



# AIRPORT RD FRONTAGE FREESTANDING BUILDING

NWC OF CAMINO TIERRA REAL & AIRPORT RD  
6629 Airport Rd, Santa Fe, NM 87507



*Representative photo - not actual site.*

**FOR LEASE**

**AVAILABLE SPACE**  
9,180 SF

**RATE**  
\$13.00 PSF NNNs\*  
\* Estimate provided by Landlord  
and subject to change

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**PROPERTY HIGHLIGHTS**

- Fronting Airport Rd that is exposed to over 19,000 cars per day
- Established retail corridor along Airport Rd with established tenants like Tractor Supl, AutoZone, YMCA, etc
- Wide open floor plan for more flexibility on personal customization
- Airport Rd is a part of the NM Mainstreet project which will redesign the roadway to create a commercial, residential, and entertainment district
- Building and monument signage
- Ample Parking



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2024**

 **37,814**  
**POPULATION**  
3-MILE RADIUS

 **\$91,136.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **24,282**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Airport Rd: 19,128 VPD  
San Felipe Rd: 2,956 VPD  
(Costar 2024)

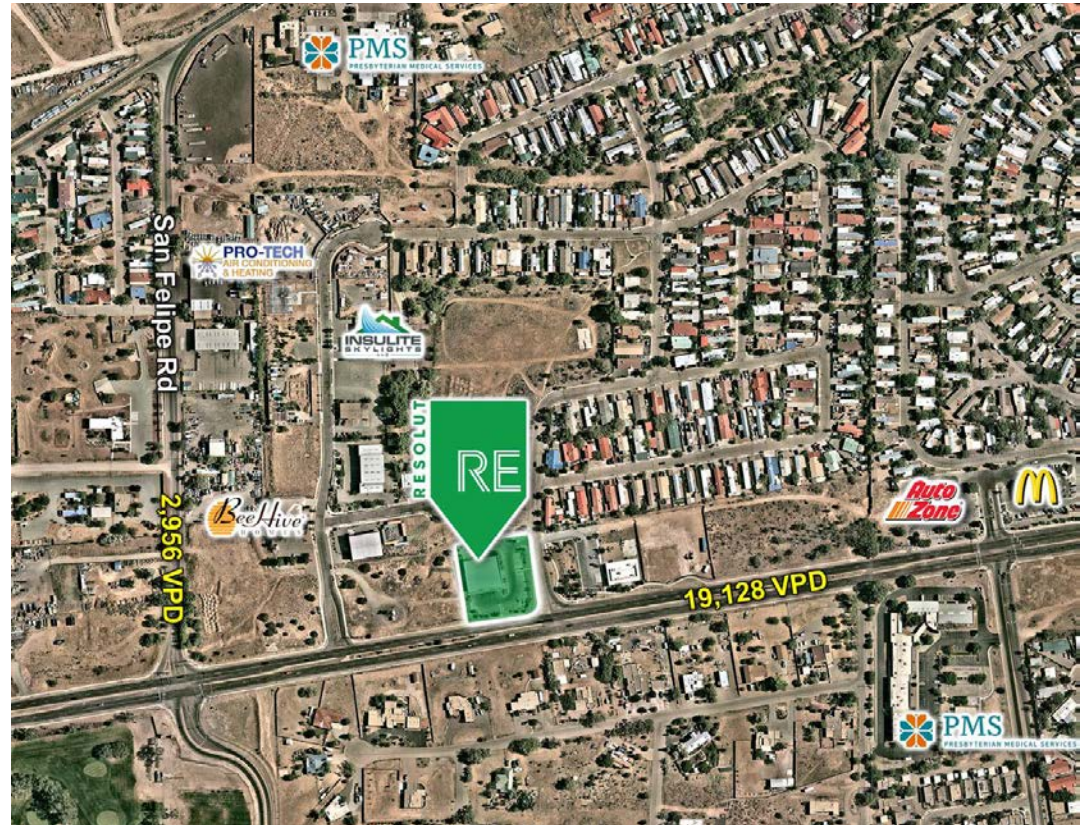
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**PROPERTY OVERVIEW**

The retail property at 6629 Airport Rd, Santa Fe, NM 87507, is a freestanding building with 9,180 square feet of space, offering flexible leasing opportunities for various retail uses. It has good parking availability to accommodate customers and staff, along with monument signage to enhance business visibility. The building is in good interior and exterior condition, making it a turnkey solution for tenants seeking immediate occupancy. The property offers fair access from nearby roads, with excellent visibility to passing traffic along Airport Road, exposed to over 19,000 cars per day. This makes it a compelling choice for businesses aiming to attract customers via drive-by exposure.

