

FOR SALE

6533 Airport Rd. | Santa Fe, NM 87505

NWQ Airport Rd. & South Meadows Rd.

Commercial Land Available

LOCATED IN SANTA FE'S
FAST-GROWING WESTSIDE

PRICE REDUCED!



Sale Price

▪ ~~\$874,000~~ \$500,000

Available

▪ Land: ±3.347 Acres

Zoning

▪ C-1

Property Highlights

- Was \$6.00/SF, now reduced to \$4.32/SF
- Prime commercial lot ideally situated in a developing commercial/retail area
- More than 11,000 cars per day
- Great visibility
- Rapidly growing area
- Area retailers include Auto Zone, McDonald's, Family Dollar, Walgreens and Dollar General
- Permitted uses include office, medical, restaurant, and multifamily

AREA RETAILERS:



NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 gotSPACEUSA.com



For more information:

Tai Bixby, CCIM

tai@gotSPACEUSA.com

505 577 3524

got space

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NAI Maestas & Ward 505 988 8081

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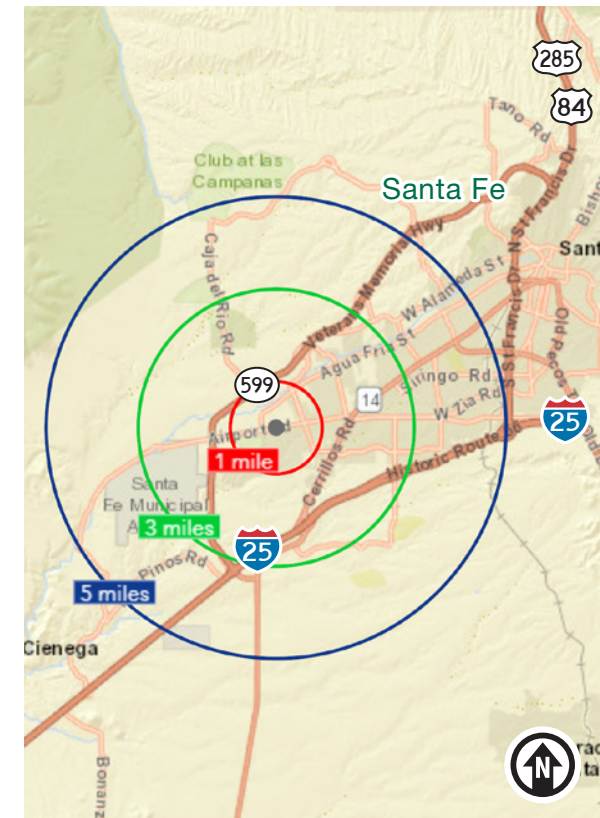
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Demographics | 1, 3 & 5 Mile

| | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------------------------|--------------|---------|--------------|---------|--------------|---------|
| Summary | 2020 | | 2020 | | 2020 | |
| Population | 14,855 | | 37,898 | | 70,261 | |
| Households | 4,830 | | 13,983 | | 27,382 | |
| Families | 3,349 | | 8,624 | | 16,307 | |
| Average Household Size | 3.07 | | 2.70 | | 2.51 | |
| Owner Occupied Housing Units | 3,393 | | 9,816 | | 19,687 | |
| Renter Occupied Housing Units | 1,437 | | 4,167 | | 7,695 | |
| Median Age | 29.9 | | 33.6 | | 38.0 | |
| 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 | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 459 | 9.5% | 1,447 | 10.3% | 2,528 | 9.2% |
| \$15,000 - \$24,999 | 414 | 8.6% | 1,195 | 8.5% | 2,196 | 8.0% |
| \$25,000 - \$34,999 | 668 | 13.8% | 1,852 | 13.2% | 3,163 | 11.6% |
| \$35,000 - \$49,999 | 906 | 18.8% | 2,477 | 17.7% | 4,678 | 17.1% |
| \$50,000 - \$74,999 | 1,008 | 20.9% | 2,744 | 19.6% | 5,302 | 19.4% |
| \$75,000 - \$99,999 | 594 | 12.3% | 1,625 | 11.6% | 3,593 | 13.1% |
| \$100,000 - \$149,999 | 585 | 12.1% | 1,658 | 11.9% | 3,549 | 13.0% |
| \$150,000 - \$199,999 | 90 | 1.9% | 490 | 3.5% | 1,242 | 4.5% |
| \$200,000+ | 106 | 2.2% | 496 | 3.5% | 1,130 | 4.1% |
| Median Household Income | \$49,267 | | \$50,123 | | \$53,750 | |
| Average Household Income | \$63,013 | | \$68,243 | | \$73,904 | |
| Per Capita Income | \$20,429 | | \$25,302 | | \$29,027 | |

| 2020 Demographics | 1 mile | 3 mile | 5 mile |
|--|----------|----------|----------|
| Total Population  | 14,855 | 37,898 | 70,261 |
| Average HH Income  | \$63,013 | \$68,243 | \$73,904 |
| Daytime Employment  | 1,785 | 15,361 | 31,029 |
| <i>2020 Forecasted by Esri</i> | | | |



