



HISTORIC ADOBE GALLERY | STEPS FROM CANYON ROAD | OWNERSHIP OPPORTUNITY

1005 PASEO DE PERALTA

SANTA FE, NM · THE ADOLPH BANDELIER HOUSE

\$4,342,000 | LOT: 0.57 AC. | BUILDING: 4,342 SF.

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TABLE OF CONTENTS

Executive Summary	03
Investment Highlights	04
Property Overview	05
Interior Gallery	06
Floor Plan	07
Vicinity Map	08
The City of Santa Fe	09
Market Overview	10
Exclusively Offered By	11



EXECUTIVE SUMMARY

1005 Paseo de Peralta presents a rare opportunity to acquire the Adolph Bandelier House, a 4,342 ± SF adobe gallery building on 0.57 ± acres in the heart of downtown Santa Fe, positioned between the Gerald Peters Gallery and the entrance to Canyon Road. Offered for sale at \$4,342,000, exactly \$1,000 per square foot of building area, the property pairs authentic adobe architecture with nine dedicated off-street parking spaces and RC8AC zoning that opens the door to gallery, retail, studio, educational, and religious uses.

- 1 Irreplaceable location.** Positioned between the Gerald Peters Gallery and the entrance to Canyon Road, inside a half-mile stretch that carries more than 100 galleries, boutiques, and restaurants, one of the densest concentrations of art galleries in the country.
- 2 Authentic adobe architecture.** Exposed vigas, adobe walls, a traditional kiva fireplace, and ceiling heights up to 11 feet, fully heated and air conditioned, set on a 0.57 ± acre site with a lush garden and portal.
- 3 Flexible RC8AC zoning.** Permits art gallery, art related businesses, art studios, art sales, antiques, art appraisal, art school, educational, religious uses, and more.
- 4 Rare on-site parking.** Nine dedicated off-street parking spaces plus two bathrooms, one ADA compliant, a scarce combination this close to the Plaza.



INVESTMENT HIGHLIGHTS

ASKING PRICE \$4,342,000 \$1,000.00 / SF of building	BUILDING 4,342 SF Adobe construction	SITE 0.57 AC ±\$174.87 / SF of land	PARKING 9 Spaces Dedicated off-street
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PROPERTY SNAPSHOT

Zoning	RC8AC
Legal Status	Foreclosure & receivership; sale subject to court approval
Ceiling Height	Up to 11 feet
Bathrooms	2, one ADA compliant
Climate Control	Fully heated and air conditioned

LOCATION & ACCESS

Distance to Plaza	Walking distance
Adjacent To	Gerald Peters Gallery
Nearby Restaurants	The Compound, Geronimo
Nearby Lodging	Inn at Loretto, The Inn on Alameda, Drury Hotel
Frontage	Paseo de Peralta, steps from Canyon Road

Building size and lot size are carried as approximate ("±") per the property's prior marketing materials; price per square foot is calculated by REA against those figures. Additional property and title detail available to qualified purchasers upon request.

PROPERTY OVERVIEW

TOTAL SF 4,342 Adobe construction	SITE AREA 0.57 AC ±24,829 SF	ZONING RC8AC Art, retail & related uses	PARKING 9 Spaces Dedicated off-street	LEGAL STATUS Foreclosure Sale subject to court approval
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The building. Adobe construction with exposed vigas, adobe walls, a traditional kiva fireplace, and ceiling heights up to 11 feet, fully heated and air conditioned throughout. Two bathrooms serve the building, one ADA compliant.

The location. Southwest of the Santa Fe Plaza on Paseo de Peralta, between the Gerald Peters Gallery and the entrance to Canyon Road; walking distance to the Plaza and steps from more than 100 galleries, boutiques, and restaurants along Canyon Road.

The grounds. A beautiful portal and lush garden setting comprising over half an acre, with nine dedicated off-street parking spaces on site.

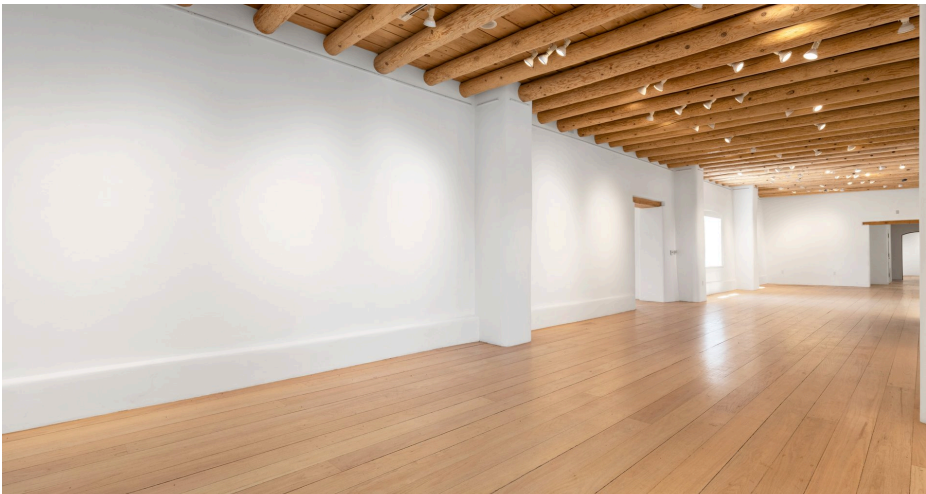
The zoning. RC8AC permits art gallery, art related businesses, art appraisal, art studios, art sales, antiques, art furniture, sculpture, painting, art school, educational, and religious uses, among others; buyers should verify permitted uses and any required approvals with the City of Santa Fe.



