



1197 Parkway Dr

Santa Fe, NM 87507

NET LEASED DISTRIBUTION WAREHOUSE INVESTMENT

ALBUQUERQUE
901 Rio Grande Blvd, NW Suite # D-224
Albuquerque, NM 87104

Real Estate Advisors, LLC
(505) 539-3200

SANTA FE
1227 Paseo de Peralta
Santa Fe, NM 87507

Real Estate Advisors, LLC
(505) 577-3524

TAI BIXBY, SIOR, CCIM
NM Lic: 40315
505.577.3524

www.reanm.com



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PMI Performance
Maintenance
Incorporated
Cleaning Service and Supply plus
PMI.GREEN

1197



REAL ESTATE
ADVISORS

EXECUTIVE SUMMARY

1197 Parkway Dr

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

\$2,501,111

PURCHASE PRICE

\$162,480NET OPERATING
INCOME (2025)**\$221**

PRICE/SF

6.50%

CAP RATE

11,329 SF

NET RENTABLE SF

Tai Bixby of Real Estate Advisors, LLC is pleased to present a premier investment opportunity in Santa Fe, New Mexico. Ideally located at 1197 Parkway Drive, this single-tenant industrial/flex property offers a rare opportunity to acquire a high-performing asset in the dynamic core of Santa Fe's renowned industrial district. The property comprises 8,744 square feet of clear-span warehouse space and 2,584 square feet of finished office space, all situated on a fully improved parcel zoned I-1.

It is currently leased to Performance Maintenance Incorporated, a regional janitorial and cleaning supply company with over 200 employees and annual revenue exceeding \$6 million. The lease commenced in 2023 with a starting base rent of \$153,000 and includes annual CPI-based rent escalations, offering reliable income growth.

Santa Fe's industrial market continues to demonstrate exceptional strength, characterized by a low vacancy rate of just 1.28% and limited new inventory, which supports sustained tenant demand and long-term rental stability. The subject property features an optimized layout that seamlessly blends warehouse and office space, providing exceptional flexibility and making it an ideal fit for a broad spectrum of industrial and commercial tenants. Furthermore, its I-1 zoning designation allows operational flexibility, streamlined permitting processes, and a conducive environment for growth and innovation.

Located in the heart of Santa Fe's industrial district, the property also benefits from immediate access to major transportation routes, robust infrastructure, a skilled labor pool, and business-friendly zoning, making it a highly attractive investment opportunity.



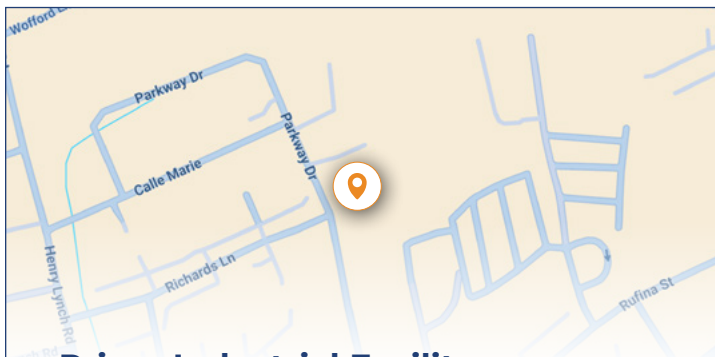
1197 Parkway Dr

INVESTMENT HIGHLIGHTS



Net Leased Investment Opportunity

- Fully leased to Performance Maintenance Incorporated (PMI), a well-established regional cleaning and janitorial supply company, with annual CPI rent increases, providing steady and reliable income growth.



Prime Industrial Facility

- The property is a metal industrial building located in the Richard Avenue Industrial Park, featuring finished office space and high-bay warehouse with extensive functionality, including a loading dock with dock leveler, a covered loading bay, and a 12'H x 10'W roll-up door. The property also consist of a fenced paved storage area and 27 parking spaces. Compressed air plumbing is in place throughout the warehouse, needing only a compressor for full functionality.

Versatile Layout

- The structure boasts steel beam construction with no center columns, propanel roof and siding, insulated batt warehouse interior, and drywall office spaces with a hung ceiling. Built in circa 1990, the building offers an efficient, flexible layout to support a variety of industrial and commercial uses.



Comprehensive Utility Infrastructure

- The property is equipped with gas, 120/240V single-phase electric, 480V three-phase heavy power, city water, and sewer.

Ample Ceiling Height

- The warehouse offers an inside clear height of 21', making it ideal for storage and high-clearance operations.

Zoning and Use Flexibility

- Zoned I-1 for light industrial, office, storage, and distribution, with additional uses available subject to the Richard Avenue Business Park Covenants and Restrictions, which ensure a well-maintained environment by restricting residential, auto maintenance, junkyards, kennels, and noxious activities.

Efficient Warehouse and Office HVAC System

- The warehouse is equipped with hanger heaters for efficient heating, while the office space features cassette HVAC units. The office area is fully climate-controlled with ducted heating and air conditioning, providing a comfortable work environment all year-round for both tenants and employees.



PROPERTY OVERVIEW

1197 Parkway Dr

PROPERTY PROFILE

PROPERTY DETAILS

Parking	27 Spaces: Asphalt-Paved Lot, Concrete (Back)
Building Size	11,329 SF
Warehouse Area	8,744 SF
Main Office Area	2,118 SF
Second Floor Warehouse Office	466 SF

1197 Parkway Dr, Santa Fe, NM 87507

PROPERTY ADDRESS



1990

YEAR BUILT

0.87 AC

LAND AREA

1

OF BUILDINGS

1

OF STORIES

I-1 (Light Industrial)

