



SERENE MOUNTAIN RETREAT 20 MINUTES FROM ALBUQUERQUE

NEQ NM-14 & I-40

19 Cirguela Rd, Cedar Crest, NM 87008



FOR SALE

AVAILABLE SPACE

21,224 SF
9.32 AC

PRICE

\$5,200,000

Austin Tidwell, CCIM

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PROPERTY HIGHLIGHTS

- Former full-service early childhood treatment center - Villa Santa Maria - originally established in 1956
- Beautiful wooded mountain retreat tucked away in Cedar Crest, just 20 minutes east of Albuquerque
- Great opportunity for another treatment center, assisted living or nursing home, youth camp, church or school
- Property features a dormitory, admin building, school house, vintage log cabin, full commercial kitchen, laundry room, orchard, soccer field and additional land for future expansion



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



**3,633
POPULATION
3-MILE RADIUS**



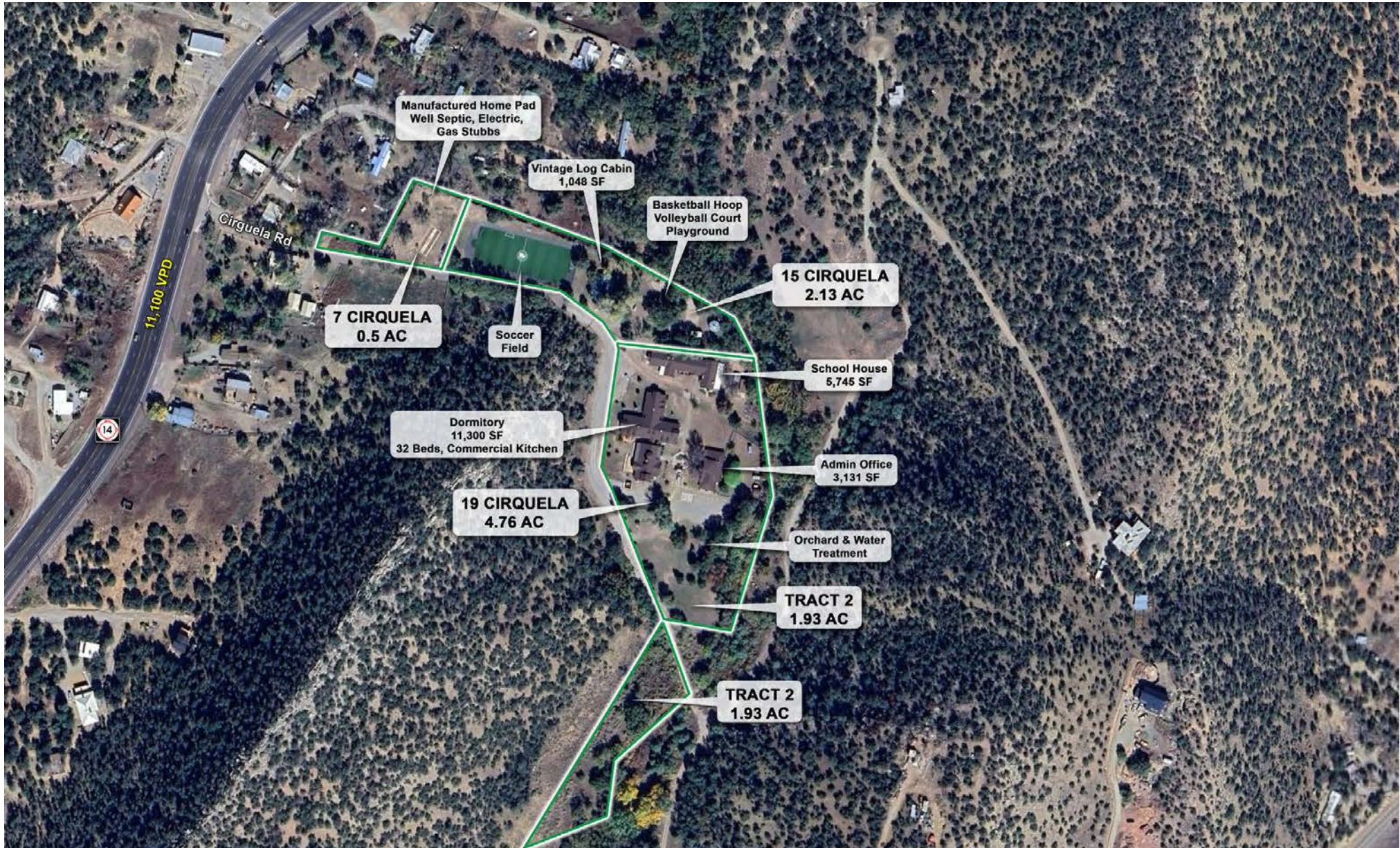
**\$139,597.00
AVG HH INCOME
3-MILE RADIUS**



**2,255
DAYTIME POPULATION
3-MILE RADIUS**



TRAFFIC COUNTS
NM-14: 11,100 VPD
(Costar 2024)

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19 Cirguela has been the longtime home to the Villa Santa Maria, a nationally and internationally recognized early childhood treatment facility that aided thousands of children and their families until their closure in 2022. The property is comprised of a total 21,224 SF on 9.32 acres, including a dormitory featuring 32 beds, admin office, school house and a log cabin on 4 land parcels. The possibilities are endless here as this site could be used again for another treatment facility or could be used for an assisted living or nursing home, youth retreat, church, school, yoga retreat or a number of other businesses looking for an outdoor campus with room to grow. The property also features a state-of-the-art soccer field, a volleyball court, basketball hoop, orchard, outdoor playground, cafeteria, laundry room and its own wastewater treatment facility. The campus is nestled between two large ridges and has the Acequia de Madre running directly to the west, and the San Antonio Creek to the east.