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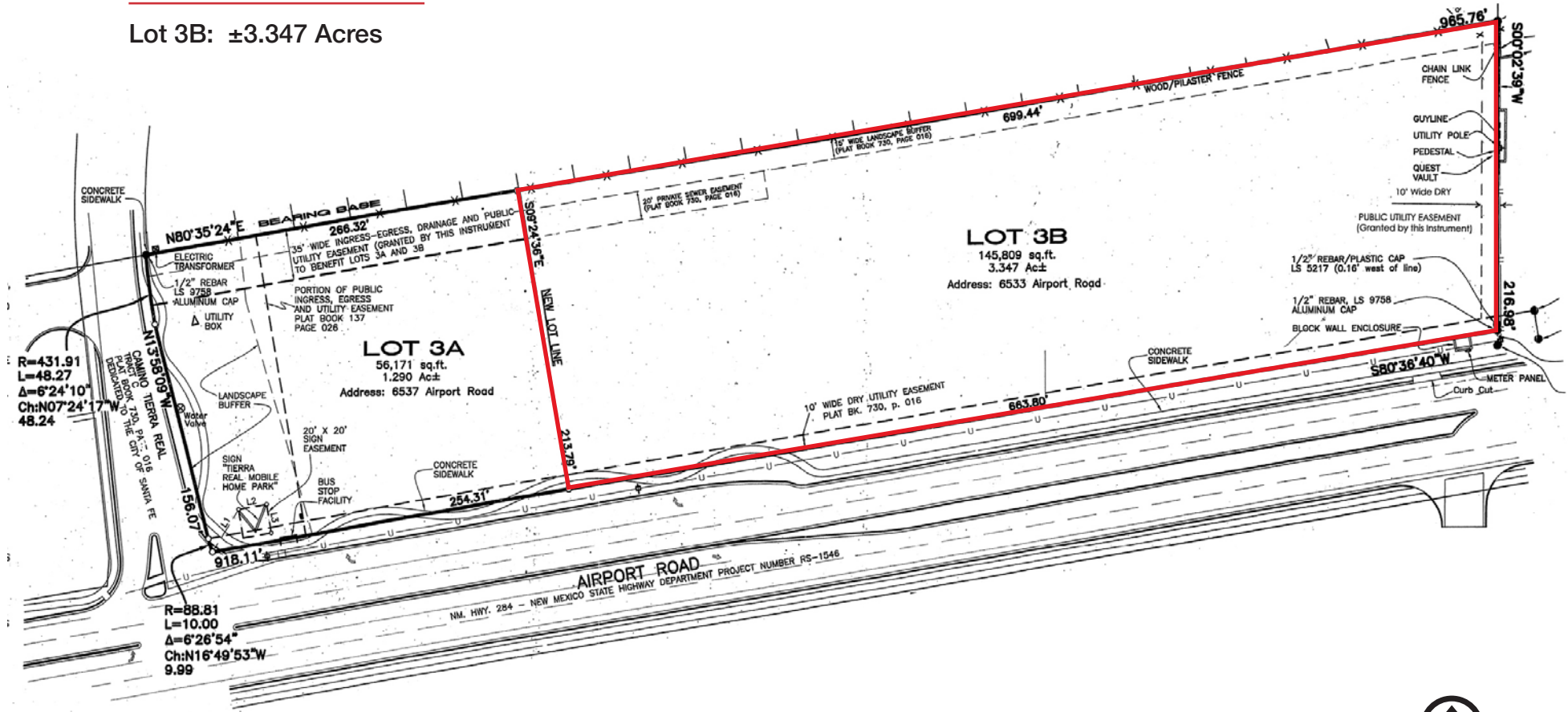
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SITE SURVEY

Lot 3B: ± 3.347 Acres



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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 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

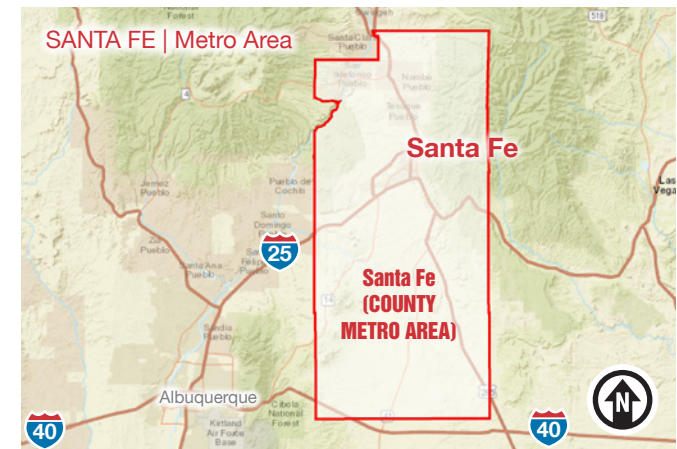


19 minutes:
average commute



SKI SANTA FE
averages
225 inches of snow a year.

CITY OF Santa Fe



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