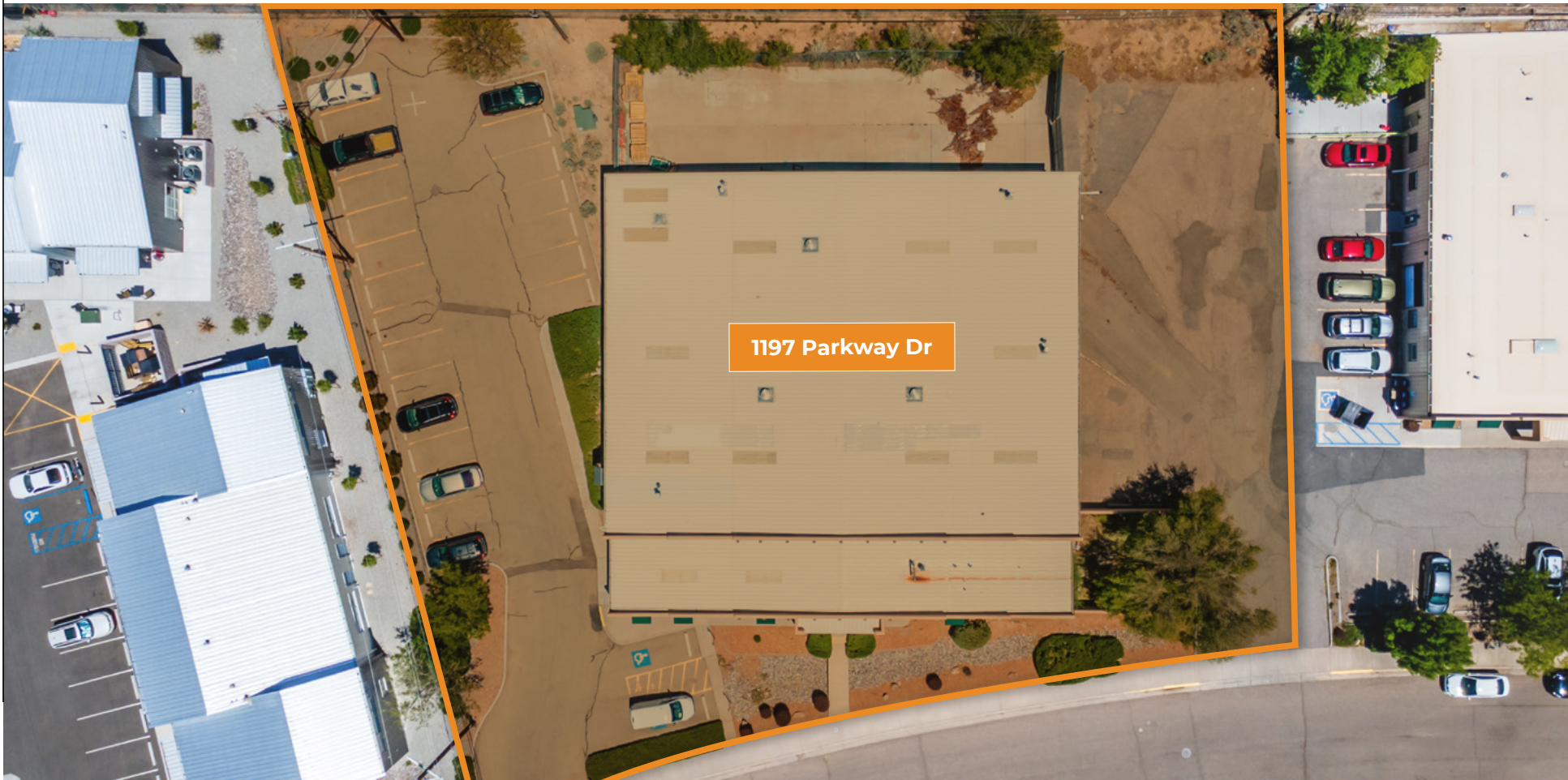
Zoning

59216142

APN

Southwest Santa Fe

Submarket



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PROPERTY PROFILE

BUILDING SPECIFICATIONS

Basic Structure	Metal (Clean Span Warehouse)
Foundation	Concrete
Exterior Wall Cover	Stucco (Front) and Metal (Sides and Rear)
Roof	Metal
Roof Drainage	Overhang, Gutters, and Downspouts
Interior Wall Cover	Painted Drywall (Showroom/Office) and Exposed Insulation (Warehouse)
Flooring	Carpet and Vinyl Tile (Showroom/Office) and Concrete (Warehouse)
Ceiling	Drop/Acoustic Ceiling and Exposed Insulation/Skylights (Showroom/Office) and Exposed Insulation/Beams (Warehouse)
HVAC	CFA - Gas Fired, Refrigerated and Mini-Split Air Conditioning (Showroom/Office) and Suspended Gas Fired units (Warehouse)
Exterior Doors/Windows	Metal with glass, Metal, Two (2) Rollup Doors (Warehouse)
Windows	Metal 2-pane
Lighting	Flourescent, Warehouse High Bay Lights
Utilities	Full/Public (Water, Sewer, Electricity, Natural Gas, Telephone), 4" Gas Line, and 3-phase Electric (1500 A/480V)



LOCATION

1197 Parkway Drive is strategically positioned within Santa Fe's established Richards Avenue industrial corridor, offering convenient access to key arterial routes including Airport Road, Cerrillos Road (NM-14), St. Francis Drive (US-84/285), and Interstate 25. This prime location provides efficient connectivity to downtown Santa Fe, regional employment centers, and major transportation networks supporting logistics and distribution operations throughout Northern New Mexico.

The property is located just a 9-minute drive away from one of the city's primary commercial hubs, which includes Santa Fe Place Mall and a concentration of national retailers such as Walmart, Lowe's, Target, Sam's Club, and Home Depot. This proximity enhances visibility and accessibility while supporting ancillary services and workforce amenities.

Situated in a thriving industrial submarket within an Opportunity Zone, the area is anchored by a diverse mix of light manufacturing, logistics, and service-oriented businesses. Nearby institutions such as Santa Fe Community College, major healthcare facilities, and government offices contributes to a strong labor pool and consistent tenant demand. With limited industrial development in the pipeline and continued upward pressure on rental rates, this location is well-positioned to deliver long-term value, stable cash flow, and strong investment performance.

