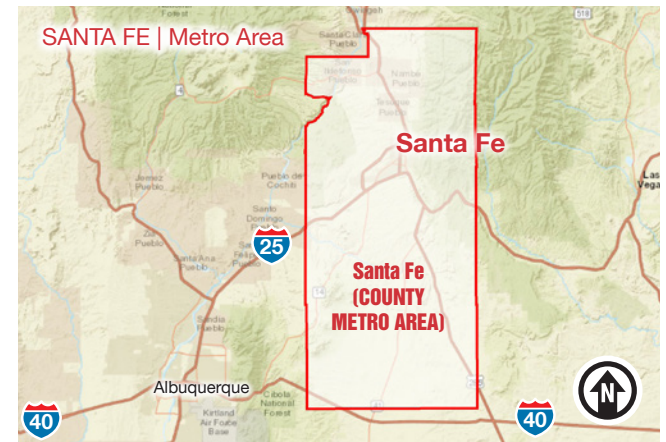
Santa Fe | The City Different and the State Capital

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 reflects the multicultural character of the city. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the climate and related outdoor activities (such as skiing in years of adequate snowfall; hiking in other seasons) plus cultural activities of the city and the region. Most tourist activity takes place in the historic downtown, especially on and around the Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government since 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, which takes place each year during the second full weekend of July.

Santa Fe by the numbers (ESRI 2020 Demographics)



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



SANTA FE ART REPORT CARD

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," according to the *Four Seasons website*


Santa Fe is the third-largest art market in the United States, after New York and Los Angeles.

Santa Fe Accolades

- One of 2 cities recognized worldwide for the Best Food/Beverage Destination Experience** by World Food Travel Association 2018
- #3 Best Small City in U.S. to Live** Apartment Therapy 2018
- Top Destination for Millennial Travelers** HomeToGo 2019
- #2 Top 10 Small Cities in the US** by Conde Nast Traveler 2019
- One of the Best Cities for Outdoor Lovers** MarketWatch 2019
- One of the Greenest Cities in the U.S.** CubeSmart Self Storage 2019
- Top Ten Best Places to Get a Fresh Start** Livability 2019
- #3 Top Cities for Women Entrepreneurs** Pennygeeks 2019
- Best Most Romantic Destination in the U.S.** CBS Local 2019
- Best Up & Coming Housing Market in NM** from Insurify 2019



19 minutes:
average commute



SKI SANTA FE
averages **225 inches** of snow a year.