OFFICE FOR SALE

1048 PASEO DE PERALTA

1048 PASEO DE PERALTA, SANTA FE, NM 87501



REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

PRESENTED BY:

JACOB ROCKER, CCIM
Senior Associate
office: (505) 539-3200
cell: (505) 226-3929
jacob@reanm.com
52736, New Mexico

TAI BIXBY, CCIM, SIOR
Director
office: (505) 539-3200
jacob@reanm.com
NMRL 40315

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY

1048 Paseo De Peralta



Property Summary

Price:	Market Price
Building SF:	7,600 SF
Useable SF:	6,816 SF
Floors:	2
Lot Size:	0.43 Acres
Occupancy:	Vacant
Building Class:	A
Year Built:	1990
Renovated:	2018
Parking:	15
HVAC:	2 - 5 Ton Units

Property Overview

1048 Paseo de Peralta is a Class A office building located in the heart of Santa Fe, directly adjacent to the New Mexico State Capitol (Roundhouse) and surrounded by the city's most prominent government, cultural, and commercial destinations.

The building was completely remodeled and features high-quality Class A finishes throughout, delivering a modern, professional workspace ideally suited for today's office users. Each floor features a functional office layout with private offices and conference rooms providing a turnkey opportunity for professional service users, including legal, consulting, nonprofit, and administrative organizations.

Location Overview

Highly Walkable, Central Santa Fe Setting: Tenants benefit from quick access to Canyon Road galleries, downtown Santa Fe amenities, and a variety of restaurants and cafés, offering convenience for employees and visitors while supporting recruitment and retention.

REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / O: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / O: (505) 539-3200 / jacob@reanm.com

PROPERTY PHOTOS

1048 Paseo De Peralta







REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / O: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / O: (505) 539-3200 / jacob@reanm.com

GROUND FLOOR - PHOTOS

1048 Paseo De Peralta









REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / 0: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / 0: (505) 539-3200 / jacob@reanm.com

