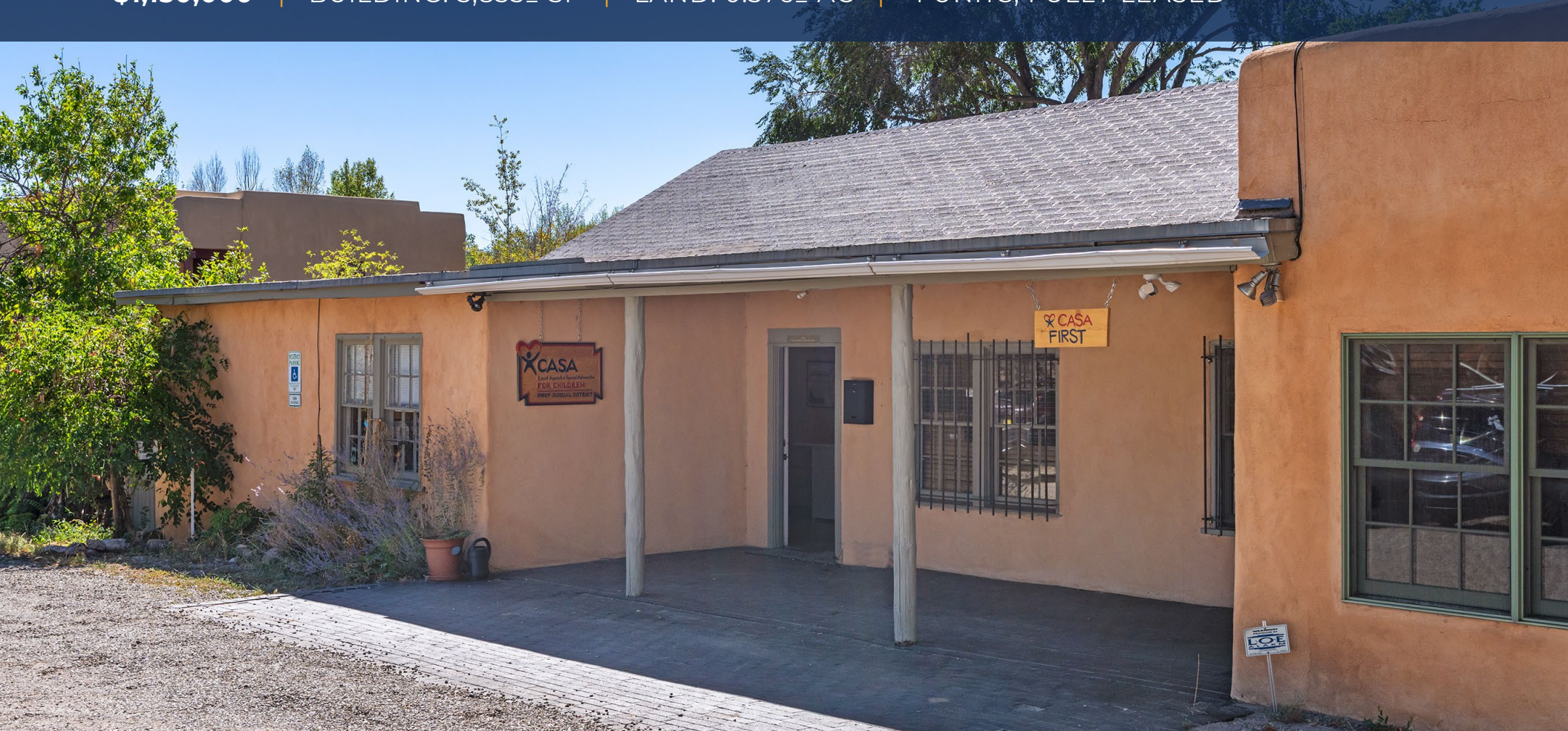


FULLY LEASED | MIXED USE | WALK TO THE PLAZA & RAILYARD | WESTSIDE-GUADALUPE HISTORIC DISTRICT

466 WEST SAN FRANCISCO STREET

SANTA FE, NM · MIXED USE OFFICE & RESIDENTIAL INVESTMENT

\$1,150,000 | BUILDING: 3,855± SF | LAND: 0.376± AC | 4 UNITS, FULLY LEASED



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COMMERCIAL REAL ESTATE SPECIALISTS

EXECUTIVE SUMMARY

Real Estate Advisors is pleased to offer for sale 466 West San Francisco Street, a fully leased, one story mixed-use building. The 3,855± square foot building sits on a 0.376± acre parcel at the west end of downtown Santa Fe, within walking distance of the Plaza, the Santa Fe Railyard, and the Guadalupe district.