ACCESS TO KEY ARTERIAL ROUTES

- AIRPORT ROAD
- CERRILLOS ROAD (NM-14)
- ST. FRANCIS DRIVE (US-84/285)
- INTERSTATE 25

9-MINUTE DRIVE

AWAY FROM ONE OF THE CITY'S PRIMARY
COMMERCIAL HUBS



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PROPERTY EXTERIOR

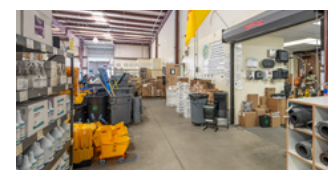


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Parkway Dr

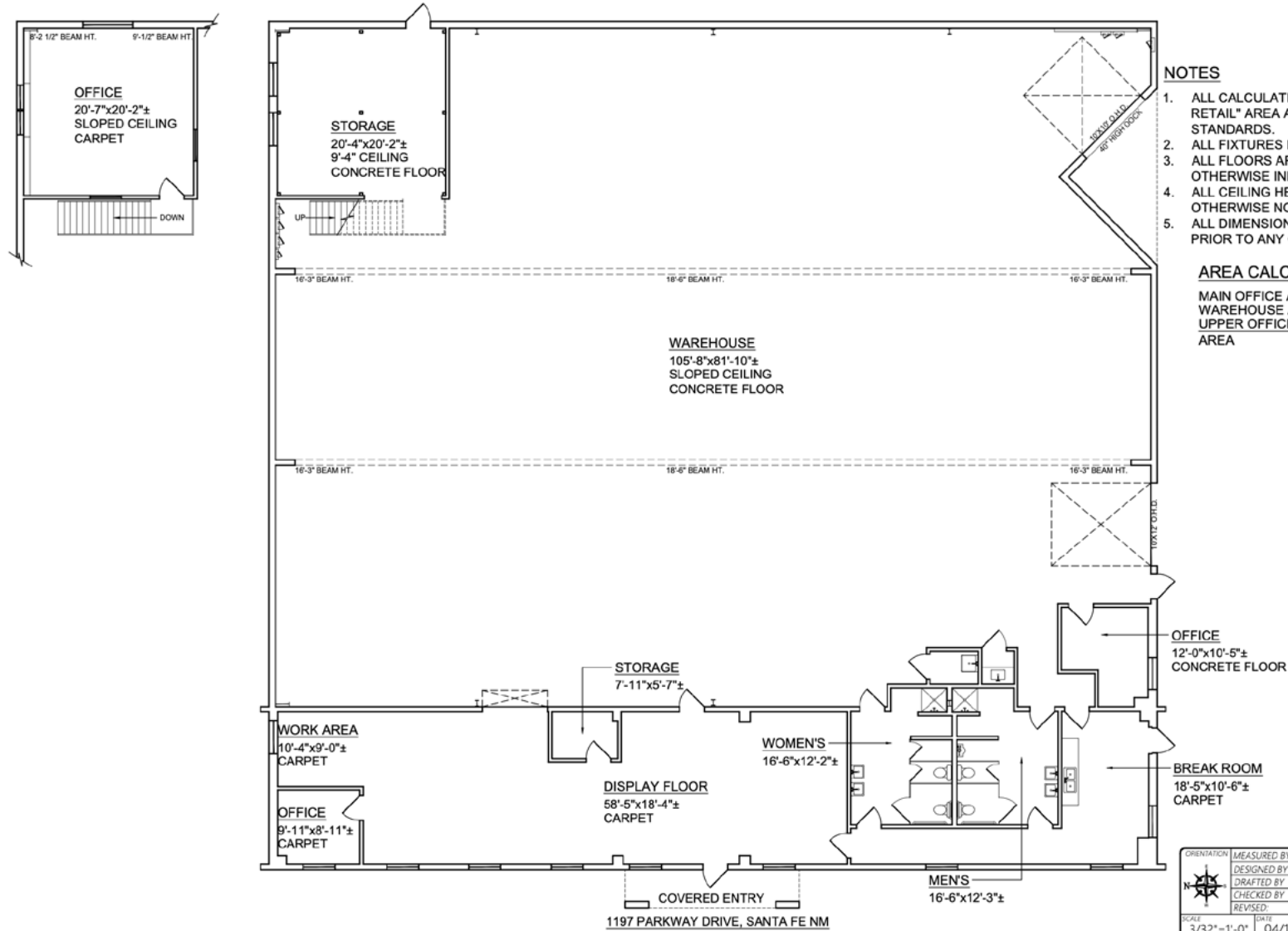
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PROPERTY INTERIOR



FLOOR PLAN



ORIENTATION		MEASURED BY	PM	2
		DESIGNED BY	N.A.	5
		DRAFTED BY	PM	0
		CHECKED BY	M.G.	3
		REVISED		2
SCALE		DATE	04/15/25	
3/32"=1'-0"				

SHEET #
01
OF 01

PROJECT:		1197
PROJECT:		PARKWAY DR.
PROJECT:		SANTA FE
PROJECT:		NEW MEXICO
DESCRIPTION:		AS-BUILT DRAWING
CLIENT:		TERRY MEURER
		505-899-1199

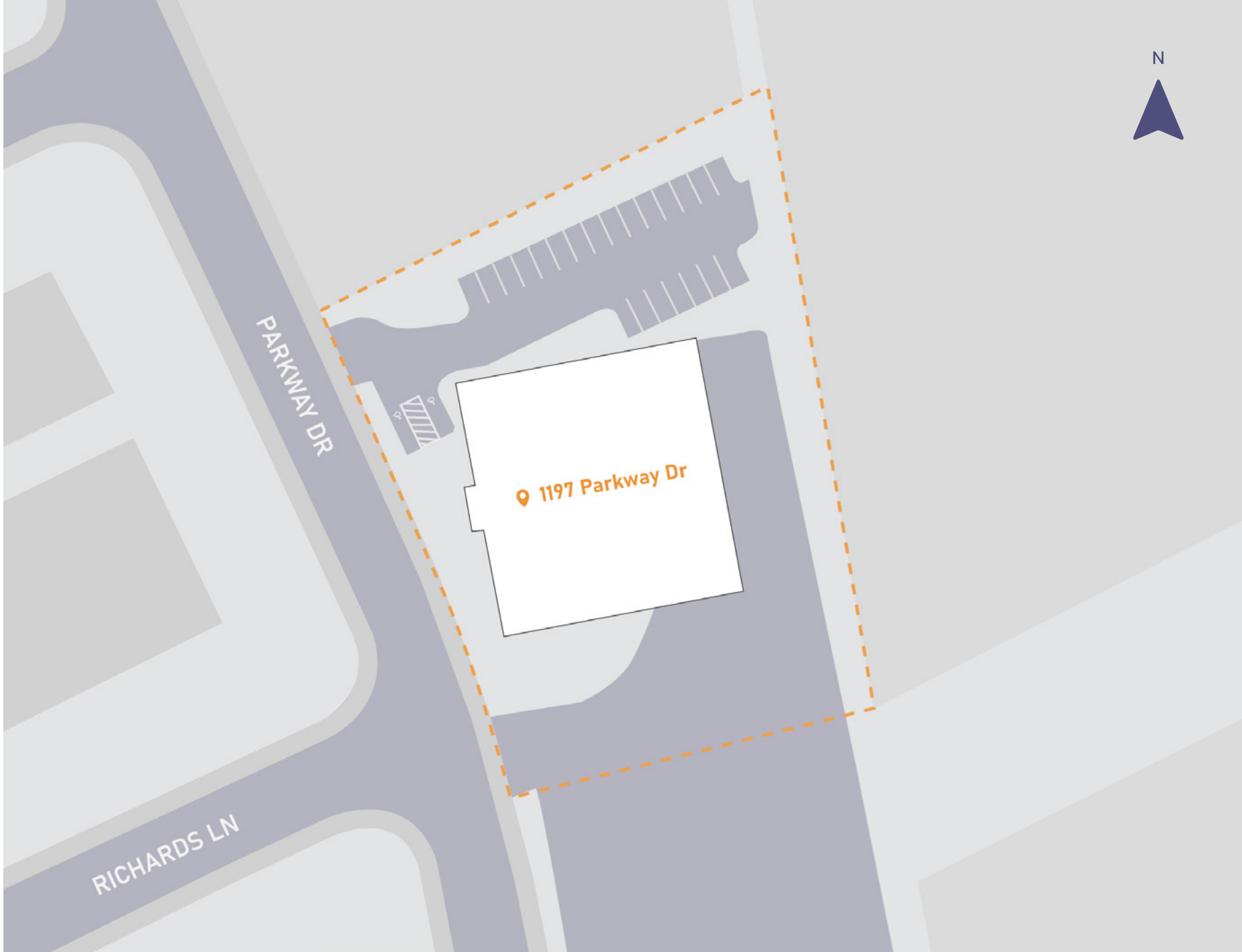
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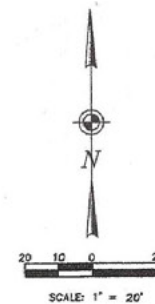
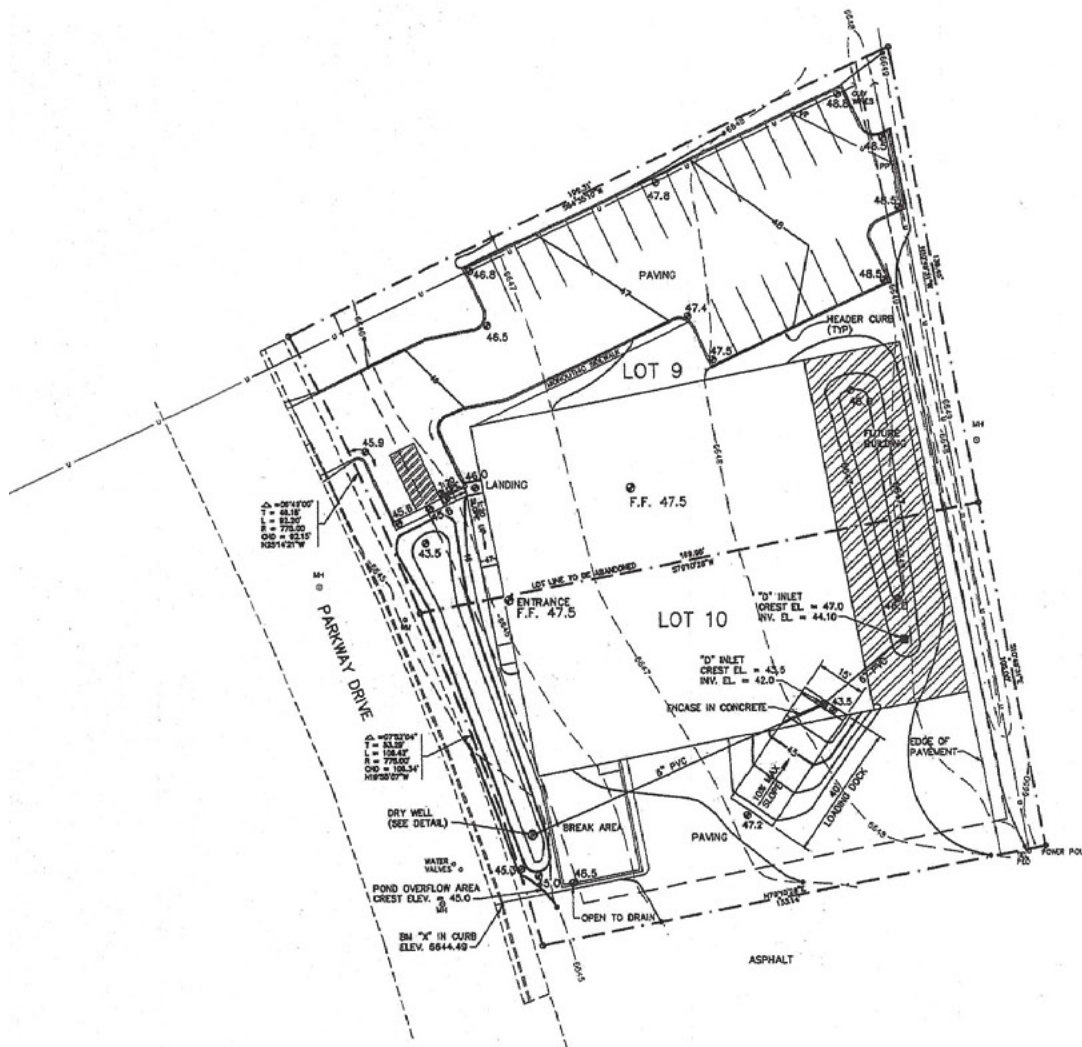


