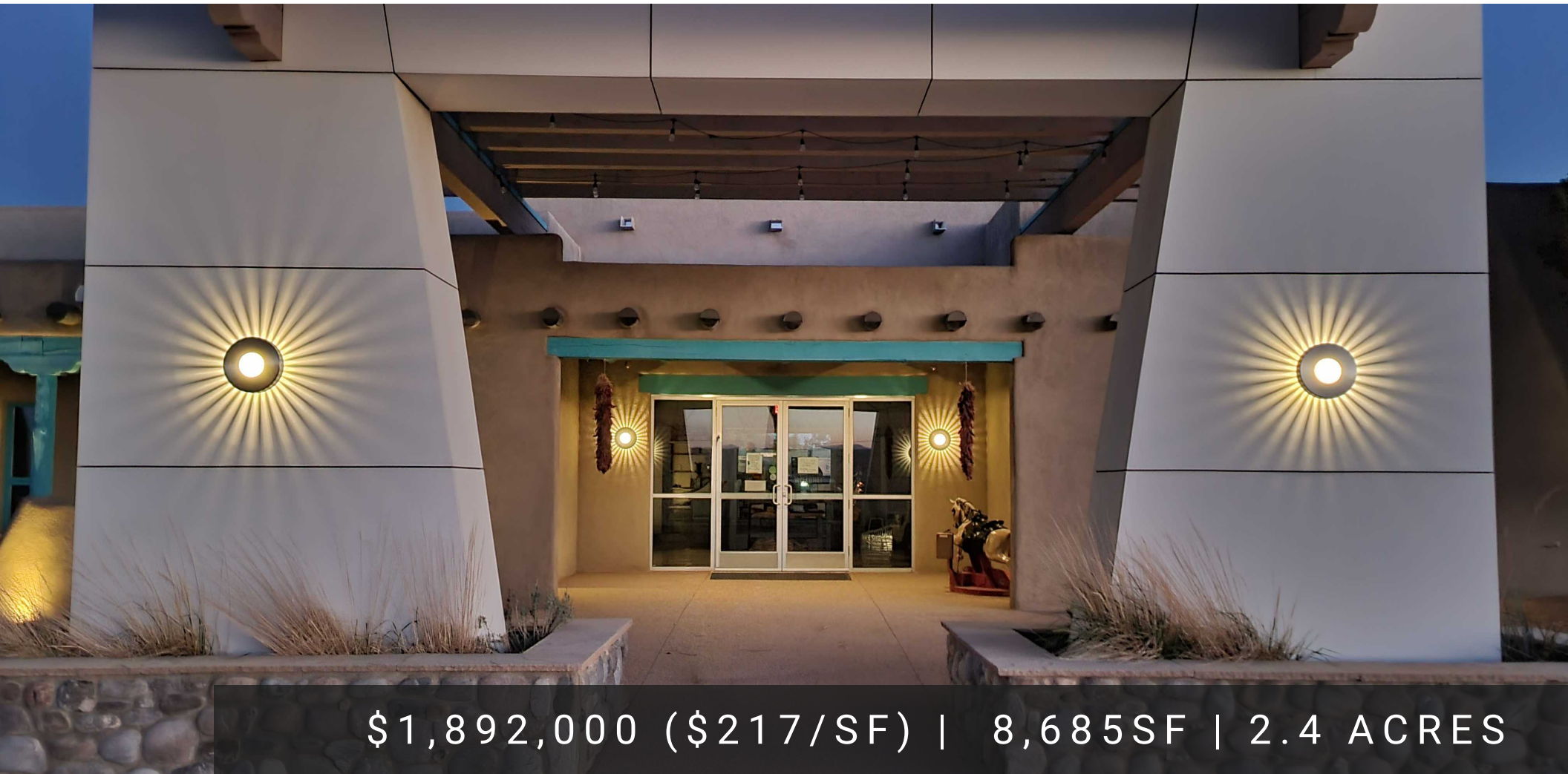


MIXED USE FOR SALE



# FLEX COMMERCIAL BLDG WITH OFFICE AND WAREHOUSE

27556 EAST I- 25 FRONTAGE ROAD, SANTA FE, NM 87505



\$1,892,000 (\$217/SF) | 8,685SF | 2.4 ACRES

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



*PRESENTED BY:*

**TAI BIXBY, CCIM, SIOR**  
Director  
office: (505) 539-3205  
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tai@tba.team  
40315, New Mexico

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# PROPERTY SUMMARY

Vintage Trailer Parts Bldg  
27556 East I- 25 Frontage Road | Santa Fe, NM 87505



## Property Summary

Price:	\$1,892,000
Building SF:	8,685
Price / SF:	\$217/sf
Available SF:	8685
Lot Size:	2.4 acres
Frontage:	Interstate 25 Frontage
Signage:	Pole Mounted
Parking:	24
Year Built:	1988
Renovated:	2018

## Property Overview

Flexible office/industrial building featuring a warehouse with rollup door on grade, modern updated offices/retail and residential studio. Building was updated in 2018 with high end contemporary office and retail finishes rarely found in Santa Fe. Interior spaces include warehouse, 4 hard offices, open bull pen areas, conference room, kitchen, break aerea, bullpen areas, separate retail/office partition, central HVAC, full fire sprinklered building, ADA bathrooms. Paved parking with additional land for expansion. Santa Fe County Planned Development District zoning allows for a variety of commercial uses. Utilities: Propane tank, NM Gas Co gas nearby but not connected, septic system, county water, county fire hydrant, CenturyLink copper telephone, and wireless WISP internet available. Cell Tower Leases Not Included, property to be conveyed subject to an easement for 1 tower and a lease of other tower, neither of which generate any current income. .