SECOND FLOOR - PHOTOS

1048 Paseo De Peralta







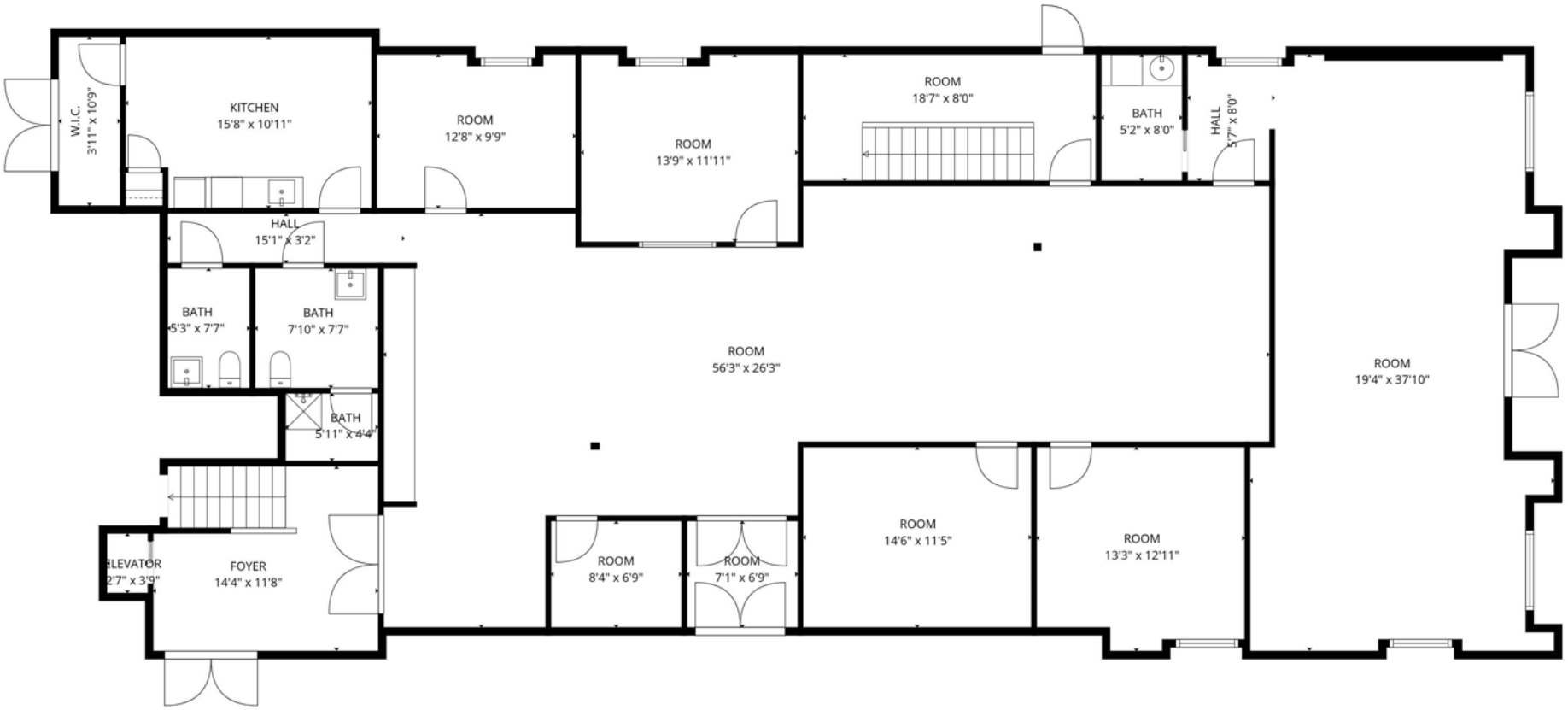


REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / 0: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / 0: (505) 539-3200 / jacob@reanm.com

GROUND FLOOR

1048 Paseo De Peralta



REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / 0: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / 0: (505) 539-3200 / jacob@reanm.com

