



SIZE

116,005 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,484	47,108	74,367
Households	4,666	23,294	34,819
Median HH Income (\$)	63,892	66,237	66,229

MAJOR TENANT(S)

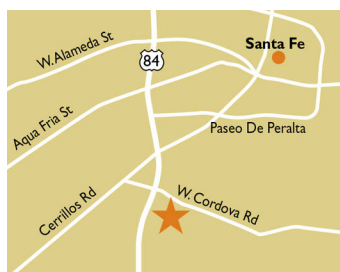
Trader Joe's
Party City
O'Reilly Auto Parts
J. Crew Factory

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

504 W. Cordova Road | Santa Fe, NM 87505

PROPERTY HIGHLIGHTS

- Anchored by Trader Joe's, a leading grocer in the fresh format category
- Additional tenants include JCrew, Orangetheory Fitness, Party City, 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 47,100 in a three-mile radius with an average household income greater than \$96,200
- 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



CORONADO CENTER

504 W. Cordova Road | Santa Fe, NM 87505

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

SITE LEGEND

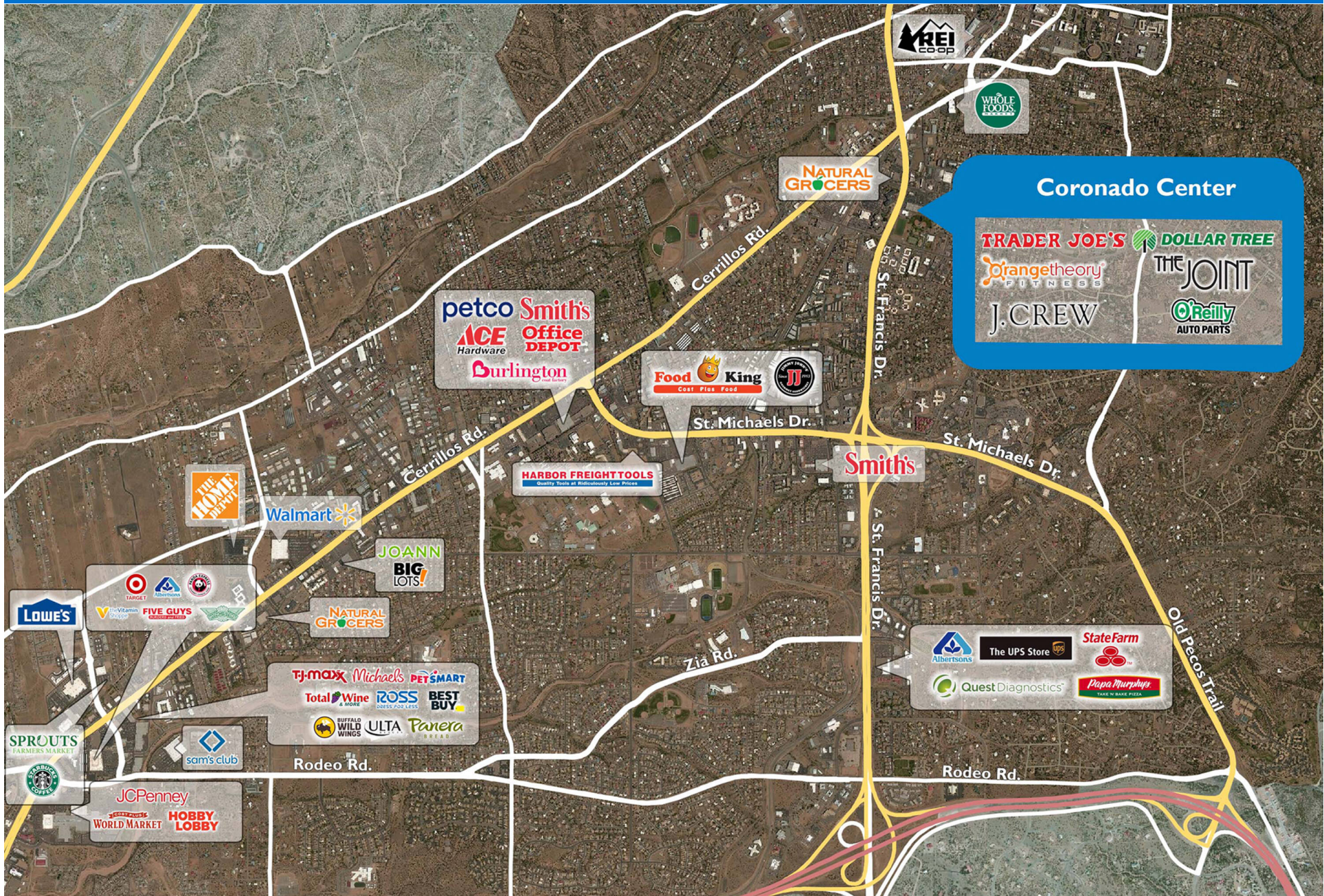
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Coronado Center Santa Fe, NM		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,484	47,108	74,367
	2027 Projected Population	8,499	47,618	76,348
	2010 Census Population	8,785	46,945	71,015
	2000 Census Population	9,393	49,250	68,792
	1990 Census Population	9,867	49,131	62,778
	Historical Annual Growth 1990 to 2000	-0.49%	0.02%	0.92%
	Historical Annual Growth 2000 to 2010	-0.67%	-0.48%	0.32%
	Estimated Annual Growth 2010 to 2022	-0.27%	0.03%	0.36%
	Projected Annual Growth 2022 to 2027	0.03%	0.22%	0.53%
	Median Age	51.1	49.6	47.5
Households	Q2 2022 Estimated Households	4,666	23,294	34,819
	2027 Projected Households	4,673	23,520	35,673
	2010 Census Households	4,848	23,319	33,459
	2000 Census Households	4,670	22,432	30,116
	1990 Census Households	4,373	20,261	25,414
	Historical Annual Growth 1990 to 2000	0.66%	1.02%	1.71%
	Historical Annual Growth 2000 to 2010	0.38%	0.39%	1.06%
	Estimated Annual Growth 2010 to 2022	-0.30%	-0.01%	0.31%
	Projected Annual Growth 2022 to 2027	0.03%	0.19%	0.49%
	Population per Household	1.73	1.99	2.10
Population by Race	White	56.7%	51.9%	47.4%
	Black or African American	0.5%	0.9%	0.8%
	Asian & Pacific Islander	1.0%	1.4%	1.4%
	Other Races	4.1%	3.3%	3.3%
	Hispanic Population	37.6%	42.5%	47.1%
Income	Average Household Income	\$90,691	\$96,272	\$97,112
	Median Household Income	\$63,892	\$66,237	\$66,229
	Per Capita Income	\$51,915	\$48,390	\$46,222
Education (Age 25+)	Elementary	1.6%	3.0%	4.4%
	Some High School	5.2%	3.1%	4.2%
	High School Graduate	17.0%	17.7%	18.7%
	Some College	17.9%	18.6%	18.1%
	Associates Degree Only	6.2%	6.9%	7.3%
	Bachelors Degree Only	23.1%	22.9%	21.7%
	Graduate Degree	28.9%	27.7%	25.6%
Business	Number of Businesses	1,171	3,722	4,294
	Total Number of Employees	11,761	38,293	43,500
	Employees per Business	10.04	10.29	10.13
	Residential Population per Business	7.24	12.66	17.32

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