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SITE PLAN



SURVEY & GRADING PLAN



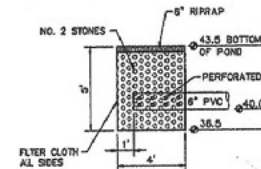
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW SPOT ELEV.
- < 20% SLOPE
- ▨ 20% - 30% SLOPE
- ▩ > 30% SLOPE
- DIRECTION OF FLOW
- EXISTING UTILITY LINE

UTILITY NOTE:

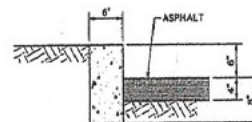
IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITIES, PIPELINES OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES BY OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE CONTRACTOR IS URGED TO COMPLY WITH STATE STATUTES, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION.



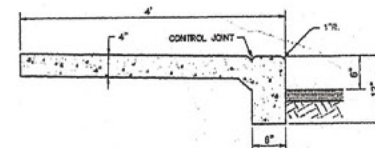
DRY WELL

SCALE: 1/4" = 1'-0"



HEADER CONCRETE CURB

SCALE: 1" = 1'-0"



MONOLITHIC SIDEWALK

SCALE: 1" = 1'-0"

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PARCEL MAP



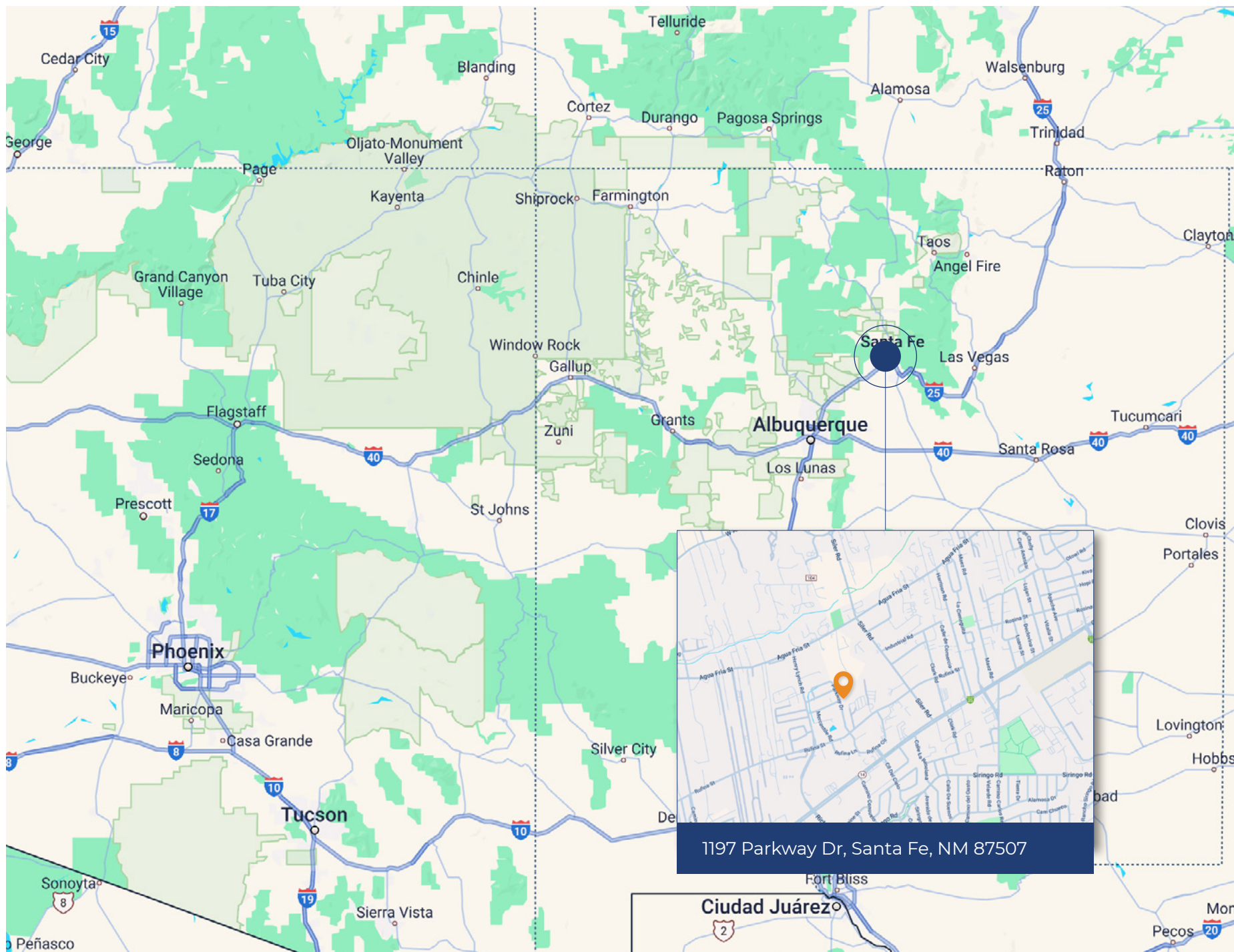
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REGIONAL MAP