SECOND FLOOR

1048 Paseo De Peralta

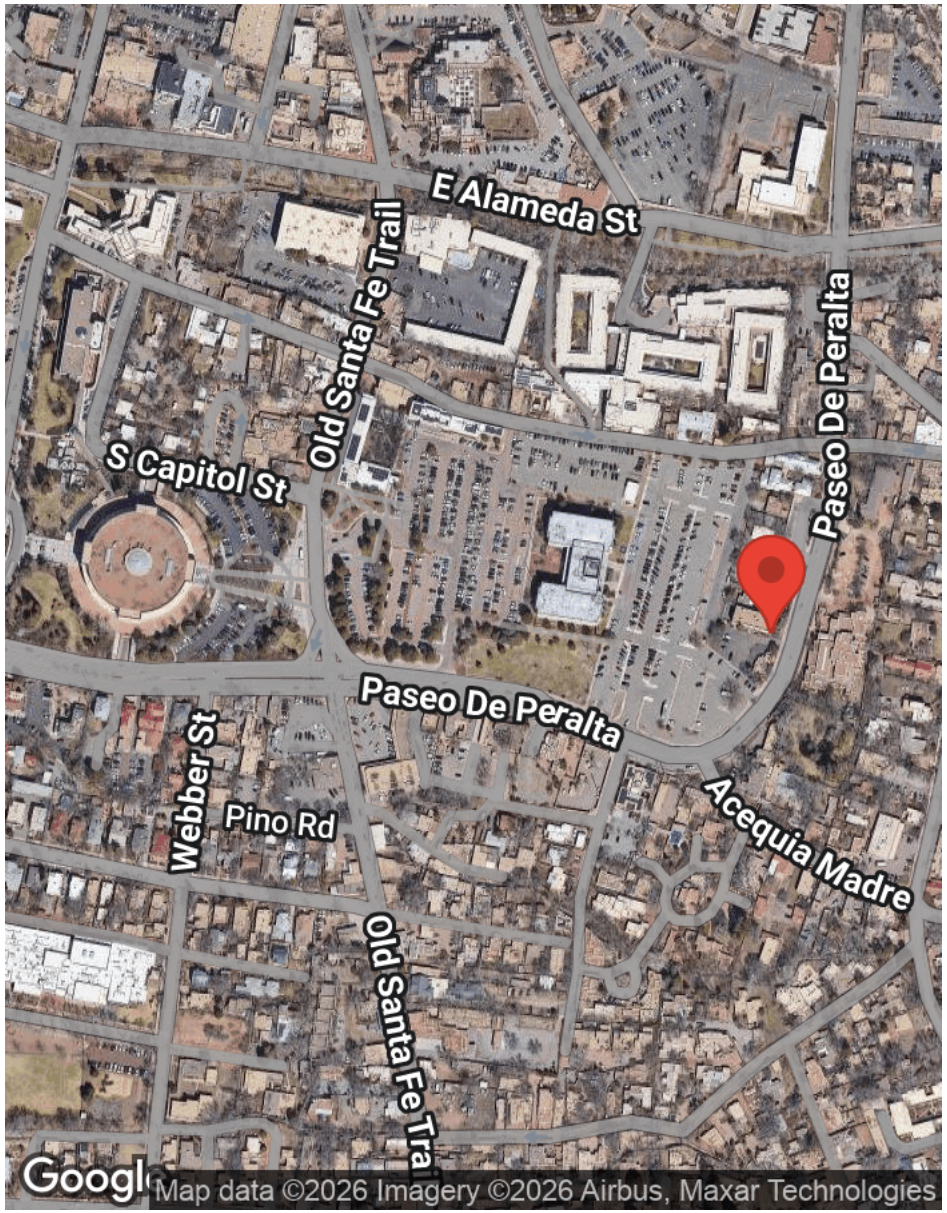


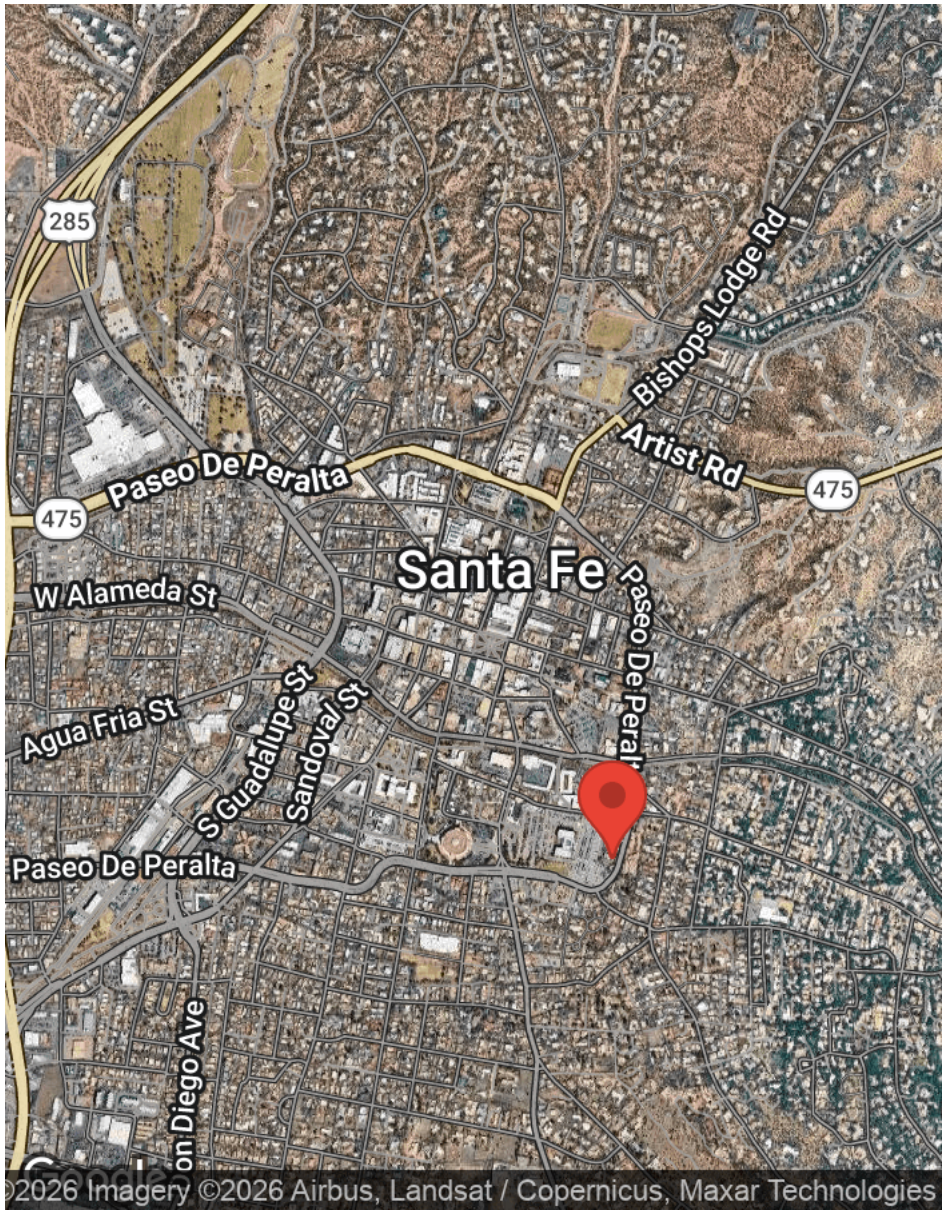
REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / 0: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / 0: (505) 539-3200 / jacob@reanm.com