**LOCATION OVERVIEW**

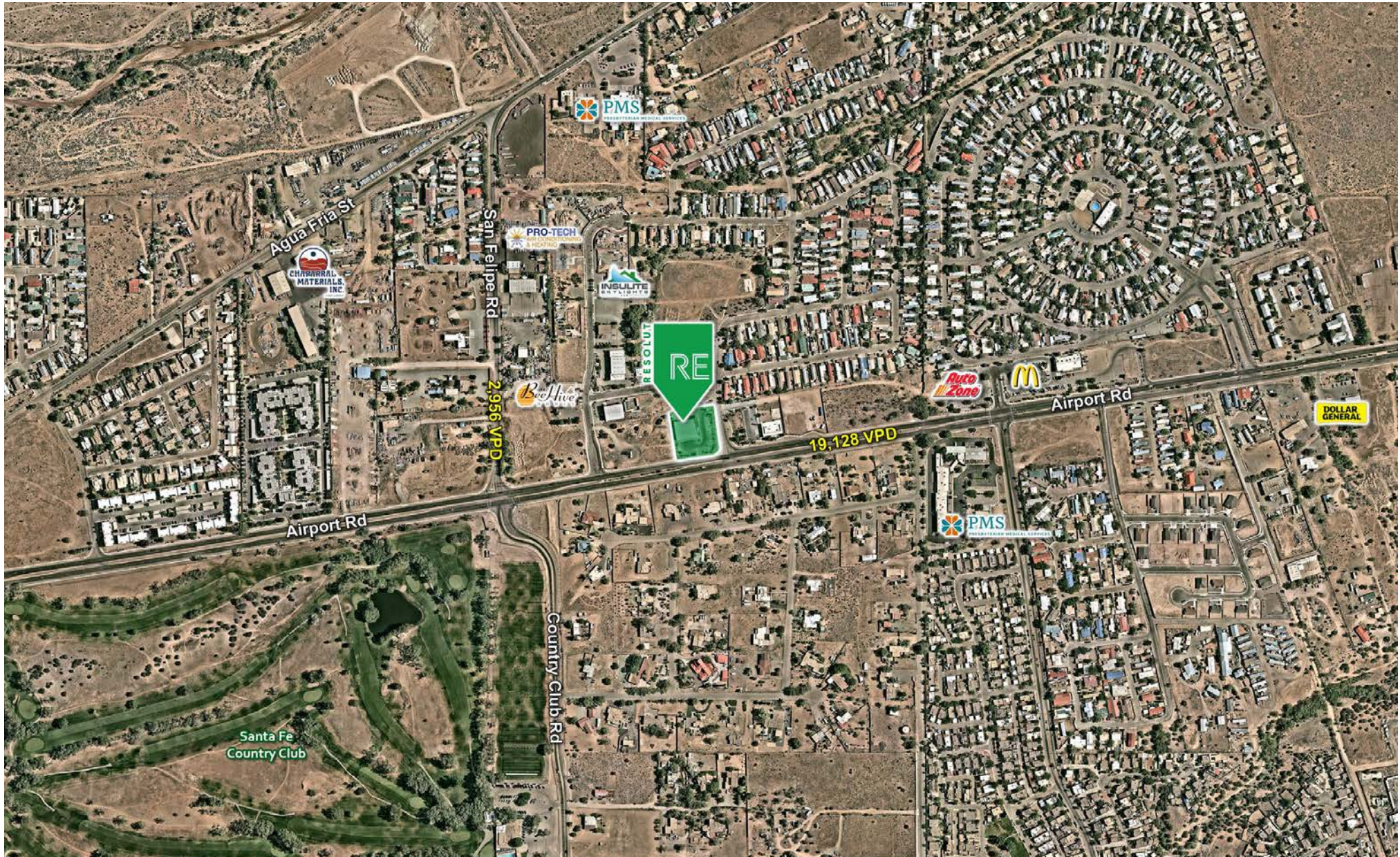
The area surrounding 6629 Airport Rd, Santa Fe, NM 87507, is experiencing steady growth, driven by significant residential and commercial development. The \*\*Airport Road Main Street Corridor initiative promotes mixed-use growth, creating a vibrant environment ideal for retail businesses. Nearby developments include 233 new multifamily units at Esplanade Village and additional residential projects along Airport Road, providing a growing customer base within close proximity. Major retail tenants like McDonald’s, Tractor Supply Co., and AutoZone are located nearby, drawing consistent traffic to the area. Additionally, significant points of interest, such as Presbyterian Santa Fe Medical Center and Southwestern College, contribute to steady foot traffic and local economic activity. With 19,128 vehicles passing daily, this corridor offers high visibility, making it a desirable location for tenants seeking strong exposure and access in a thriving commercial district.



**PROPERTY OVERVIEW**

Lease Rate:	\$13.00
Available SF:	9,180 SF
Zoning:	C2
Submarket:	Santa Fe

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