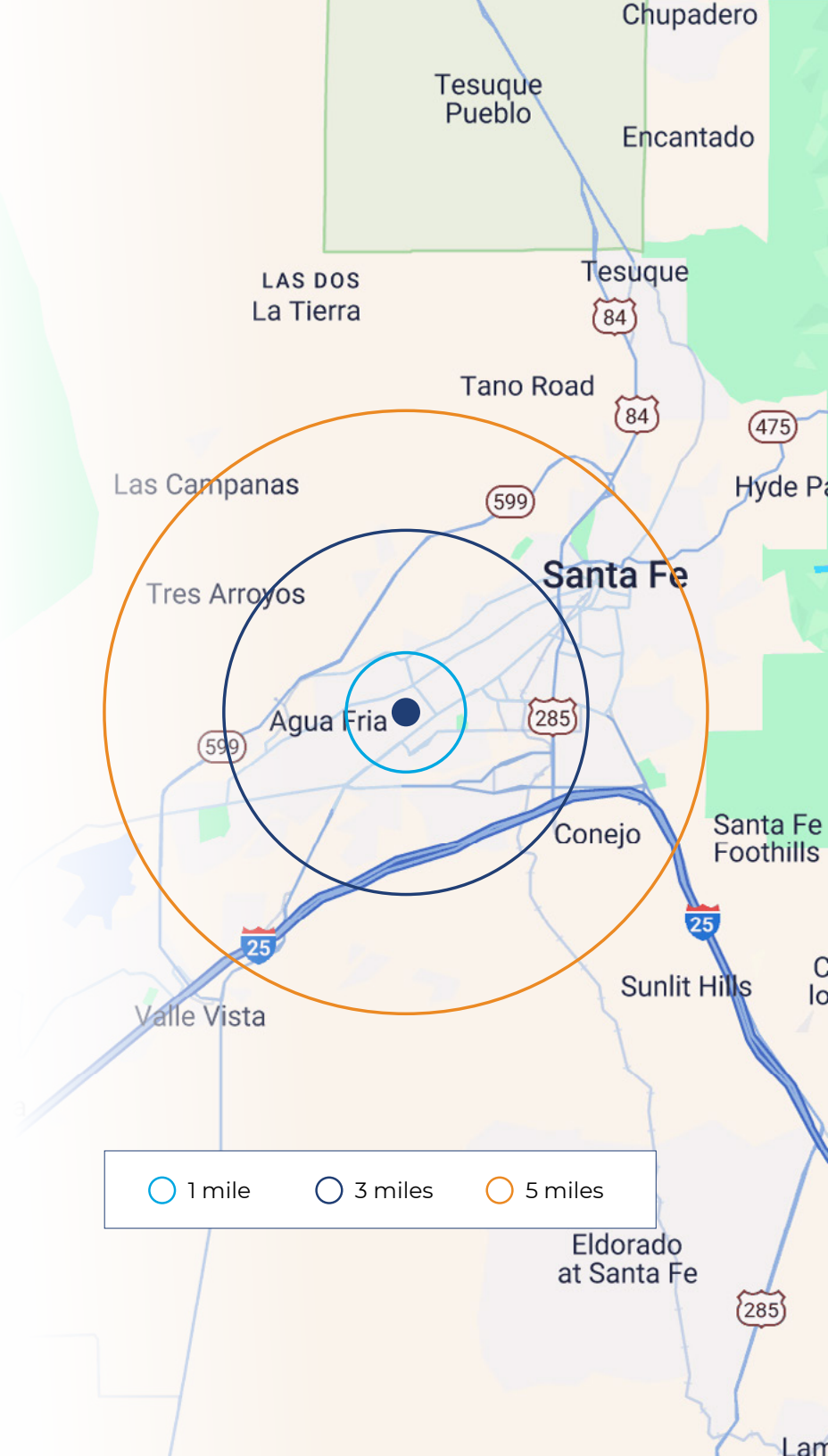
IMMEDIATE AREA



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
2024 Population	8,390	62,560	102,323
2029 Population Projection	8,537	64,118	105,116
Annual Growth 2024-2029	0.4%	0.5%	0.5%
Median Age	43.6	44	46.6
Households			
2024 Households	3,650	27,322	45,967
2029 Household Projection	3,712	27,972	47,243
Annual Growth 2024-2029	0.3%	0.5%	0.6%
Income			
Avg Household Income	\$67,358	\$82,348	\$94,282
Median Household Income	\$48,944	\$61,292	\$68,214
Daytime Demographics			
Total Businesses	1,154	5,654	9,116
Total Employees	9,529	48,656	79,560
Labor Force			
Labor Force	3,956	31,766	51,054
Unemployed	147	1,006	1,538
Unemployment Rate	2.07%	1.90%	1.75%

Source: CoStar





TENANT OVERVIEW

1197 Parkway Dr

LEASE SUMMARY

Performance Maintenance Incorporated

TENANT

3 Years

TERM REMAINING

March 01, 2023

LEASE COMMENCEMENT

February 29, 2028

LEASE EXPIRATION

11,329 SF

RENTABLE SF

NN (Double-Net)

LEASE TYPE

**RENT
ESCALATIONS**

(a) Annual Consumer Price Index for All Urban Consumers for the "West Area"
(b) Five and one-half percent (5.5%)

**REPAIRS &
MAINTENANCE**

Tenant: Keep the Premises and Utility Installations (intended for Tenant's exclusive use, no matter where located), in good order, condition and repair, ordinary wear and tear excepted.