## Location Overview

Located on Santa Fe's Southwest side along Interstate 25 with excellent visibility and a large monument sign. Easy access to I-25, Highway 14 and NM599.

## PROPERTY DESCRIPTION

Vintage Trailer Parts Bldg  
27556 East I- 25 Frontage Road | Santa Fe, NM 87505



## PROPERTY DESCRIPTION

- Great location on the I-25 East Frontage Road convenient to I-25, 599 Bypass and Highway 14 and the Railrunner Station at 599. Easy access to Santa Fe, Los Alamos and Albuquerque by car, truck and rail.
- Paved parking area and excess land of approximately 0.75± acres suitable for use as storage yard, fleet parking or additional development subject to the provisions of covenants and Santa Fe County SLDC requirements.
- Flexible office/industrial building featuring a warehouse with rollup door on grade, modern updated offices/retail and residential studio. Building was updated in 2018 with high end contemporary office and retail finishes rarely found in Santa Fe. Interior spaces include warehouse, 4 hard offices, open bull pen areas, conference room, kitchen, break area, bullpen areas, separate retail/office partition, central HVAC, full fire sprinklered building, ADA bathrooms.
- Santa Fe County Planned Development District (PDD) Zoning and covenants allow for uses including: industrial, manufacturing, laboratory, office, retail, residential, hospitality, restaurants, gas stations, liquor store, convenience store, boat/RV dealer, auto parts, construction materials yard, outdoor resale, auto repair, bank, leasing or sales car/trucks/trailers, machinery related, heavy equipment, contractors, trades, warehousing, mini storage, distribution center, transit center, food processing, tank farms, public assembly, religious, educational, TV/radio, sports, movie ranch, camps/camping, community center, hospital, medical clinics and more.
- Utilities: Propane tank, NM Gas Co gas nearby but not connected, septic system, county water, county fire hydrant, CenturyLink copper telephone, and wireless WISP internet available.
- Special Condition of Sale: Sale is subject to two cell phone towers with easements and third-party leasehold interests. Any new tenants on towers would generate additional ground rent income to the landowner.
- Some fixtures, furniture and equipment available separately, inquire with broker.
- Cell Tower Leases Not Included: Property will be conveyed subject to an easement for a cell tower and a lease for the other cell tower, neither of which generate any



# PROPERTY PHOTOS

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505





# PROPERTY PHOTOS

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Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505

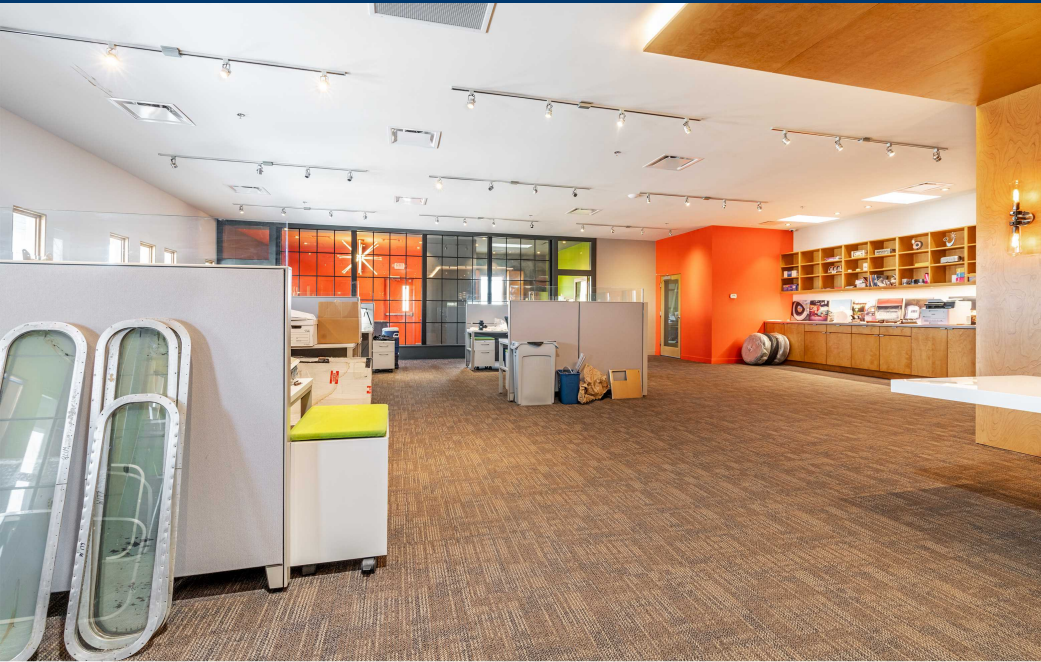




# PROPERTY PHOTOS

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505





# PROPERTY PHOTOS

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505

SANTA FE  
AIRPORT

CITY OF  
SANTA FE



← TO LOS ALAMOS - STATE ROAD 599 BYPASS

## SITE

BUILDING: 8,685 SF MIXED USE  
LOT: 2.402 AC.