The property is arranged as four separately occupied units: Two commercial office spaces fronting West San Francisco Street and two residential units on Camino del Campo. All four units are occupied. Tenancies are short term or month to month, which gives a buyer the flexibility to hold the property as is, reposition, or occupy.

The building was constructed in 1927 with a substantial remodel in 1985. Construction is adobe, block, and wood frame, single story throughout, with no basement. Offered at \$1,150,000, or \$298 per square foot of gross building area.

HIGHLIGHTS

- **Irreplaceable location.** West end of downtown Santa Fe, within walking distance of the Plaza, the Santa Fe Railyard, and the Guadalupe district.
- **Fully leased income property.** Four occupied units, commercial and residential, under short term and month to month leases that let a buyer hold, reposition, or occupy.
- **Flexible C-1 zoning.** Located within the Westside-Guadalupe Historic District, non-contributing classification.
- **Single story adobe construction.** Built in 1927 and remodeled in 1985, on a 0.376± acre parcel with on-site parking.
- **Laundry on site**



INVESTMENT OVERVIEW

ASKING PRICE	BUILDING	SITE	OCCUPANCY
\$1,150,000	3,855 SF	0.376 AC	4 Units
\$298 / SF of building	Adobe, block & wood frame	±16,379 SF of land	Fully leased

PROPERTY SNAPSHOT	
Zoning	C-1
Overlay	Westside-Guadalupe Hist. Dist.
Historic Classification	Non-contributing
Year Built	1927, remodeled 1985
Construction	Adobe, block & wood frame
Flood Zone	FEMA Zone X

The building. Adobe, block, and wood frame construction, single story throughout with no basement. Built in 1927 with a substantial remodel in 1985.

The location. West end of downtown Santa Fe on West San Francisco Street, within walking distance of the Plaza, the Santa Fe Railyard, and the Guadalupe district.

The units. Four separately occupied units: commercial office space fronting West San Francisco Street and two residential units on Camino del Campo, all currently occupied under short term or month to month leases.

The zoning. C-1, City of Santa Fe. The parcel lies within the Westside-Guadalupe Historic District and carries a non-contributing classification. Buyers should confirm applicable review requirements and permitted uses with the City of Santa Fe.

The parking. On-site parking is gravel and is not striped or delineated..



Building size and lot size are carried as approximate (±) per the property's appraisal and marketing materials. Financial information, including the rent roll, operating statements, and lease abstracts, is available to qualified purchasers upon execution of a confidentiality agreement.

AERIAL VIEW



INTERIOR OFFICE SPACE



APARTMENTS



APARTMENTS





EXCLUSIVELY OFFERED BY

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AN OWNER OF THE SELLER ENTITY HOLDS AN ACTIVE NEW MEXICO REAL ESTATE LICENSE.

CONFIDENTIALITY & DISCLAIMER. This Offering Memorandum was prepared by Real Estate Advisors, LLC for a limited number of parties evaluating a possible purchase of 466 West San Francisco Street, Santa Fe, New Mexico, and is delivered subject to confidentiality. It does not purport to contain all information a purchaser may require; all square footages, site areas, and other measurements are approximate and obtained from sources believed reliable, without representation or warranty, express or implied. This is not an appraisal. Prospective purchasers should conduct their own independent investigation, including physical inspection, title review, zoning verification, environmental assessment, and financial analysis, and should consult their own legal, tax, and other advisors. Financial information, including the rent roll, operating statements, and lease abstracts, is available to qualified purchasers upon execution of a confidentiality agreement. Real Estate Advisors, LLC represents the Seller in this transaction. Information deemed reliable but not guaranteed, buyer to verify. Equal Housing Opportunity. Cooperating brokers welcome subject to a separate written compensation agreement with Real Estate Advisors, LLC.

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