

# Prime Commercial Lot

GREAT VISIBILITY WITH HIGHWAY 14 FRONTAGE

9 Forest Lane  
Santa Fe, NM 87508

NWQ Highway 14 & Highway 599

## For Sale

### Sale Price

- \$250,000

### Available

- Land: ±1.0 Acre

### Zoning

- Community College District

### Property Highlights

- Great visibility with Highway 14 frontage
- Near I-25/Highway 599 exchange
- Rapidly-developing I-25 corridor between Santa Fe & Albuquerque
- Adjacent to Rail Runner Station
- Turn-in both directions from Highway 14
- All utilities in place



got space

**NAI Maestas & Ward**

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

505 988 8081 [gotSPACEUSA.com](http://gotSPACEUSA.com)



For more information:

**Tai Bixby, CCIM**

[tai@gotSPACEUSA.com](mailto:tai@gotSPACEUSA.com)

505 577 3524



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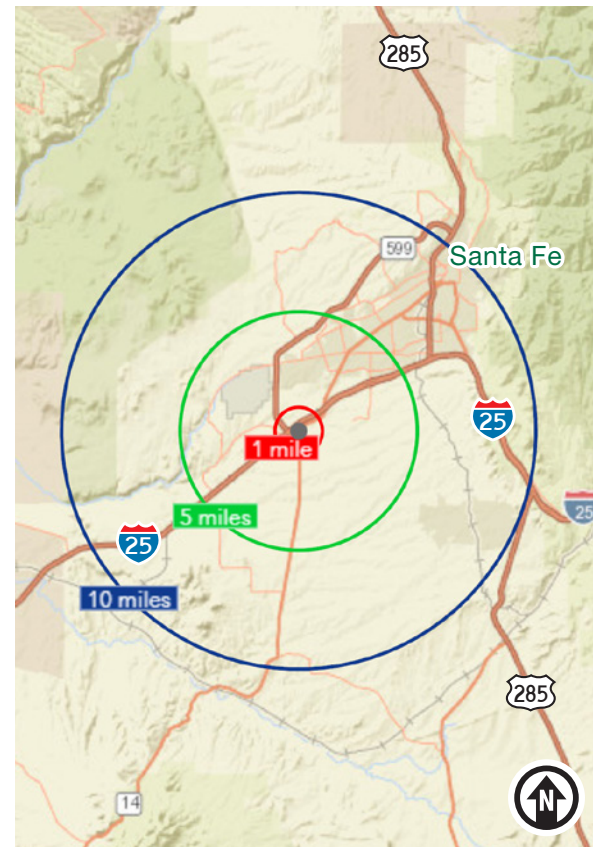
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## LOCATION



2019 Demographics	1 mile	5 mile	10 mile
Total Population	1,933	48,068	110,500
Average HH Income	\$71,005	\$72,036	\$79,940
Daytime Employment	1,271	16,571	79,593
2019 Forecasted by Esri			



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**SITE**



## AVAILABLE

**Land:  $\pm 1.0$  Acre**

Prime commercial lot with great visibility on HWY 14 and access in both directions from highway. Community College District Zoning allows for all commercial uses permitted by the CCD zoning including industrial, gas station, convenience store, retail, storage, office, etc. All utilities in place. Seller willing to contribute land to JV or exchange to buy back developed property. Inquire with broker. Also available for lease at 10% of asking price per year.



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# Trade Area Analysis

## 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 2019 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

- #1 **Best Shopping Destination** in the West by Sunset 2016
- #4 **Best Food Town in the West** by Sunset 2016
- #4 **Best Cities in the United States** by Travel and Leisure 2016
- #2 **Best Small City in the US** by Conde Nast Reader's Choice 2015
- #6 **Best Small City in the World** by Conde Nast Reader's Choice 2015
- 2014 **Top Treks for your Family** by Trekaroo
- #2 **Cleanest Air** by American Lung Association 2013
- Destinations on the Rise** TripAdvisor 2013 Travelers' Choice Winner
- #3 for **Visitor Experience** from Travel and Leisure 2013
- 5th Most Romantic City** by Livability.com 2013
- #1 **Cultural Getaway** from Travel and Leisure 2012

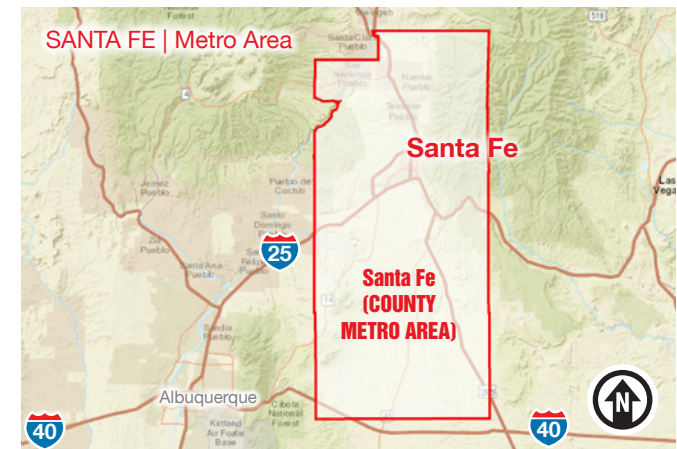
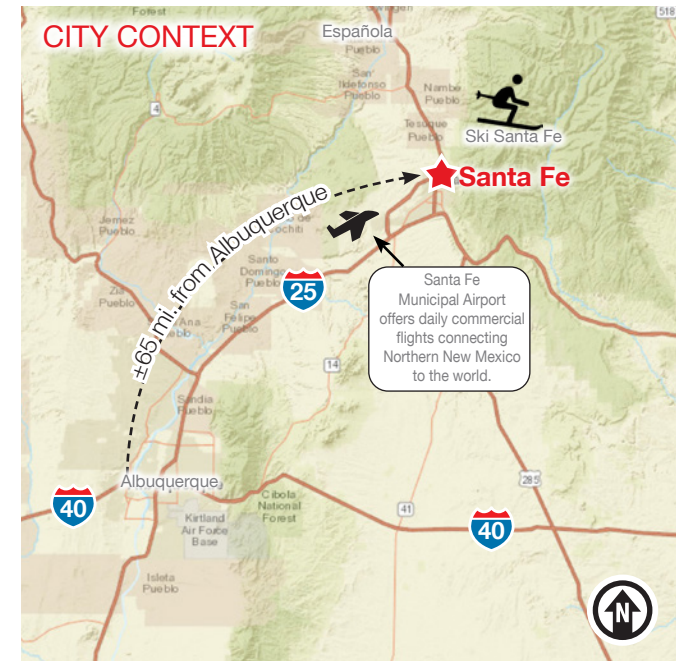


**19 minutes:**  
average commute



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

## CITY OF Santa Fe



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