Landlord: Keep the roof, roofing systems and parapet of the Premises in good order, condition and repair, using sound and customary maintenance practices and professional manner.

TAXES

Tenant pays all Real Property Taxes

**ASSOCIATION
FEES**

Tenant pays all Richards Avenue Business Park Association fees

**PURCHASE
OPTION**

None specified

INSURANCE

Tenant: Reimburse Landlord for the cost of all insurance; Commercial general liability insurance for bodily injury, personal injury and property damage, with coverage of at least \$1,000,000 per occurrence; Full replacement cost insurance coverage on all of Tenant's personal property, Trade Fixtures, and Tenant Owned Alterations and/or Utility Installations; Twelve (12) months of loss of income and extra expense insurance in amounts as will reimburse Tenant for direct or indirect loss of earnings.

Landlord: Commercial general liability insurance for bodily injury, personal injury and property damage, with coverage of at least \$1,000,000 per occurrence; Loss or damage insurance to the Premises equal to the full insurable replacement cost of the Premises; Rental Value Insurance for one year with an extended period of indemnity for an additional 180 days.

CURRENT TERM RENT

Lease Year	Annual Rent	Monthly Rent	PSF
Year 1 (03/01/2023-02/29/2024)	\$153,000	\$12,750	\$13.51
Year 2 (03/01/2024-02/28/2025)	\$180,960	\$15,080	\$15.97
Year 3 (03/01/2025-02/28/2026)	\$190,913	\$15,909	\$16.85
Year 4 (03/01/2026-02/28/2027)	\$201,413	\$16,784	\$17.78
Year 5 (03/01/2027-02/29/2028)	\$212,491	\$17,708	\$18.76

Note: Used 5.5% as placeholder for Annual CPI Rent Increase for Year 3-5

TENANT PROFILE & LEASE HIGHLIGHTS

**200**

TRAINED PROFESSIONALS

\$6M

CONSISTENT ANNUAL REVENUE

Performance Maintenance Incorporated (PMI) is a well-established, privately held New Mexico corporation specializing in commercial cleaning, janitorial services, and facility maintenance. Headquartered in Santa Fe, PMI has built a strong regional reputation for reliability, professionalism, and quality service across a broad client base, including government agencies, educational institutions, healthcare facilities, and private-sector businesses.

The company offers a full range of services including daily janitorial cleaning, floor care, window washing, and specialized maintenance solutions. In addition to its core cleaning services, PMI also distributes a wide range of janitorial and sanitation supplies, enabling it to serve as a one-stop solution for its clients' facility needs.

With a workforce of over 200 trained professionals and a consistent annual revenue of \$6 million, PMI has demonstrated operational stability and strong market presence. Its long-standing customer relationships and commitment to service excellence position it as a key tenant and a valuable asset to any commercial property.

HIGHLIGHTS

11,329 SF

RENTABLE AREA

5 Years

AGREEMENT TERM

NN (Double-Net)

LEASE TYPE

03/01/2023

COMMENCEMENT DATE

02/29/2028

LEASE EXPIRATION





MARKET OVERVIEW

1197 Parkway Dr

MARKET OVERVIEW

Santa Fe: A Distinctive Market of Culture and Growth

As the oldest capital city in the United States, Santa Fe is a dynamic fusion of Native American, Spanish, and Anglo influences, creating a truly unique market. Nestled at the base of the Sangre de Cristo Mountains, it is a designated UNESCO Creative City, home to over 250 galleries, 20 museums, and world-class cultural events such as the Santa Fe Opera, the Santa Fe Indian Market, and the International Folk Art Market. Its thriving culinary scene, with over 400 restaurants, offers everything from traditional Northern New Mexican flavors to innovative global cuisine. The city enjoys 320 sunny days annually, making it a prime destination for outdoor enthusiasts. With a median home price of \$760K, Santa Fe's real estate market reflects both luxury living and growing demand, while its strong local economy, anchored by arts, tourism, and business-friendly policies, presents compelling investment opportunities. A seamless blend of history, culture, and economic vitality, Santa Fe stands as a premier destination for investors, entrepreneurs, and cultural enthusiasts alike.

BY THE NUMBERS

157,765

ESTIMATED POPULATION (2024)

1.90%▲

GROWTH (2020-2024)

49.3

MEDIAN AGE (2023)

\$74,689

MEDIAN HOUSEHOLD INCOME (2023)

72,053

TOTAL EMPLOYEES (2023)

11,351

TOTAL BUSINESSES (2024)

250+

GALLERIES

400+

RESTAURANTS

2 Million

OVERNIGHT VISITORS ANNUALLY

Sources: US Census Bureau, Tourism Santa Fe, Santa Fe Gov

#1

SMALL CITY OF "BEST PLACES
TO LIVE AND WORK AS A
MOVIEMAKER."

- *MovieMaker Magazine's 2025 list*

ONE

OF THE 24 BEST PLACES TO
GO IN 2024

- *Conde Nast Traveler*

ONE

OF THE WORLD'S
GREATEST PLACES

- *TIME Magazine -2024*

SANTA FE, NEW MEXICO

Founded in 1610 as the oldest capital city in the United States, Santa Fe, New Mexico, is a dynamic cultural and economic hub. Anchored by government operations and its proximity to Los Alamos National Laboratory (LANL), one of the state's largest employers, the city thrives with LANL's 16,547 workers, generating \$1.96 billion in salaries, over \$1 billion in expenditures with New Mexico businesses, and \$138 million in gross receipts tax contributions in 2024. Santa Fe also boasts a strong healthcare industry with advanced medical technology at Presbyterian Santa Fe Medical Center and a vibrant educational landscape with institutions like Saint John's College and the Institute of American Indian Arts. Renowned for its flourishing arts scene, diverse culinary offerings, and thriving tourism sector, the city welcomes approximately 2 million overnight visitors annually, blending rich history with modern innovation.

TOP EMPLOYERS



THE INDUSTRIAL MARKET

The Santa Fe industrial real estate market continues to present strong investment opportunities, supported by consistent rent growth and a stable pricing environment. With market rents averaging \$15.10 per square foot and flex properties commanding \$18.90/SF, the sector remains highly competitive. Long-term trends reinforce market resilience, with five-year rent growth at 4.9% and ten-year growth at 4.8%, demonstrating steady appreciation. The market maintains 3.5 million SF of industrial inventory, led by 3.0 million SF in logistics, alongside 350,000 SF of flex properties and 150,000 SF of specialized assets, ensuring diverse leasing and investment options. Furthermore, recent deliveries of 10,900 SF signal continued expansion, while 140,000 SF of available space provides leasing opportunities for growing businesses.

