

AVAILABLE

# EXISTING BUILDING IN SANTA FE'S RETAIL EPICENTER

NEAR THE INTERSECTION OF CERRILLOS RD & ST MICHAELS DR

1607 St Michaels Dr, Santa Fe, NM 87505



AVAILABLE

+/-5,062 SF

+/-0.28 Acres

## PROPERTY HIGHLIGHTS

- Access directly from St Michaels Dr
- Large pylon signage
- High traffic flow
  - 36,805 VPD on Cerrillos Rd
  - 26,806 VPD on St Michaels Dr
- Great visibility with frontage on St Michaels
- Strong retail trade area with the most visited Chick-Fil-A & the 2nd most visited Planet Fitness in the state (Source: Placer.Ai)



For more information contact:

☎ 505.858.0001

✉ [marketing@mdgrealestate.com](mailto:marketing@mdgrealestate.com)

The information contained 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.





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# INTERIOR PHOTOS

NEQ CERRILLOS RD & ST MICHAELS DR



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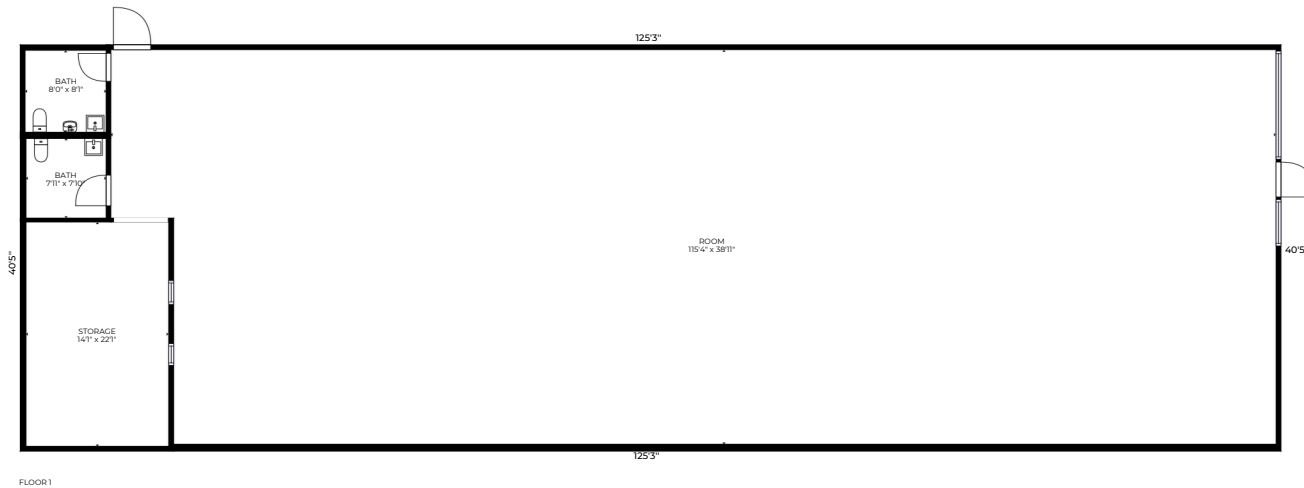
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# FLOOR PLAN & PYLON SIGN

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FLOOR 1: 5018 sq. ft.  
TOTAL: 5018 sq. ft.

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.  
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



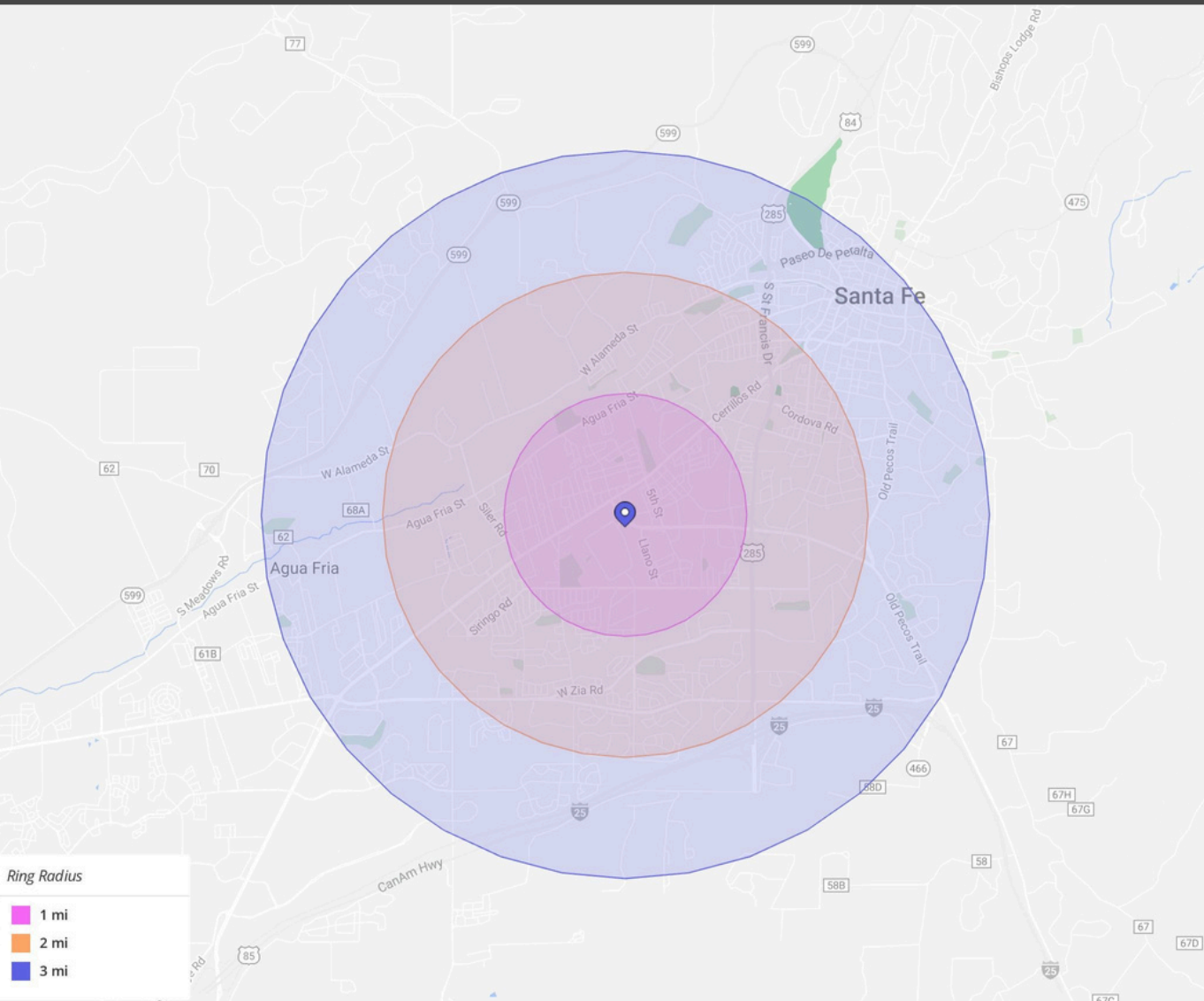
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Overview	1 Mile	2 Miles	3 Miles
Population	12,832	34,761	52,221
Average Household Income	\$62,826	\$72,627	\$76,864
Labor Force	6,825	17,723	25,589

3 Mile Demographics



**52,221**

Population



**\$76,864**

Average Household Income



**25,589**

Labor Force



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