



SIZE

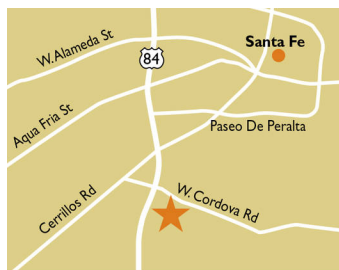
116,005 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,371	48,744	76,590
Households		
5,241	24,920	36,944
Median HH Income (\$)		
70,601	75,003	73,687

MAJOR TENANT(S)

Trader Joe's
O'Reilly Auto Parts
J. Crew Factory



LOCATION

504 W. Cordova Road | Santa Fe, NM 87505

PROPERTY HIGHLIGHTS

- Anchored by one of the top Trader Joe's, a leading grocer in the fresh format category
- Additional tenants include J.Crew Factory, OrangeTheory Fitness, O'Reilly Auto Parts, Wild Birds Unlimited, The Joint and Dollar Tree
- Located in Santa Fe, the capital and fourth-largest city in the state, with a population exceeding 48,700 in a three-mile radius with an average household income greater than \$105,400
- The center is located at the high-traffic intersection of Cordova Road and St. Francis Drive, which benefits from over 50,800 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



CORONADO CENTER

504 W. Cordova Road | Santa Fe, NM 87505

SPACE	TENANT	SQ. FT.	518-B	Wild Birds Unlimited	3,000 SF	530-3	Great Clips	900 SF
504	New Mexico Bike N Sport	14,200 SF	522	Empire Sushi Buffet	10,770 SF	540-A	First National Bank of Santa Fe	2,750 SF
504A	The New Baking Company	4,500 SF	524-A	Nothing Bundt Cakes	3,000 SF	540-B	The Joint Chiropractic	1,000 SF
506	Marty's Meals	7,771 SF	524-B	Trove Beauty - Alpha Bar	3,220 SF	540-C	Subway	1,250 SF
508	WestGate Properties	2,650 SF	524-C	Linda's Nails	1,600 SF	TOTAL SQ. FT.		116,005
510	Sleep & Dream	3,860 SF	524-D	O'Reilly Auto Parts	6,071 SF			
514	Fun Noodle Bar	2,640 SF	528	AVAILABLE	13,000 SF			
516	OrangeTheory Fitness	2,640 SF	530-1	Trader Joe's	16,700 SF			
518-A	Dollar Tree	10,300 SF	530-2	J. Crew Factory	4,183 SF			

SITE LEGEND

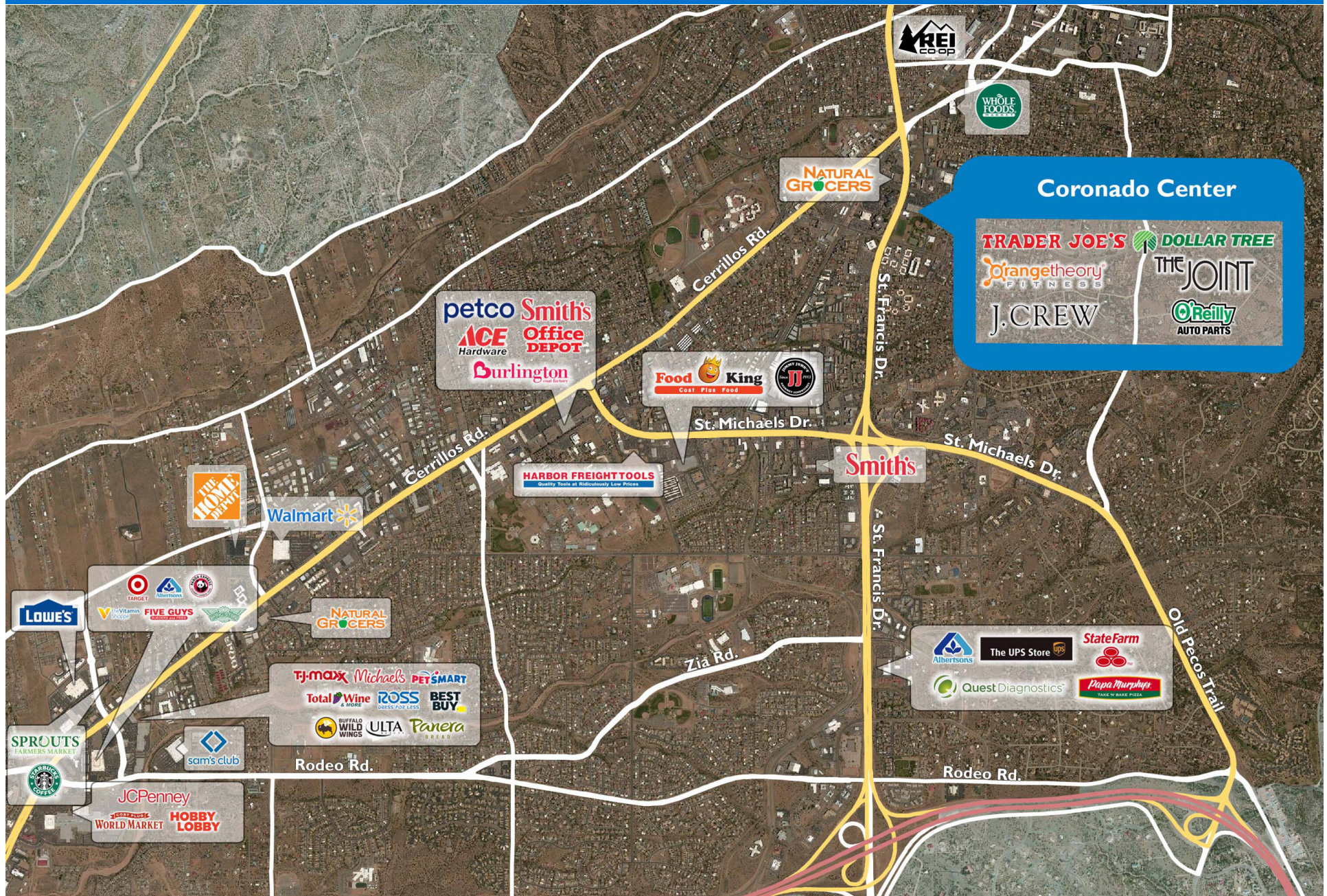
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

