

Joel Cumplido
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FOR SALE

Multi-Tenant Industrial Investment

2778 Agua Fria St. Santa Fe, NM 87507

AVAILABLE

Building: ±22,090 SF | Land: ±1.46 Ac.

SALE PRICE

\$4,400,000

CAP RATE

7.63% (Proforma)

ZONING

I-2 | General Industrial



COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

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HIGHLIGHTS

- Centrally located
- Fully leased industrial center with seven tenants in place
- Four versatile metal buildings
- A hard-to-find investment property
- Accessible by major roads
- Year built: 1997
- Adequate parking
- Located in a light and heavy industrial area

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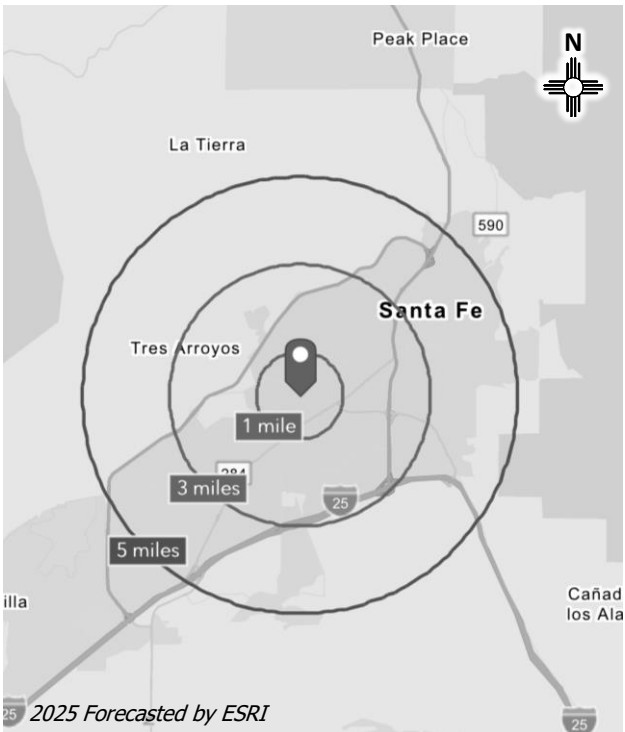
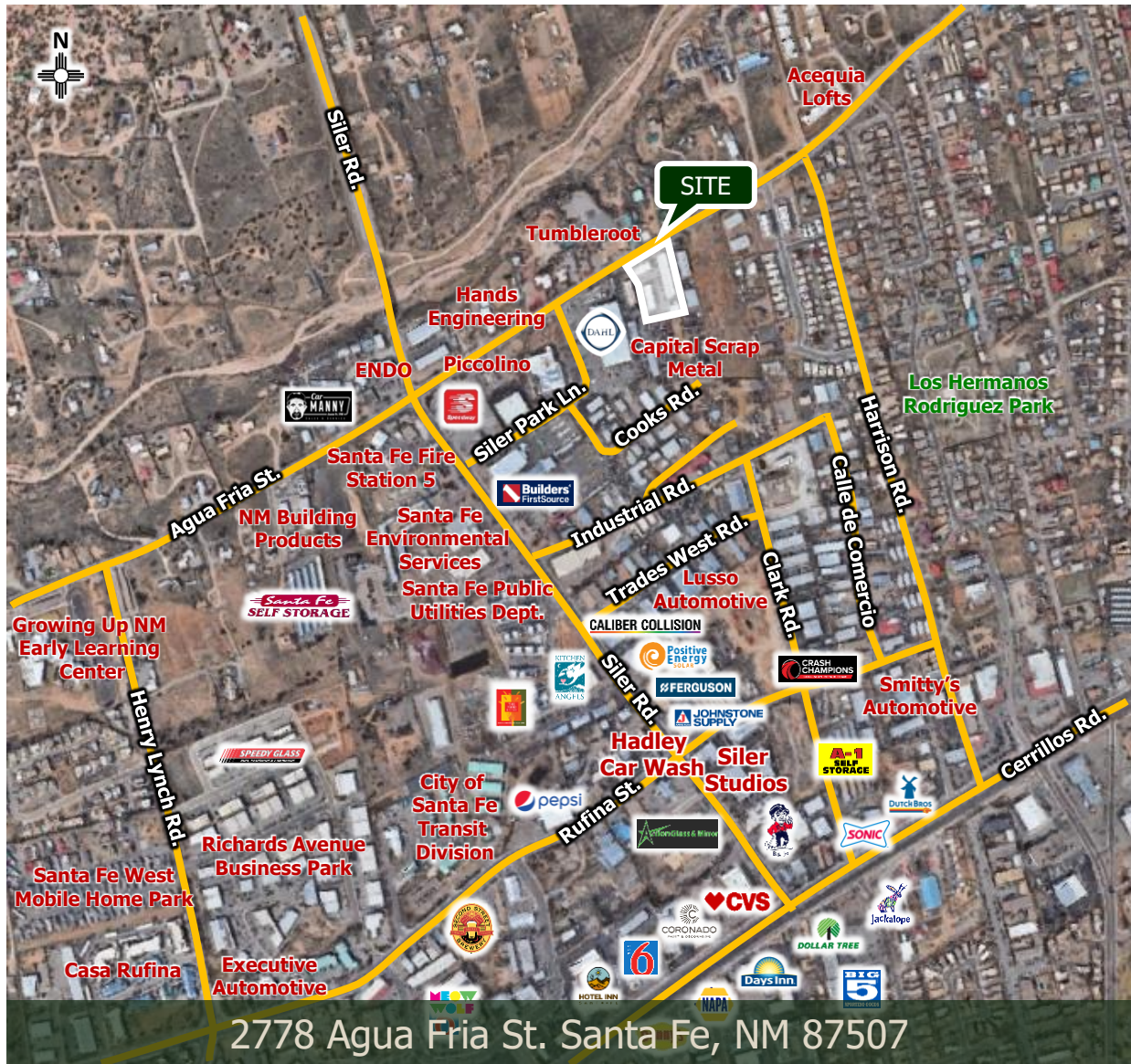


MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,344	60,631	100,227
Average HH Income	\$87,569	\$101,959	\$117,523
Total Business	733	4,085	6,500
Total Employees	6,305	48,024	75,203

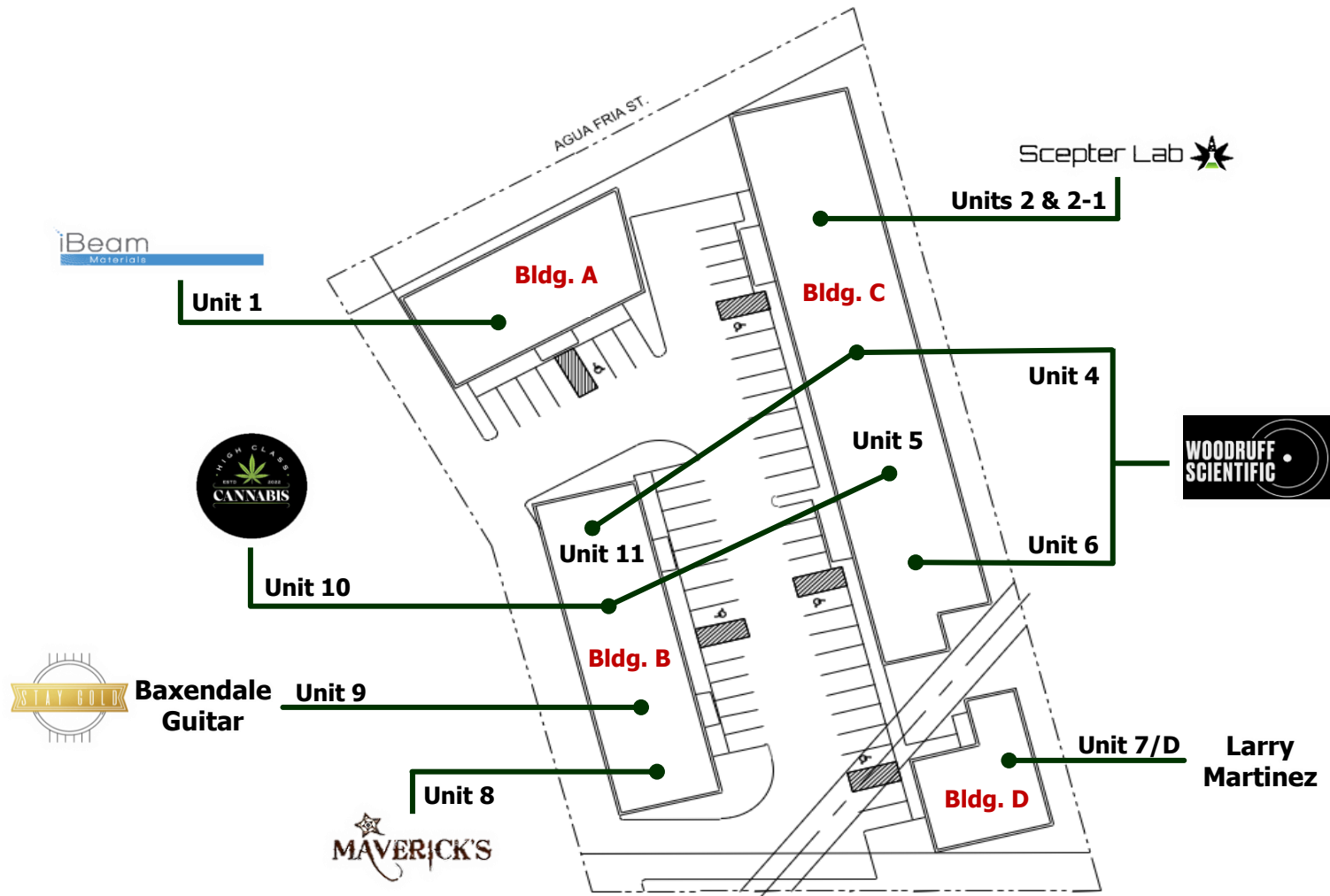
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SITE PLAN

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TENANT SUMMARY

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	A company focusing on technologies for crystal-aligned coatings utilizing ion-beam-assisted deposition (IBAD) texturing. iBeam was spun-off from Los Alamos National Laboratory in late 2011 and established its operations in Santa Fe, NM, USA. iBeam makes high-quality IBAD textured substrates on metal tapes and wafers for customers' R&D needs.	https://www.ibeammaterials.com/
	Scepter Lab has been testing cannabis since 2014 and is the most experienced cannabis testing lab in New Mexico and one of the most experienced cannabis testing labs in the country. Scepter Lab has tested over 100,000 cannabis samples to date including every form of cannabis, such as pizza, popsicles, and coffee beans. Scepter Lab also demonstrates its competency through regular proficiency testing, continuous calibration verifications, and oversight by ANAB.	https://www.scepterlabs.com/
	Woodruff Scientific has seasoned scientists and engineers specializes in creating precise, data-driven models that help streamline the path to commercial fusion power. By leveraging advanced analytics and cutting-edge technology, this lab provide actionable insights that optimize project planning and enhance efficiency.	https://woodruffscientific.com/
	Cannabis Retail & cultivation business	https://solo.to/highclassbyeg
	Stay Gold Guitars is a different kind of guitar shop. We offer more than the usual brands, with an eye for eclecticism &—above all—great tone! Stay Gold Guitars offers an eclectic mix of vintage and vintage inspired guitars like no other guitar shop. In addition to offering vintage guitars and remanufactured "new vintage" guitars, we offer vintage inspired new guitars from Huss & Dalton, Iris Guitars, Bouche and others. With an amazing selection of new, used, vintage & pre-war vintage acoustic guitars our passion for the acoustic guitar shows in our collection & our knowledge.	https://staygoldguitars.com/
	An upscale clothing boutique featuring the finest natural hides and fabrics from top fashion designers and a large selection of one-of-a-kind, couture, and ready to wear pieces! Maverick's of Santa Fe on the Plaza is a Santa Fe institution. Space only used for storage.	https://santafemavericks.com/
Larry Martinez	Equipment storage	

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PHOTOS

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