

# SINGLE TENANT **MEDICAL FACILITY**

**FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507**



**SALE PRICE: \$1,457,000**

**CAP RATE: 7.00%**

**NOI: \$102,000**

**BUILDING SIZE +/- 3,960 SF**

**LAND SIZE\* +/- 1.57 ACRES**

## **FEATURES**

- Single Tenant - Net Leased Medical
- 10 Year Absolute NNN Lease
- Brand New Sale – Leaseback
- Excellent Visibility
- Strong Tenant
- Multiple Locations throughout Southwest
- Located Near 2 Large Hospitals
- Recently Renovated in 2022

\* Total Parcel Size. Property is a condominium

**Absolute Investment Realty**  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 [info@go-absolute.net](mailto:info@go-absolute.net)

RITA CORDOVA  
(505) 489-8538  
[rita@go-absolute.net](mailto:rita@go-absolute.net)

ALFREDO BARRENECHEA  
(505) 401-0135  
[alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)





# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative for the absolute NNN sale-leaseback of this attractive medical office building located in the heart of Santa Fe. This property is convenient to I-25 and near Santa Fe's 2 largest hospitals (Christos St. Vincent Regional Medical Center, Presbyterian Santa Fe Medical Center). This asset is an opportunity to own real estate in the prestigious and high-barrier to entry market of Santa Fe, NM.

Upon closing, the operating entity will execute a 10-year Absolute NNN lease back to the buyer. See Investment Summary and About the Tenant for more information.

[VIEW WEBSITE >](#)

RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

## PROPERTY INFORMATION

**PROPERTY ADDRESS** 3600 Rodeo Ln Unit A, Santa Fe, NM 87507

**PROPERTY DESCRIPTION** Medical

**PROPERTY SIZE** (+/-) 1.57 Acres  
\* Total Parcel Size. Property is a condominium

**BUILDING SIZE** (+/-) 3,960 SF

**CONDOMINIUM ASSOCIATION** The Property is part of an 8-unit condominium. Tenant pays all expenses & condo fees.

**TENANCY** Single

**LOCATION** Santa Fe. Located near major medical facilities.

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

# INVESTMENT SUMMARY



The property a single-tenant net leased property. Foot & Ankle Specialists is the master tenant and is responsible for all expenses, repair & maintenance of the property. Tenant has been in this location since October 2017 and specializes in podiatry at this clinic.

The property is located on Rodeo Drive on the south side of Santa Fe, near the city's 2 major hospitals. Net leased investment real estate is scarce in Santa Fe, making this the ideal opportunity for a savvy investor to acquire real estate in a highly desirable location.

RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

## LEASE & FINANCIAL INFORMATION

TENANT	Ryan K. Anderson DPM PC dba Foot and Ankle Specialists
NOI	\$102,000
LEASE TYPE	Absolute NNN – Sale Leaseback
LANDLORD RESPONSIBILITIES	None
LEASE TERM	10 years, Commencing at Closing
RENTAL INCREASES	10% every 5 years
OPTION TERMS	2, 5-year Options
TENANCY	Single
GUARANTY	Corporate

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

# ABOUT THE TENANT

Based in Bountiful UT, Foot & Ankle Specialists is a podiatry specialist and foot & ankle surgeon with locations throughout Utah and New Mexico. Founded in 2003 by Dr. Ryan Anderson, Foot & Ankle Specialists has grown to 13 clinics, 2 vascular labs and one pathology lab.

Tenant Financial Information Available upon request and executed confidentiality agreement.

<https://www.footanklenm.com/>



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

## TENANT INFORMATION

### TENANT

Ryan K. Anderson DPM PC SBA  
Foot & Ankle Specialists

### AREAS OF SPECIALTY

Podiatry

### YEARS IN BUSINESS

19+ (Founded 2003)

### YEARS AT THIS LOCATION

6 – since 2017

### STATES

Utah & New Mexico

### CLINICS

14 Total, 8 in Utah, 6 in New Mexico

### SUPPORT FACILITIES

2 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

### WEBSITES

[www.footanklenm.com](http://www.footanklenm.com)