CORONADO CENTER

504 W. Cordova Road | Santa Fe, NM 87505



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.672724

Longitude: -105.952029

Coronado Center Santa Fe, NM		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,371	48,744	76,590
	2028 Projected Population	9,416	49,332	78,493
	2010 Census Population	9,061	46,793	69,982
	2000 Census Population	9,610	49,518	69,113
	1990 Census Population	10,087	48,354	62,648
	Historical Annual Growth 1990 to 2000	-0.48%	0.24%	0.99%
	Historical Annual Growth 2000 to 2010	-0.59%	-0.56%	0.13%
	Estimated Annual Growth 2010 to 2023	0.24%	0.30%	0.66%
	Projected Annual Growth 2023 to 2028	0.10%	0.24%	0.49%
	Median Age	54.4	53.9	51.5
Households	Q4 2023 Estimated Households	5,241	24,920	36,944
	2028 Projected Households	5,264	25,203	37,804
	2010 Census Households	4,968	23,222	33,126
	2000 Census Households	4,759	22,652	30,291
	1990 Census Households	4,456	19,856	25,392
	Historical Annual Growth 1990 to 2000	0.66%	1.33%	1.78%
	Historical Annual Growth 2000 to 2010	0.43%	0.25%	0.90%
	Estimated Annual Growth 2010 to 2023	0.39%	0.51%	0.80%
	Projected Annual Growth 2023 to 2028	0.09%	0.23%	0.46%
	Population per Household	1.74	1.93	2.04
Population by Race	White	57.5%	53.4%	48.5%
	Black or African American	0.7%	1.1%	1.0%
	Asian & Pacific Islander	1.2%	1.7%	1.7%
	Other Races	5.8%	4.9%	4.5%
	Hispanic Population	34.9%	38.9%	44.3%
Income	Average Household Income	\$99,487	\$105,419	\$105,822
	Median Household Income	\$70,601	\$75,003	\$73,687
	Per Capita Income	\$56,723	\$54,476	\$51,667
Education (Age 25+)	Elementary	2.1%	2.8%	4.1%
	Some High School	4.6%	3.2%	3.7%
	High School Graduate	15.5%	15.6%	17.5%
	Some College	18.6%	18.6%	18.0%
	Associates Degree Only	6.2%	6.9%	7.4%
	Bachelors Degree Only	23.5%	25.1%	23.6%
	Graduate Degree	29.5%	27.8%	25.7%
Business	Number of Businesses	1,391	4,463	5,204
	Total Number of Employees	10,088	33,346	38,541
	Employees per Business	7.25	7.47	7.41
	Residential Population per Business	6.74	10.92	14.72

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.