LOCATION MAPS

1048 PASEO DE PERALTA





REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

JACOB ROCKER, CCIM / Senior Associate / O: (505) 539-3200 / C: (505) 226-3929 / jacob@reanm.com
TAI BIXBY, CCIM, SIOR / Director / O: (505) 539-3200 / jacob@reanm.com

BUSINESS MAP

1048 PASEO DE PERALTA





Jacob Rocker, CCIM

Jacob Rocker's expertise is in the acquisition, disposition and leasing of investment properties throughout New Mexico. Mr. Rocker's career in Commercial Real Estate spans a decade and was recruited to Real Estate Advisors directly due to his extensive knowledge of the industry. Through his energy, innovation, and client centric approach to the business, Mr. Rocker is committed to maximizing client value by providing custom fit services tailored to the specific needs of each property owner.

Mr. Rocker has achieved the Certified Commercial Investment Member designation (CCIM) and is an active member of the National Association Industrial Office Properties group (NAIOP). He holds a Masters in Science of Finance and Real Estate from the University of Arizona and a BA degree in Journalism from Arizona

Jacob Rocker
Senior Associate
O: (505) 539-3200
M:(505) 226-3929
jacob@reanm.com
1227 Paseo de Peralta
Santa Fe, NM 87501
NMREL - 52736

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- **Certified Commercial Investment Member (CCIM)**
- **Commercial Association of Realtors (CARNM)**
- **National Association of Industrial and Office Properties**
- **Apartment Association of NM Affordable Housing Committee**

PROFESSIONAL BIO

1048 PASEO DE PERALTA



Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active 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. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

Tai Bixby
Director
O: (505) 577-3524
M: (505) 577-3524
tai@tba.team
1227 Paseo de Peralta
Santa Fe, NM 87501
NMREL - 40315

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)

DISCLAIMER

1048 PASEO DE PERALTA

All materials and information received or derived from REA | Real Estate Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither REA | Real Estate Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. REA | Real Estate Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. REA | Real Estate Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. REA | Real Estate Advisors does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by REA | Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.

REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

PRESENTED BY:

JACOB ROCKER, CCIM
Senior Associate
O: (505) 539-3200
C: (505) 226-3929
jacob@reanm.com
52736, New Mexico

TAI BIXBY, CCIM, SIOR
Director
O: (505) 539-3200
jacob@reanm.com
NMRL 40315

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.