LOCATION OVERVIEW

The facility is located in Cedar Crest, NM, just seven miles east of Albuquerque in the iconic Sandia Mountains. This secluded resort is hidden off Highway 14 (commonly known as the Turquoise Trail), yet is a quick mile from Interstate 40. Cedar Crest is a popular mountain community filled with communities of custom residential homes, local eateries and nearby the popular Sandia Ski Area and Golf Digest's Top 20 Public/Private Golf Course (Paako Ridge) to the north. Any buyer of the property will appreciate the quick access to Albuquerque's airport and the state's largest healthcare network, while having the tranquil resort feel of Cedar Crest.

**PROPERTY HIGHLIGHTS**

Available SF:	21,224 SF (3 Buildings + Cabin)
Lot Size:	9.32 AC (4 Parcels)
Zoning:	M-H for Mobile Home/Single Family Residential Use with an SU (Special Use) permit for educational institution
County:	Bernalillo
Utilities:	Well, Septic, Propane, PNM

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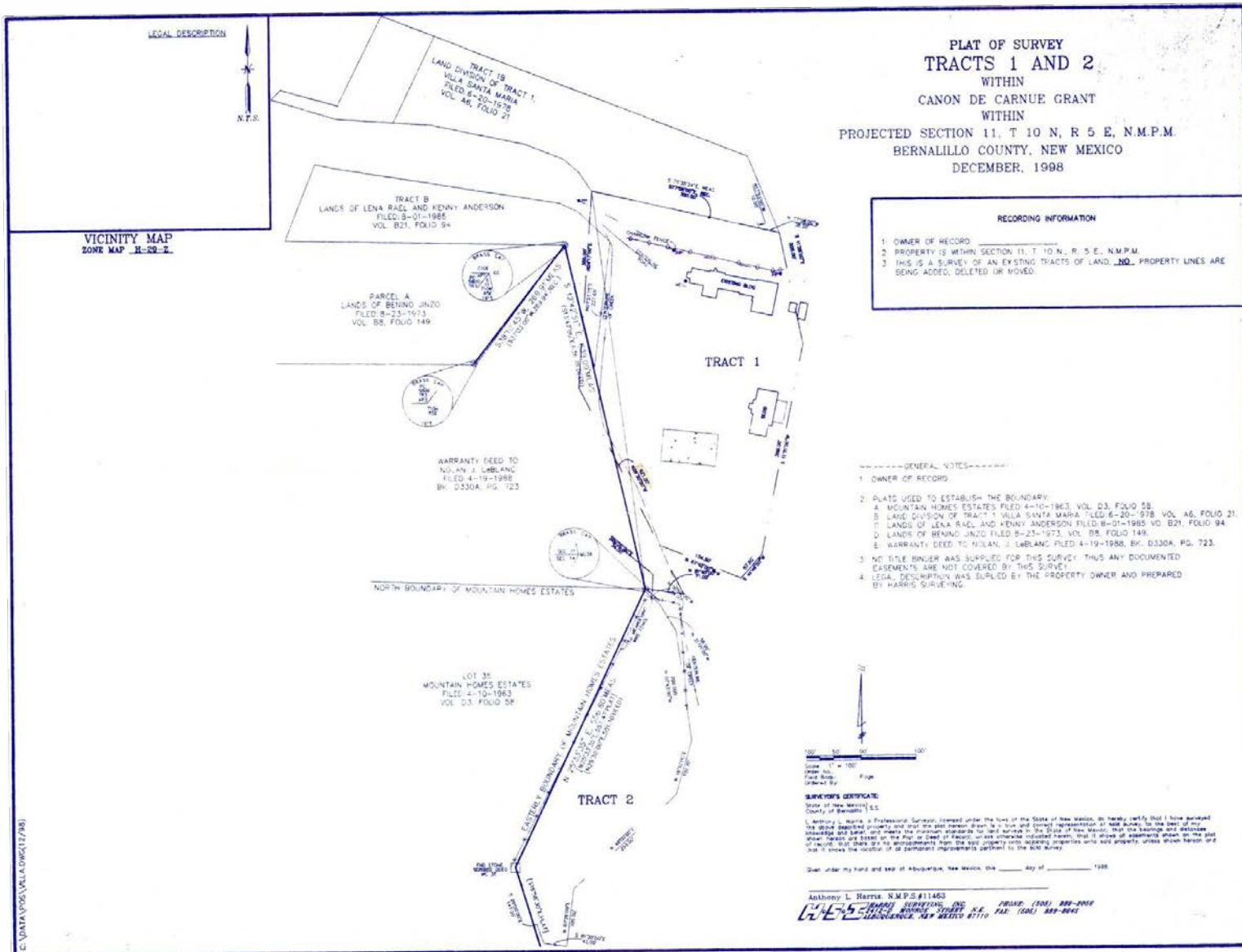


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