I-25 EAST FRONTAGE ROAD

METRO BUSINESS PARK  
FUTURE COMMERCIAL DEVELOPMENT

CITY OF SANTA FE  
OWNED LAND

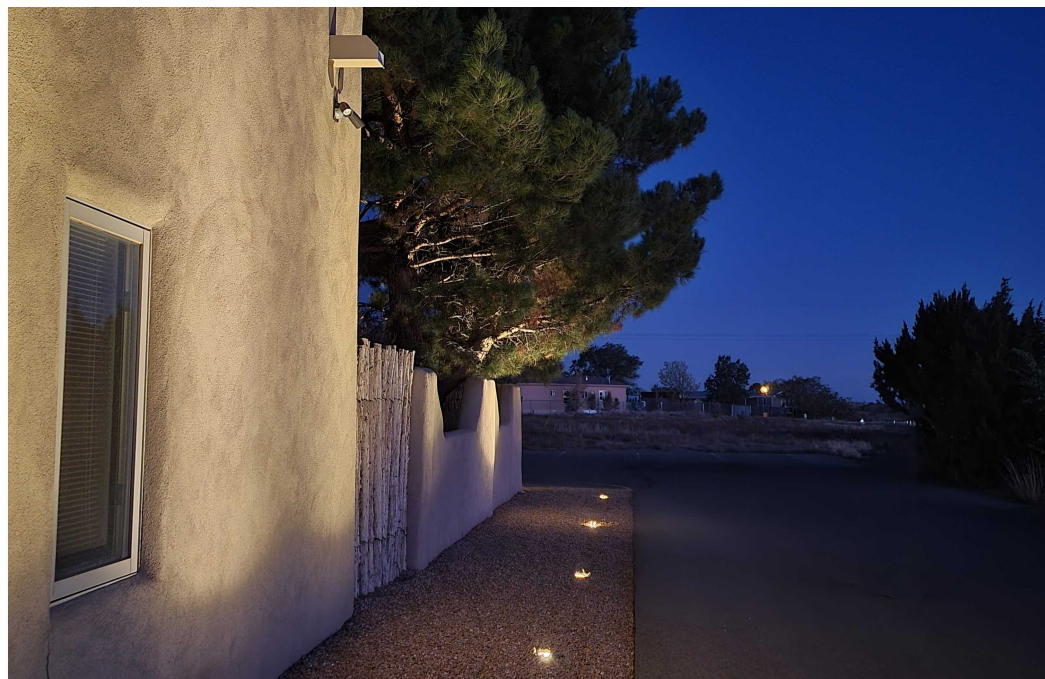
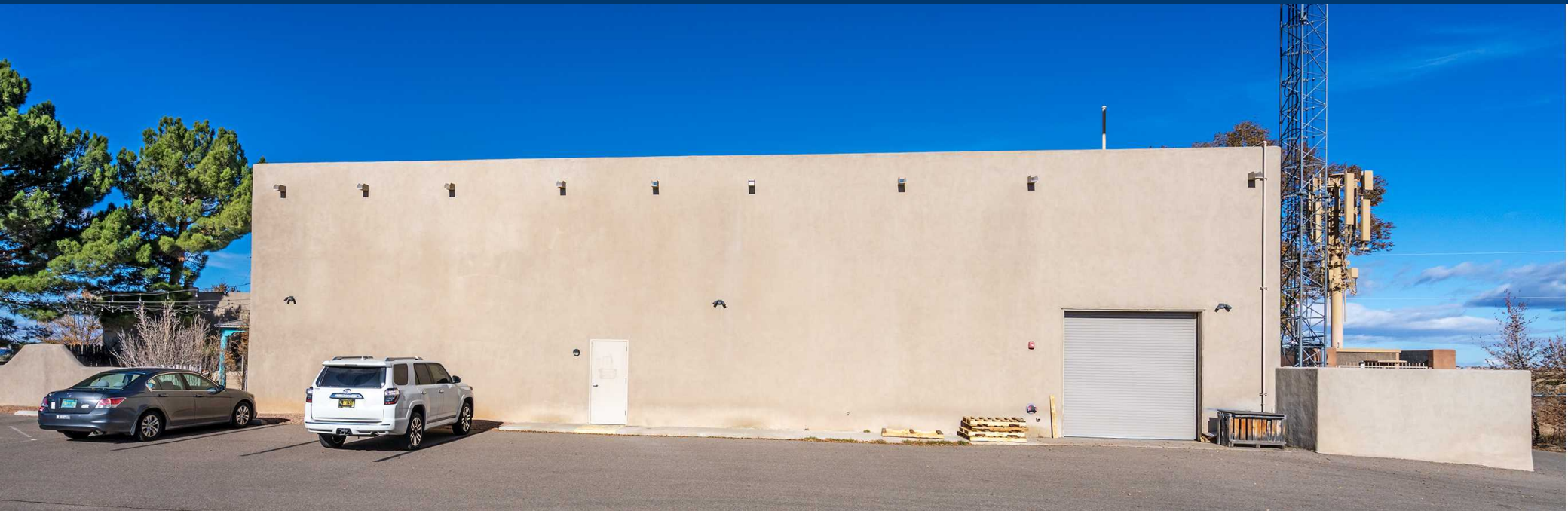
AFT/CUSTOM  
PAVING