### CORPORATE HEADQUARTERS

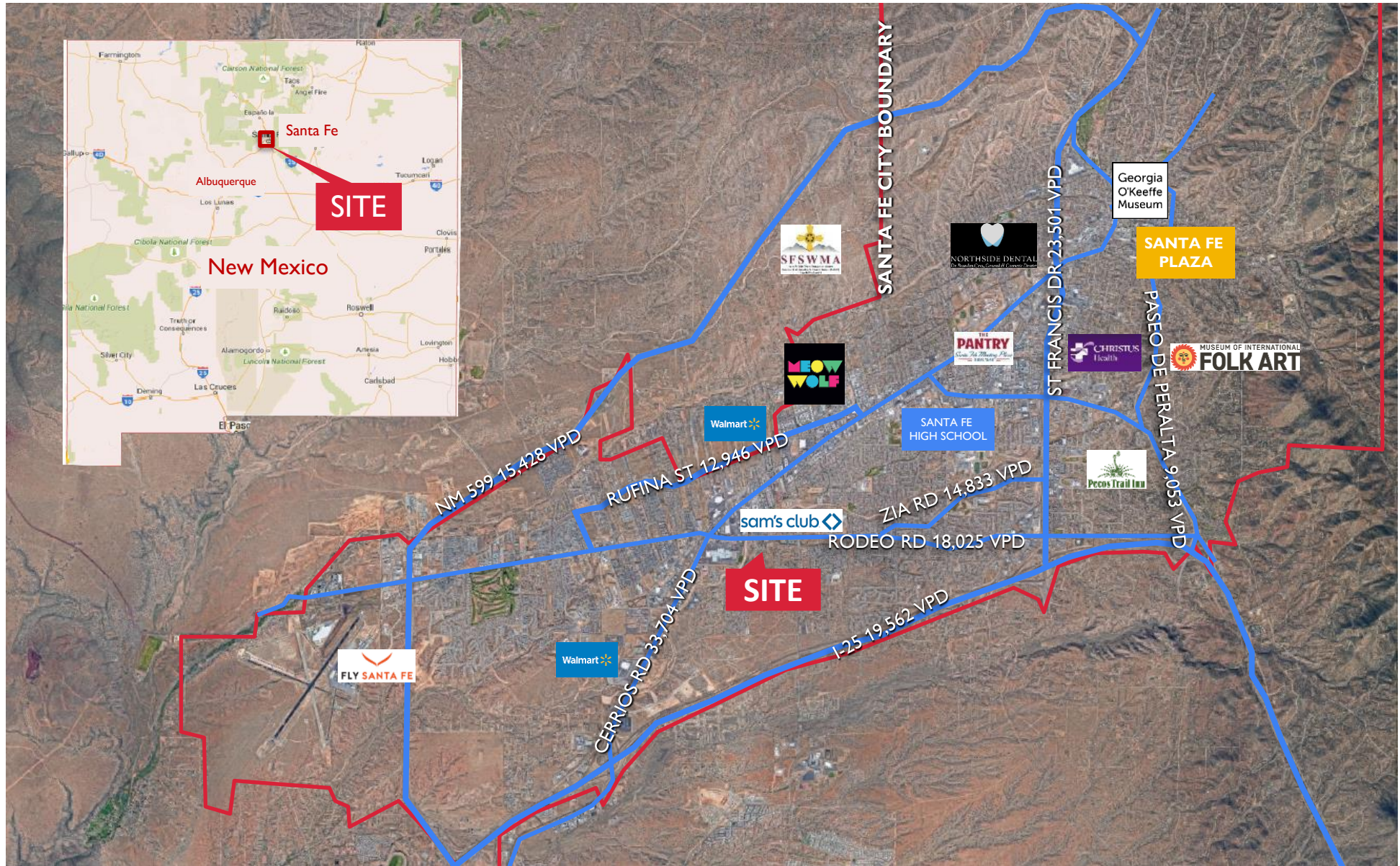
596 West 750 South  
Suite 300  
Bountiful UT, 84010