Owner-occupant buyers remain the key driver of market activity, particularly for smaller industrial properties under 30,000 SF, as businesses seek to secure fixed costs amid rising rents. With no new construction planned, existing properties are expected to remain highly sought after, reinforcing investor confidence and ensuring sustained demand. The logistics sector continues to dominate the local industrial economy, while flex spaces and specialized assets offer adaptable solutions for tenants with varied operational needs. Overall, the Santa Fe industrial market's stability, continued demand, and upward pricing trends create a favorable landscape for both investors and businesses seeking long-term growth.

MARKET INSIGHTS

**1.28%**

AVAILABLE RATE

**\$16.46**

MARKET RENT/SF

CAPITAL MARKET

**7.0%**

AVERAGE CAP RATE

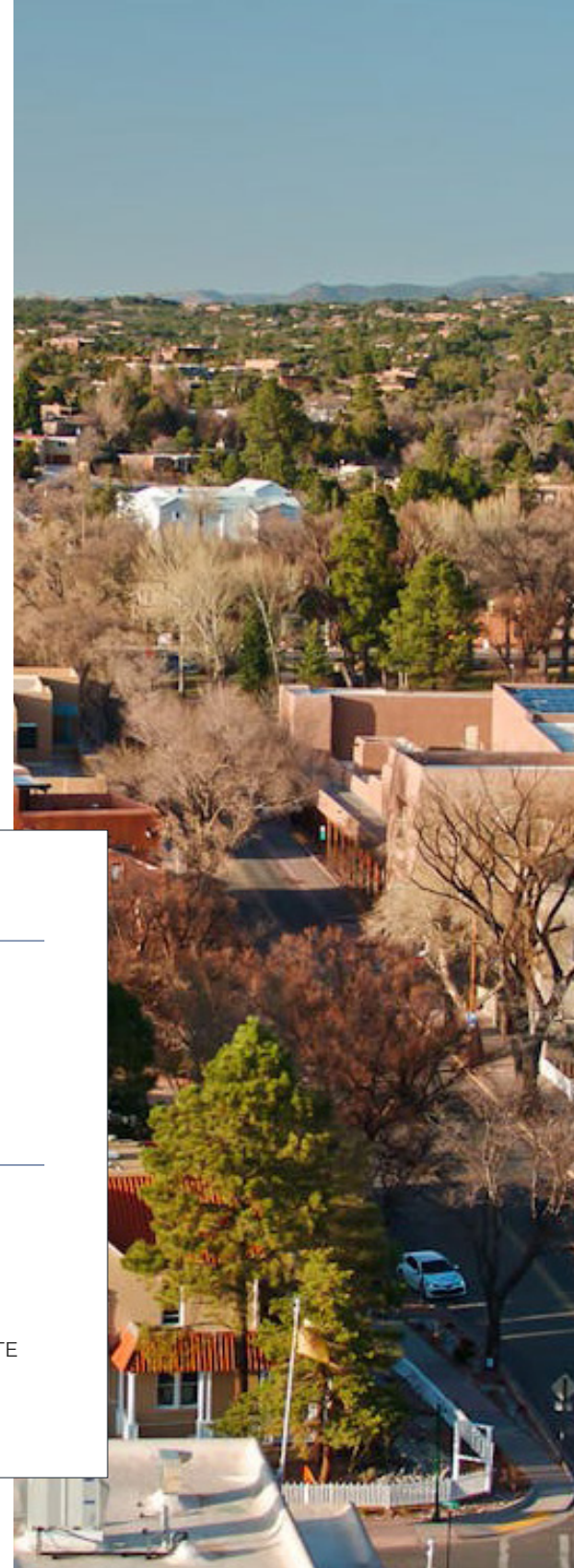
**\$160**

MARKET SALE PRICE PER SF

**4.54%**

US 10-YEAR TREASURY NOTE

* Q2 2025 Stats



ACCOLADES

3rd Largest Art Market IN THE UNITED STATES (AFTER NEW YORK & LOS ANGELES)

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants making it "the world's densest concentration of art galleries."

**#1**

MOST CREATIVE
SMALL CITIES IN
AMERICA

- *Western States Arts Federation*

#2

BEST SMALL CITY IN THE
U.S. TO LIVE

- *2023 Reader's Choice Awards*

WINNER

2024 BEST FAMILY TRAVEL
AWARDS

- *Good Housekeeping*

#2

15 BEST CITIES IN
THE U.S.

- *Travel + Leisure 2024 World's Best Awards*

#2

FRIENDLIEST CITIES
IN THE US

- *2024 The Trazees Awards by Trazee Travel*

ONE

OF THE 10 BEST CITIES
FOR NEIGHBORHOOD
RESTAURANTS IN THE U.S.

- *Food & Wine Magazine Global Tastemaker Awards*

#2

US CULTURAL HOTSPOTS:
FOR A VACATION PACKED
WITH CULTURE

- *The Family Vacation Guide 2023*

BEST

FOR ART LOVERS – 9 BEST
SMALL TOWNS FOR EVERY
TYPE OF TRAVELER

- *Men's Journal 2023*

PMI Performance
Maintenance
Incorporated
Cleaning Service and Supply *plus*
PMI.GREEN