# PROPERTY PHOTOS

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505

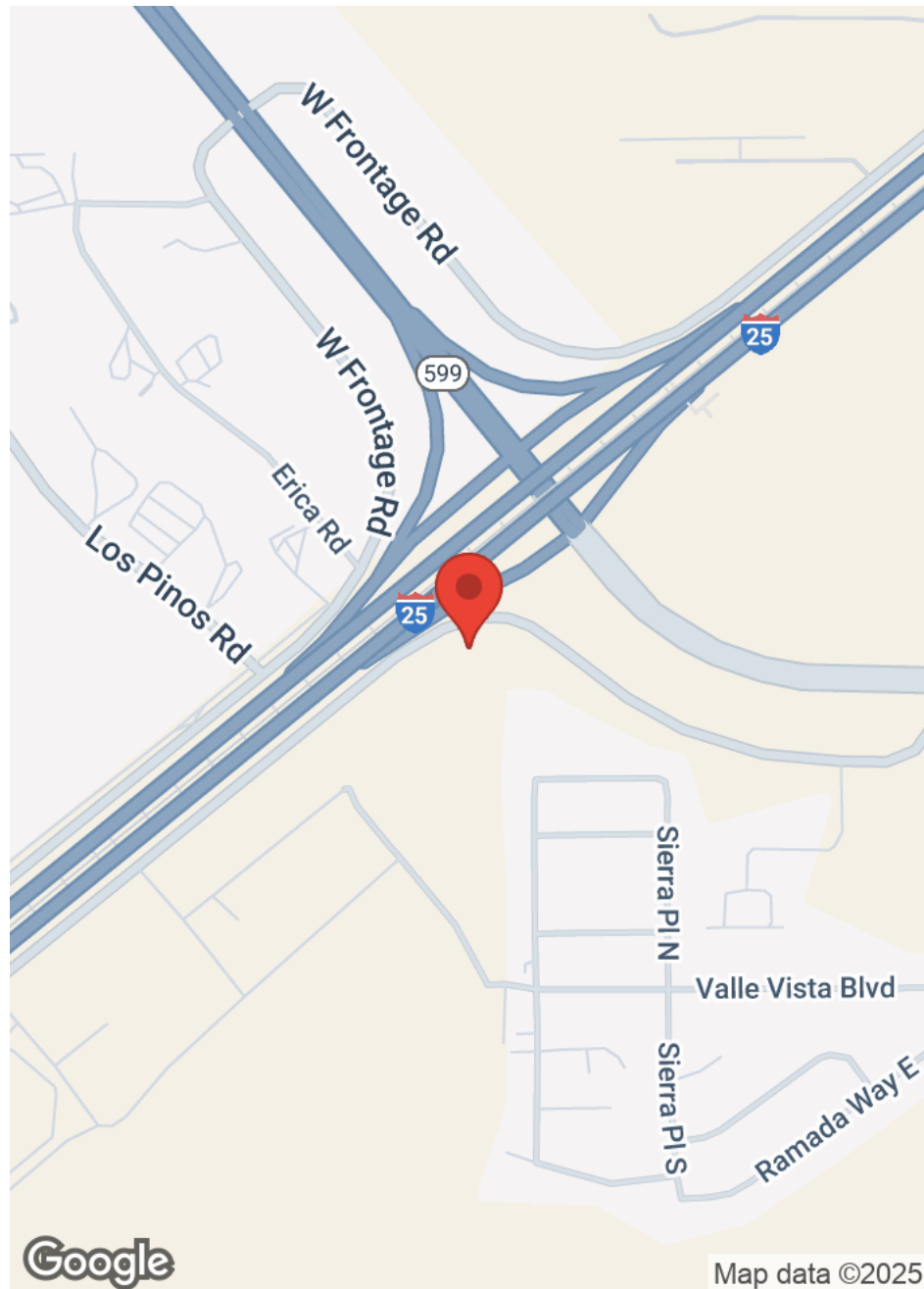




# LOCATION MAPS

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