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# SANTA FE



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

**ABSOLUTE**  
Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# TRADE AREA



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

**ABSOLUTE**  
Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# SITE CLOSE UP



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

  
**ABSOLUTE**  
Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# EXTERIOR PROPERTY PHOTOS



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# INTERIOR PROPERTY PHOTOS



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

**SINGLE TENANT MEDICAL FACILITY**

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

  
**ABSOLUTE**  
Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

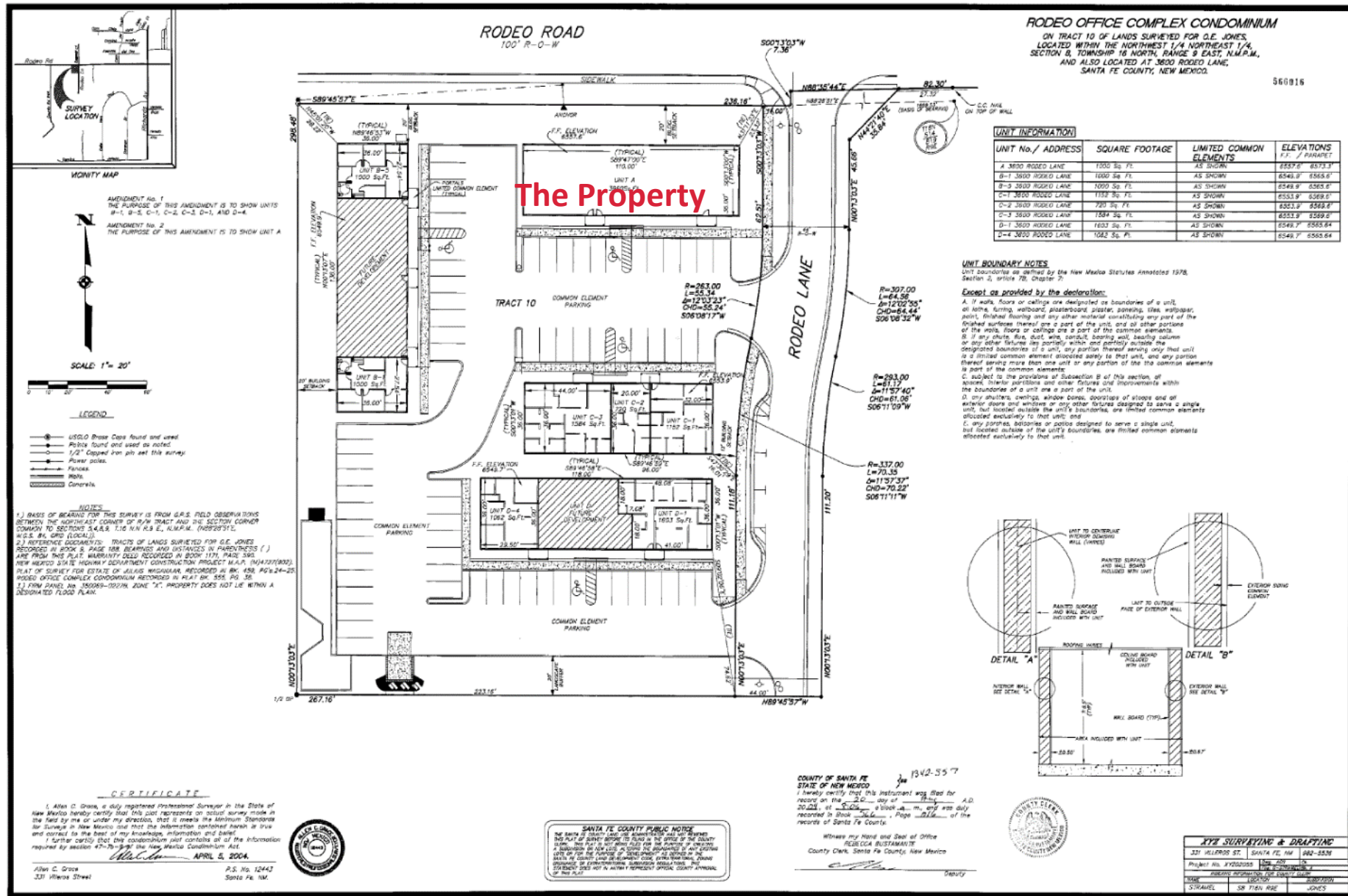
ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507