RESERVED
PARKING
HANDICAPPED
PEOPLE
PLEASE USE
ONLY WHEN
NECESSARY

1197

REA REAL ESTATE
ADVISORS

FINANCIAL ANALYSIS

1197 Parkway Dr

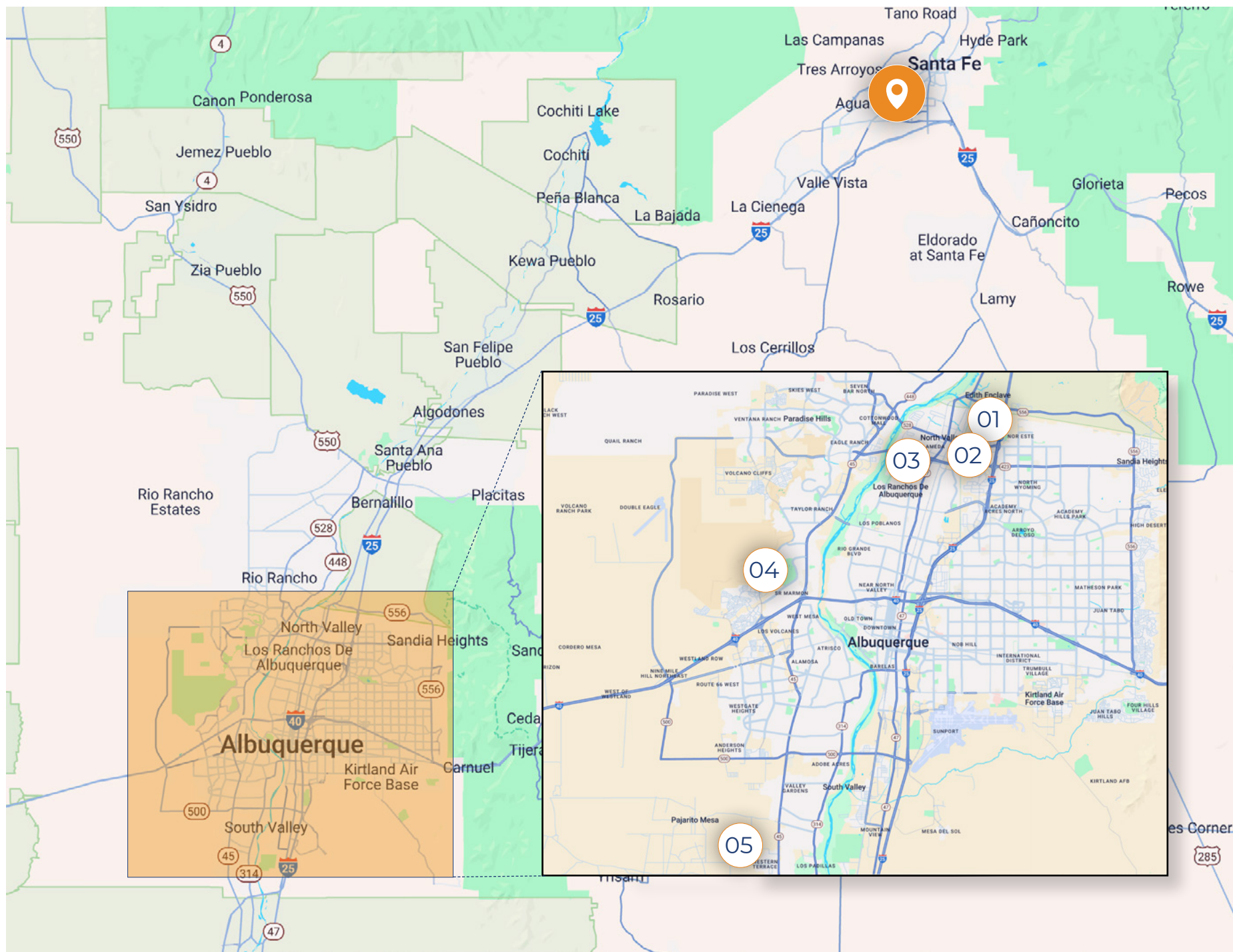
OPERATING STATEMENT SUMMARY

	ACTUALS	PROJECTION	NOTES
	MAY-25	2026	
INCOME			
Effective Rental Income	\$162,480	\$167,354	\$13,540/month 3.0%
Plus: Other Income (collectible)	\$18,289	\$18,838	TT reimburse tax, insurance, association fee 3.0%
Total Income	\$180,769	\$186,192	
EXPENSES			
Real Estate Taxes	\$9,708	\$9,999	Actual 2025 3.0%
Property Insurance	\$6,091	\$6,274	Actual 2024 3.0%
Condo Association Dues	\$2,490	\$2,565	Actual 2024 3.0%
Total Operating Expenses	\$18,289	\$18,838	
Net Operating Income	\$162,480	\$167,354	

5-YEAR CASH FLOW

	2025	2026	2027	2028	2029
INCOME					
Total Potential Market Income	\$162,480	\$167,354	\$172,375	\$177,546	\$182,873
Plus: Other Income (collectible)	\$18,289	\$18,838	\$19,403	\$19,985	\$20,584
Total Income	\$180,769	\$186,192	\$191,778	\$197,531	\$203,457
EXPENSES					
Real Estate Taxes	\$9,708	\$9,999	\$10,299	\$10,608	\$10,926
Property Insurance	\$6,091	\$6,274	\$6,462	\$6,656	\$6,855
Condo Association Dues	\$2,490	\$2,565	\$2,642	\$2,721	\$2,803
Total Operating Expenses	\$18,289	\$18,838	\$19,403	\$19,985	\$20,584
Net Operating Income	\$162,480	\$167,354	\$172,375	\$177,546	\$182,873

SALES COMPARABLES



SALES COMPARABLES



5401 Beverly Hills Ave NE
Albuquerque, NM 87113



8332 Corona Loop NE
Albuquerque, NM 87113



8409 4th St NW
Albuquerque, NM 87114

Sale Price	\$2,900,000	\$1,275,000	\$850,000
Total SF	11,318 SF	7,373 SF	5,000 SF
Price PSF	\$256.23	\$172.93	\$170.00
Distance	47.1 mi	47.3 mi	50.1 mi
Sale Date	08/14/2024	07/09/2024	03/19/2025
Year Built	2019	1990	1980



3040 Todos Santos St NW
Albuquerque, NM 87120



2514 Coors Blvd SW
Albuquerque, NM 87121



1197 Parkway Drive
Santa Fe, NM 87507

Sale Price	\$550,000	\$810,000	\$2,501,121
Total SF	2,600 SF	3,437 SF	11,329 SF
Price PSF	\$211.54	\$235.67	\$220.77
Distance	56.2 mi	59.4 mi	0 mi
Sale Date	10/27/2023	06/06/2023	TBD
Year Built	2004	1972	1990



ABOUT REA

1197 Parkway Dr

REA CAPABILITIES



REAL ESTATE
ADVISORS

Real Estate Advisors (REA) offers real estate services to owners, investors, and occupiers of commercial property. We exist to create and enhance value for our clients, associates, and partners through the implementation of well executed commercial real estate strategies. As leaders in the industry, REA provides investors and occupiers with data-driven solutions to their commercial real estate needs. Our professionals advise clients on market conditions and help maximize return on investment in properties for lease and sale and represent firms in their search for new space.

WHO WE ARE

Real Estate Advisors is a New Mexico based commercial real estate firm. We are experts in:



Leasing office and industrial properties in New Mexico



Investment sales of office, industrial and multi-family properties throughout the state



Buyer and User representation in New Mexico, and through our strategic alliances, across the country

Addresses

Albuquerque

901 Rio Grande Blvd,
NW Suite # D-224
Albuquerque, NM 87104

Santa Fe

1227 Paseo de Peralta
Santa Fe, NM 87507

At REA, we leverage our experience to help our clients meet their goals by:

- Identifying solutions in alignment with client objectives,
- Guiding our clients to the best strategy for each asset,
- Engaging the necessary resources and technology, and
- Utilizing our market knowledge and relationships in the community.

REA CAPABILITIES

TAI BIXBY, SIOR, CCIM

505.577.3524
tai@tba.team

Tai joined Real Estate Advisors in 2022, bringing 18 years of experience in commercial brokerage and development. Tai's experience includes sales and leasing of office, industrial, retail, and vacant land properties, as well as experience in Section 1031 tax deferred exchanges in the Santa Fe and Albuquerque markets. In addition, Tai has extensive experience in investment management and analysis on behalf of clients with passive and active real estate investments. Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people.



www.reanm.com/about/tai-bixby/



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www.reanm.com



REAL ESTATE
ADVISORS

ALBUQUERQUE

**901 Rio Grande Blvd, NW Suite # D-224
Albuquerque, NM 87104**

Real Estate Advisors, LLC
(505) 539-3200

SANTA FE

**1227 Paseo de Peralta
Santa Fe, NM 87507**

Real Estate Advisors, LLC
(505) 577-3524

1197 Parkway Dr

Santa Fe, NM 87507

www.reamm.com