505





# BUSINESS MAPS

Vintage Trailer Parts Bldg

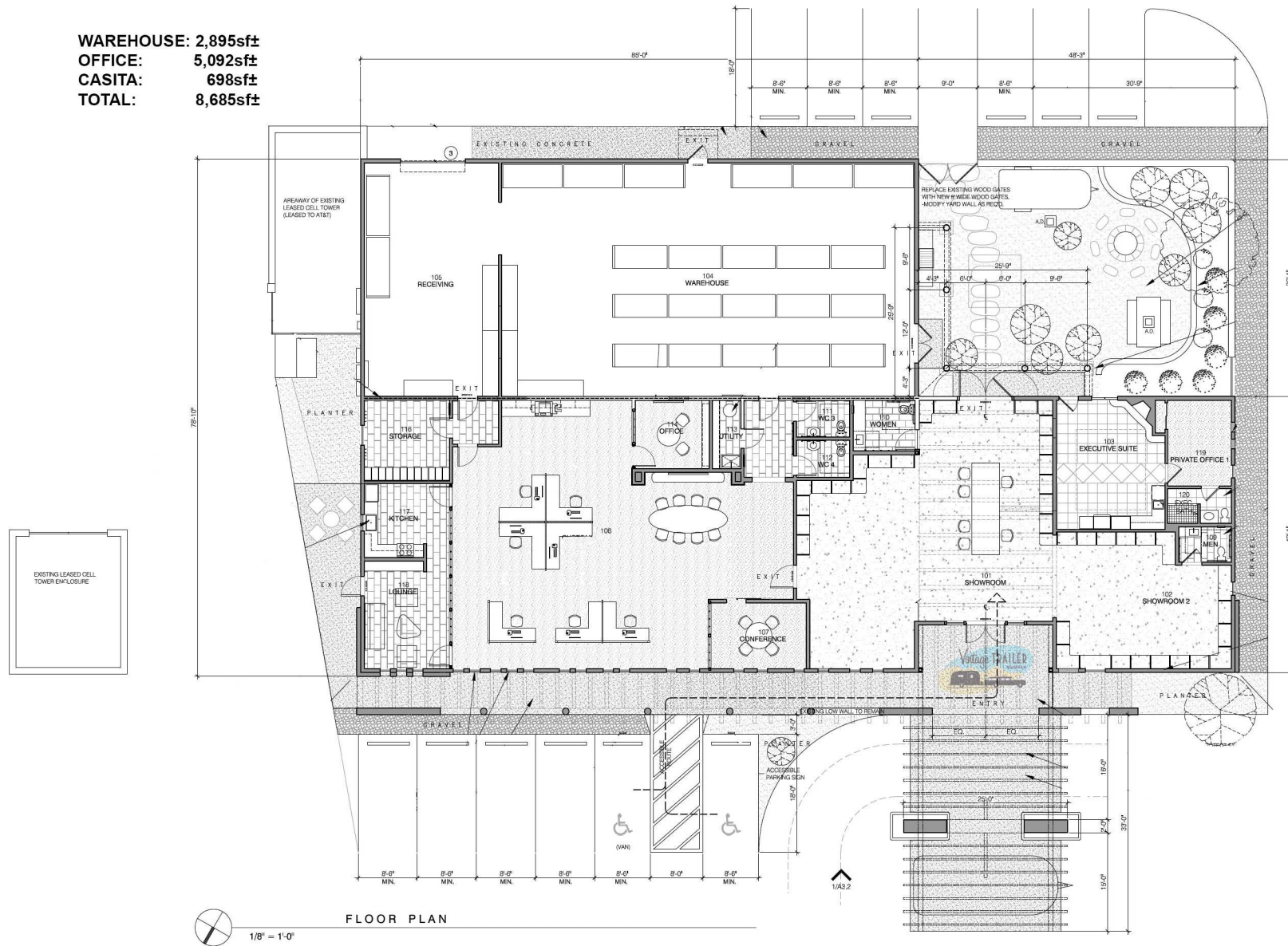
27556 East I- 25 Frontage Road | Santa Fe, NM 87505