**ABSOLUTE**  
Investment Realty

131 Madison NE Albuquerque, NM 87108  
505-346-6006 [info@go-absolute.net](mailto:info@go-absolute.net)

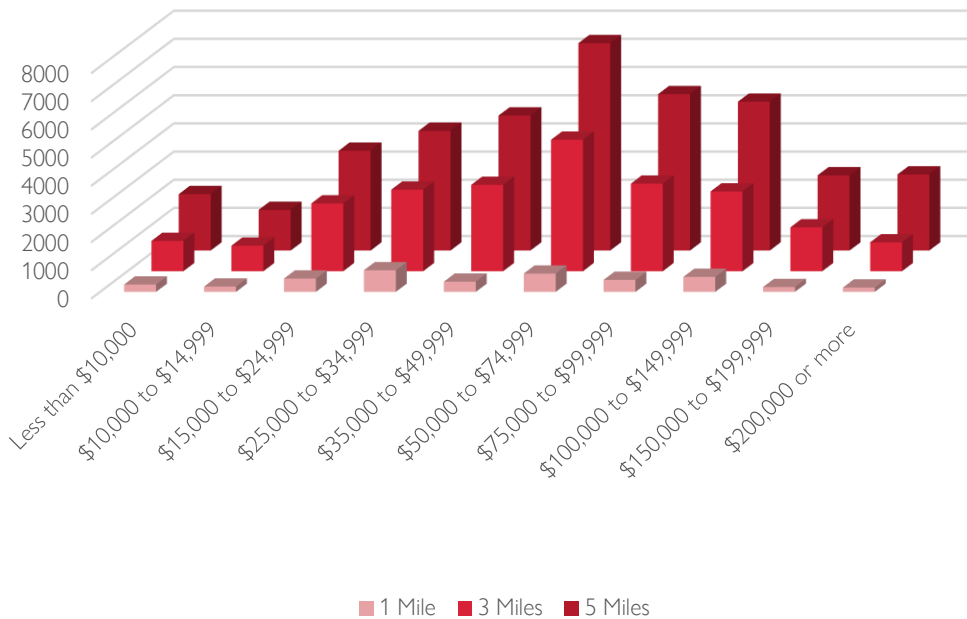




# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	9,028	\$54,575	44.0
3 Mi	57,413	\$61,104	40.9
5 Mi	91,214	\$66,901	44.4

## TRAFFIC COUNTS

Rodeo Rd	18,025 VPD
Cerrillos Rd	33,704 VPD



RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507

**ABSOLUTE**  
Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# SANTA FE, NM

Welcome to Santa Fe, New Mexico, a city that offers a unique blend of natural beauty, rich cultural heritage, and a thriving business ecosystem. The city's stunning natural landscapes, unique architecture, and rich history attract millions of visitors each year, creating a steady stream of potential customers for businesses and commercial properties. Santa Fe is renowned as a hub for creative industries such as art, music, and film. This cultural vibrancy draws in a diverse range of residents and visitors who seek out creative experiences, providing an excellent market for commercial real estate investment.

In addition, the city is home to numerous art galleries, studios, and museums, as well as prestigious educational institutions such as the Santa Fe University of Art and Design and the St. John's College. These institutions attract a steady stream of students, faculty, and staff who all need housing, dining, and other amenities, creating an ideal market for commercial real estate investment.

Overall, Santa Fe, New Mexico is a city that presents a wide range of opportunities for commercial real estate investors. Its unique blend of natural beauty, rich cultural heritage, and thriving business ecosystem create a compelling value proposition for investors looking for a dynamic, lucrative market. Discover the opportunities that Santa Fe has to offer and become part of the city's vibrant and successful community of commercial real estate investors.

## SANTA FE DEMOGRAPHICS



Population

88,193



Growth Since 2020

6.71%



Median HH Income

\$50,610

2020 Estimates

RITA CORDOVA  
(505) 489-8538  
rita@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

## SINGLE TENANT MEDICAL FACILITY

FOR SALE / INVESTMENT PROPERTY / 3600 RODEO LN UNIT A, SANTA FE, NM 87507



"Adobe house with window sashes painted blue - typical for Santa Fe" by Larry Lamsa licensed CC by 2.0



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# BROKERS



## **ALFREDO BARRENECHEA** Qualifying Broker

(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



## **RITA CORDOVA** Vice President

(505) 489-8538 / [rita@go-absolute.net](mailto:rita@go-absolute.net)

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, insurance and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.







## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.