Vintage Trailer Parts Bldg  
27556 East I- 25 Frontage Road | Santa Fe, NM 87505

WAREHOUSE: 2,895sf±  
OFFICE: 5,092sf±  
CASITA: 698sf±  
TOTAL: 8,685sf±

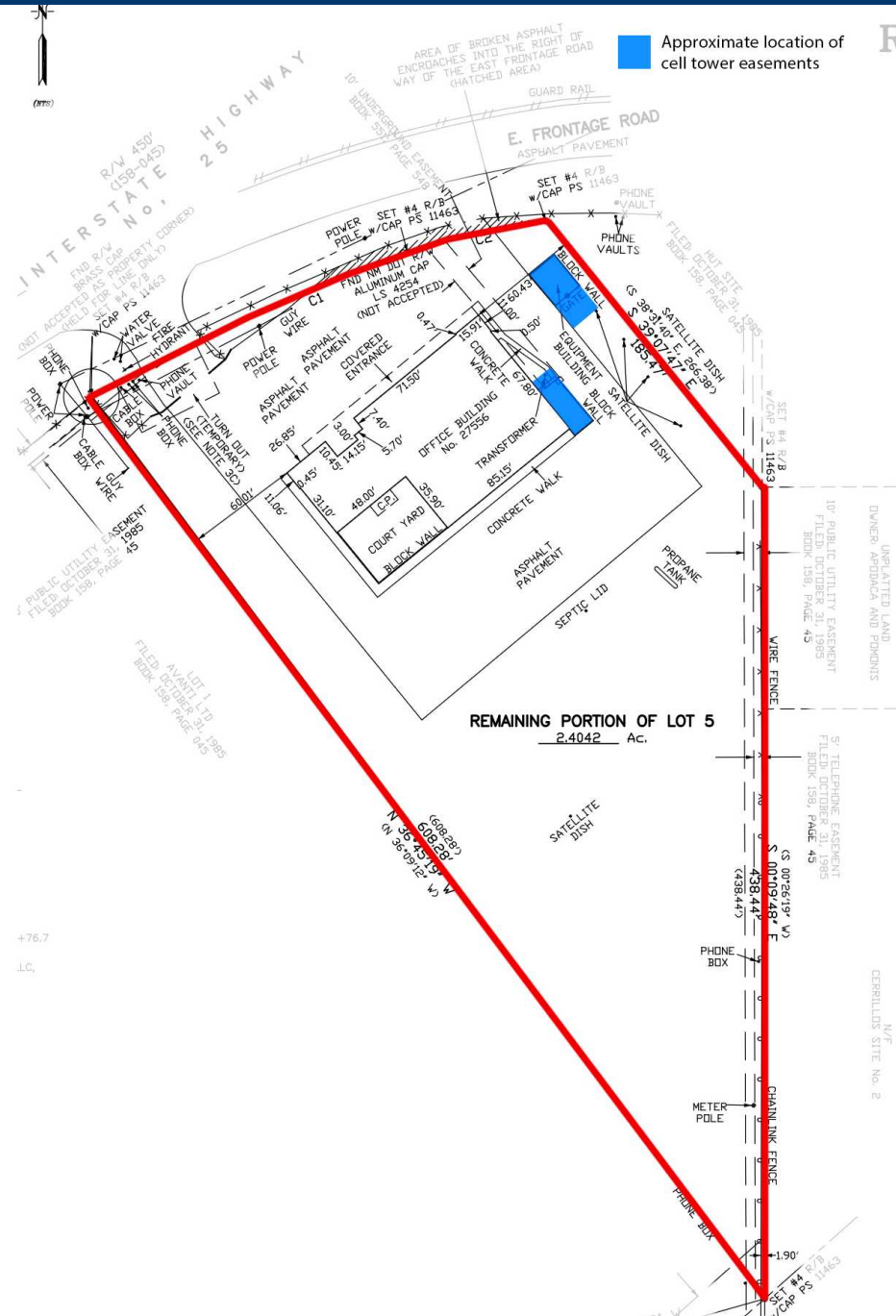




# SITE PLAN

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505

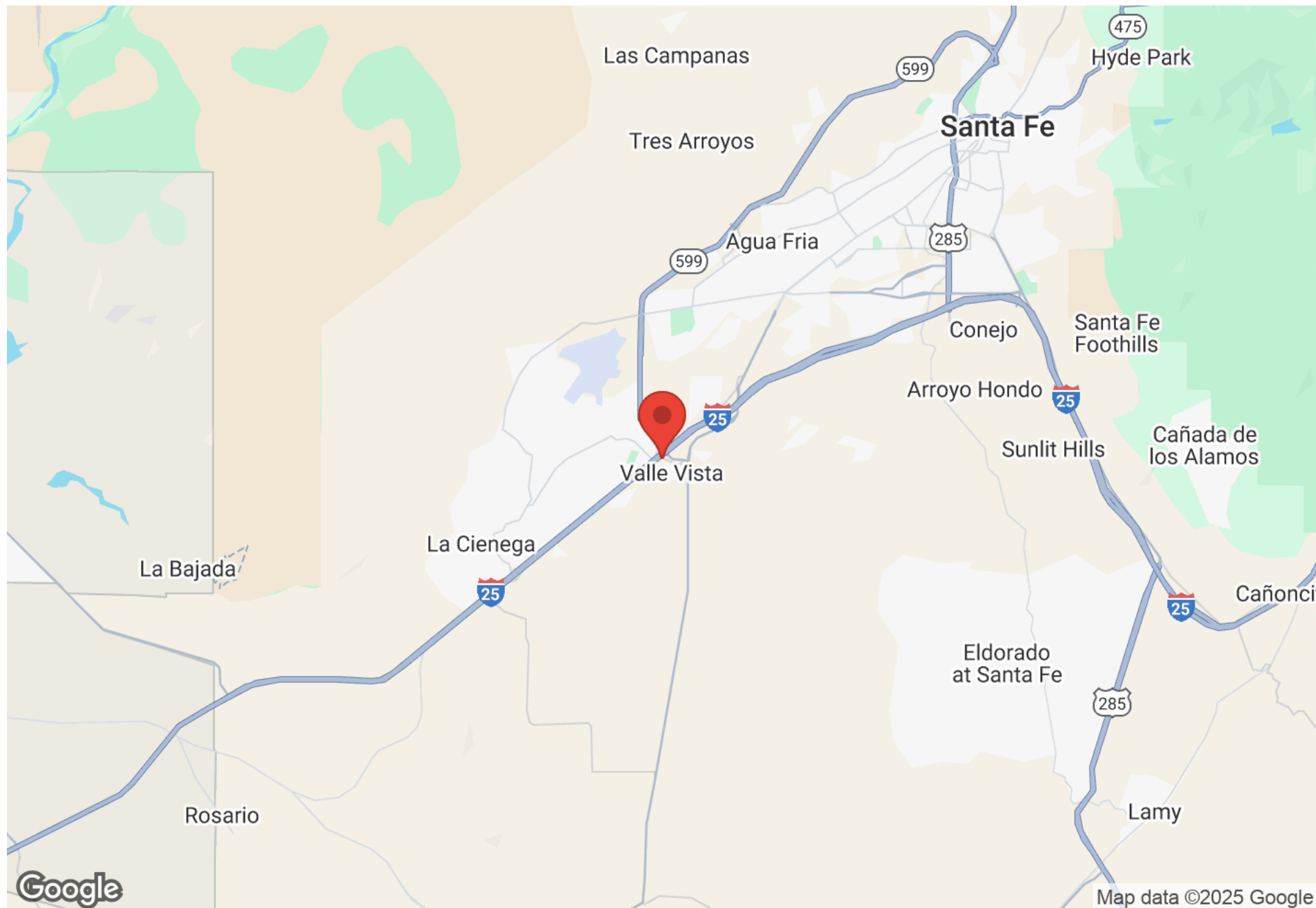




# REGIONAL MAP

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505





# AERIAL MAP

Vintage Trailer Parts Bldg  
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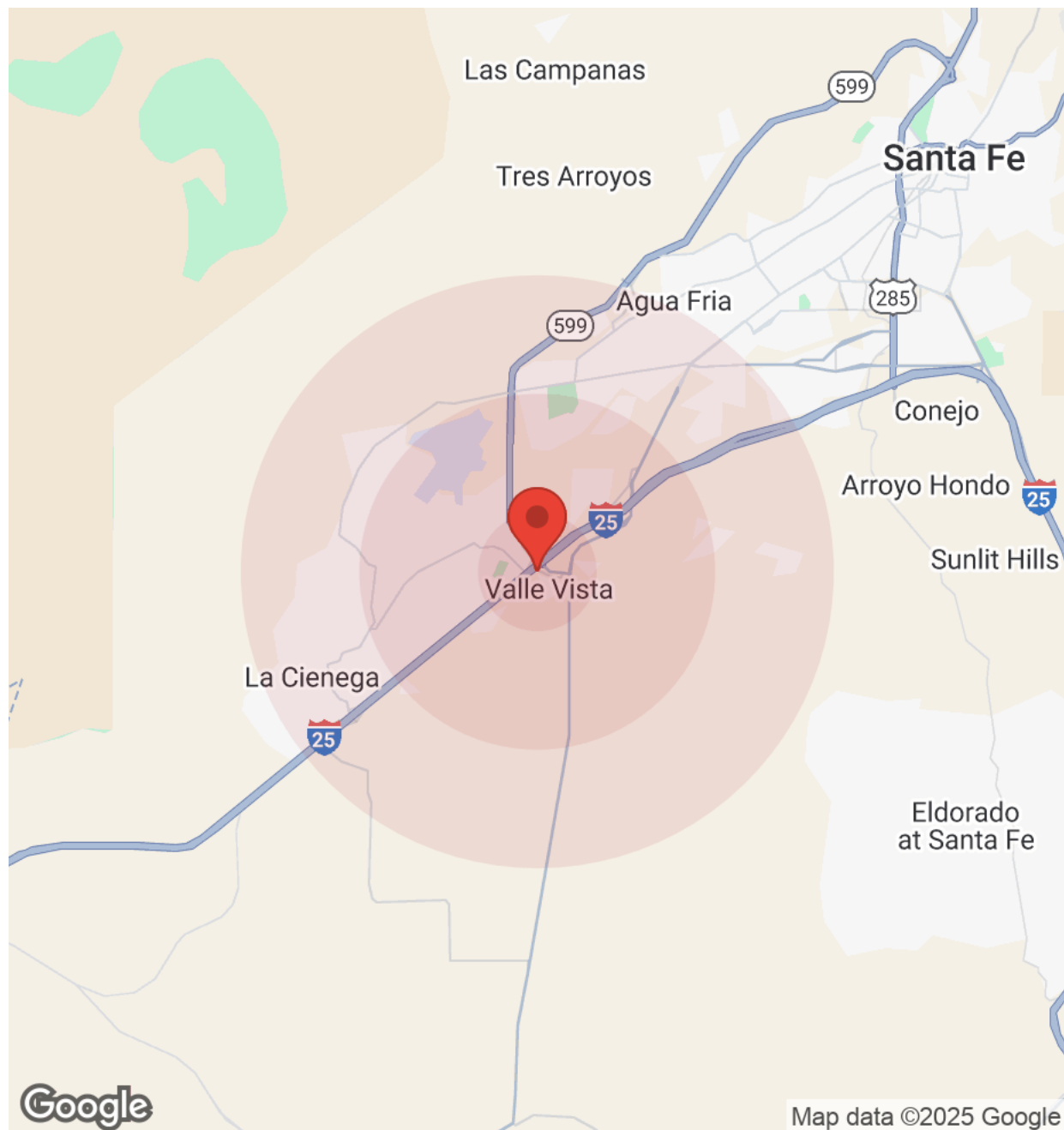




# DEMOGRAPHICS

Vintage Trailer Parts Bldg

27556 East I- 25 Frontage Road | Santa Fe, NM 87505



Population	1 Mile	3 Miles	5 Miles
Male	924	8,702	23,485
Female	956	8,294	23,464
Total Population	1,880	16,995	46,950

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	279	2,285	6,655
Ages 15-24	223	2,122	6,201
Ages 25-54	698	7,026	19,389
Ages 55-64	241	2,133	5,592
Ages 65+	440	3,429	9,113

Race	1 Mile	3 Miles	5 Miles
White	738	6,546	17,996
Black	11	216	531
Am In/AK Nat	31	338	714
Hawaiian	N/A	3	14
Hispanic	1,029	9,126	25,743
Asian	40	399	953
Multi-Racial	27	323	812
Other	4	44	183

Income	1 Mile	3 Miles	5 Miles
Median	\$72,609	\$79,111	\$72,606
< \$15,000	65	592	1,344
\$15,000-\$24,999	47	265	1,450
\$25,000-\$34,999	54	524	1,458
\$35,000-\$49,999	99	569	1,824
\$50,000-\$74,999	100	1,028	3,020
\$75,000-\$99,999	103	986	2,634
\$100,000-\$149,999	94	917	2,617
\$150,000-\$199,999	60	678	1,684
> \$200,000	94	720	1,607

Housing	1 Mile	3 Miles	5 Miles
Total Units	780	6,884	19,332
Occupied	717	6,280	17,637
Owner Occupied	549	4,739	12,093
Renter Occupied	168	1,541	5,544
Vacant	63	604	1,695



# SANTA FE

## Market Area Assessment

### THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANLs budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

**#1** small city of “Best Places to Live and Work as a MovieMaker.”  
- MovieMaker Magazine’s 2023 list

**#2** Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

**#1** City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

### DEMOGRAPHICS OF THE SANTA FE AREA

**155,664**

Estimated Population



**\$72,544**

Median Household Income



**3.16%**

Population Growth/Year



**48.5**

Median Age



**68,497**

Employees



**4,790**

Businesses in Santa Fe







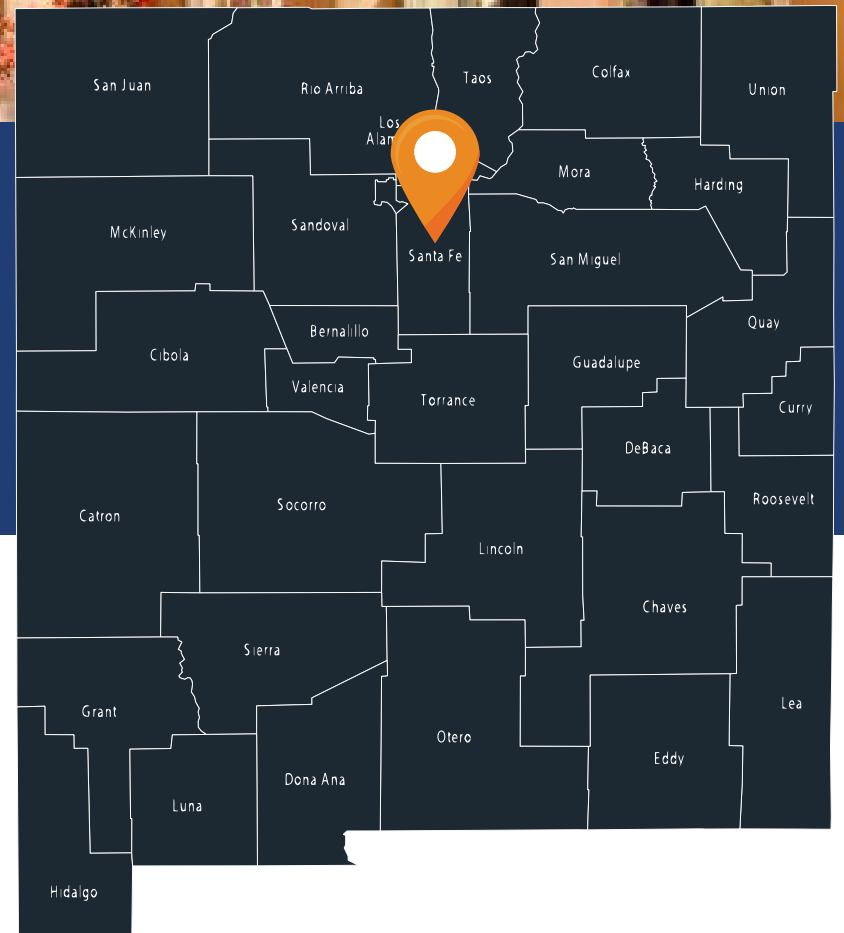
## TOP 10 EMPLOYERS

- |  |                               |
|--|-------------------------------|
| 1. State of New Mexico Government              | 7. Thermo Bioanalysis         |
| 2. Cristus St. Vincent Hospital                | 8. Sante Fe Opera (Seasonal)  |
| 3. Presbyterian Medical                        | 8. Walmart                    |
| 4. National Laboratories (Sandia & Los Alamos) | 9. Sante Fe New Mexican       |
| 5. City of Santa Fe                            | 10. Meow Wolf Arts Collective |
| 6. Santa Fe County                             |                               |

## A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and 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". FourSeasons.com







## CONTACT

📞 (505) 577-3524

✉️ tai@tba.team

📍 1227 Paseo de Peralta  
Santa Fe, NM 87501

🌐 [www.reanm.com](http://www.reanm.com)

# TAI BIXBY CCIM, SIOR

SENIOR ASSOCIATE

## PROFESSIONAL EXPERIENCE

Tai has joined Real Estate Advisors in the Santa Fe Division with over 18 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.

## PROFESSIONAL AFFILIATIONS/ACCREDIATIONS

- Certified Commercial Investment Manager (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Member of Agua Fria Planning Committee for Santa Fe County Planning Department 2015-2016
- 2004 President of Commons on the Alameda Homeowner's Association
- National Association of Realtors
- Realtors Association of NM,
- Santa Fe Association of Realtors (SFAOR)
- Commercial Association of Realtors (CARNM)

## ACHIEVEMENTS

- CCIM Mega Deal of the Year 2024
- LIN Lease of the year over \$500,000



Individual  
Member



SIOR®



CoStar™

POWERBROKER



## DISCLAIMER

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