INTERIOR GALLERY



GALLERY ROOM · EXPOSED VIGAS & BLUE ACCENT WALL



OPEN GALLERY HALLWAY · WOOD BEAM DETAIL

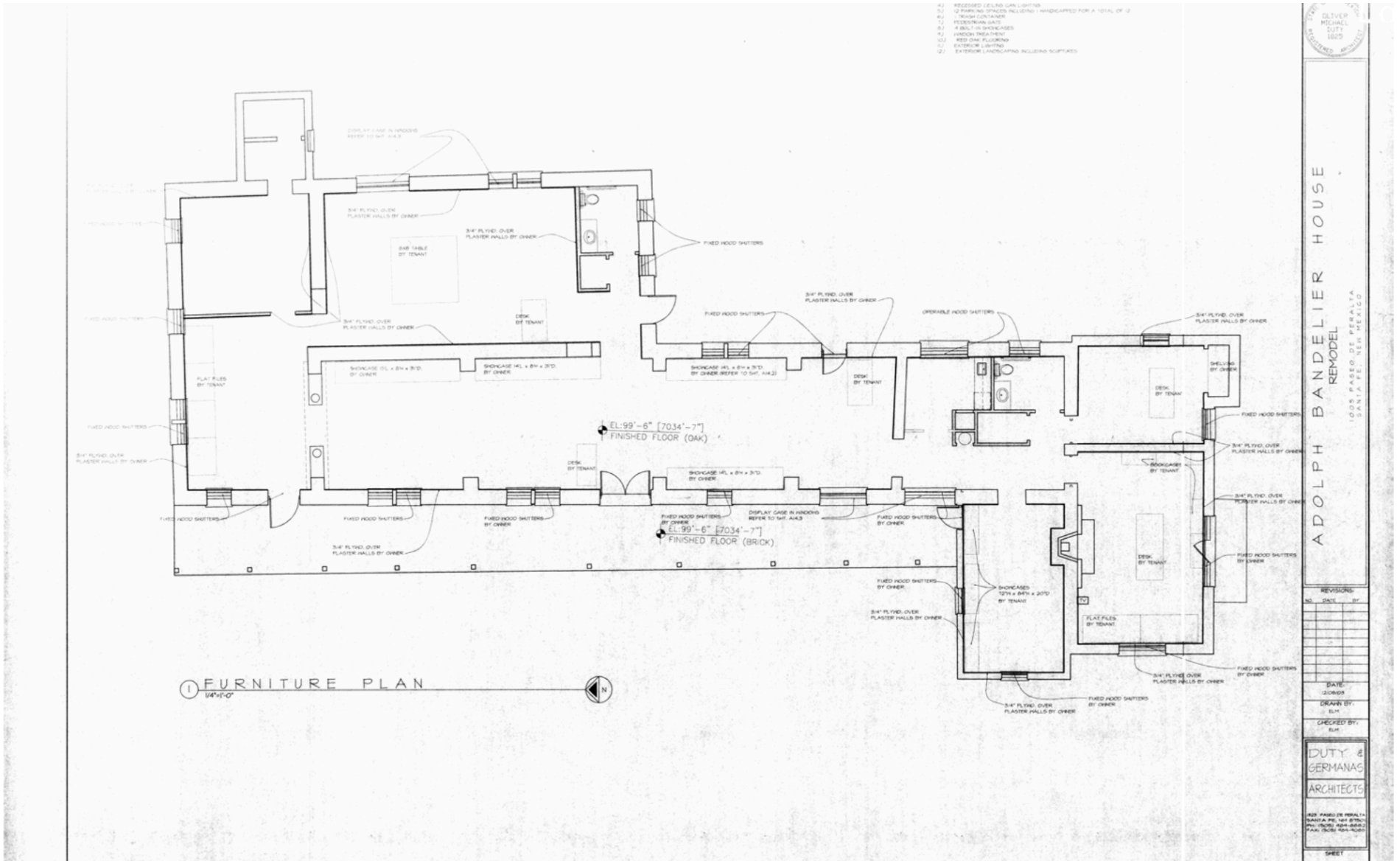


TRADITIONAL KIVA FIREPLACE · STONE HEARTH



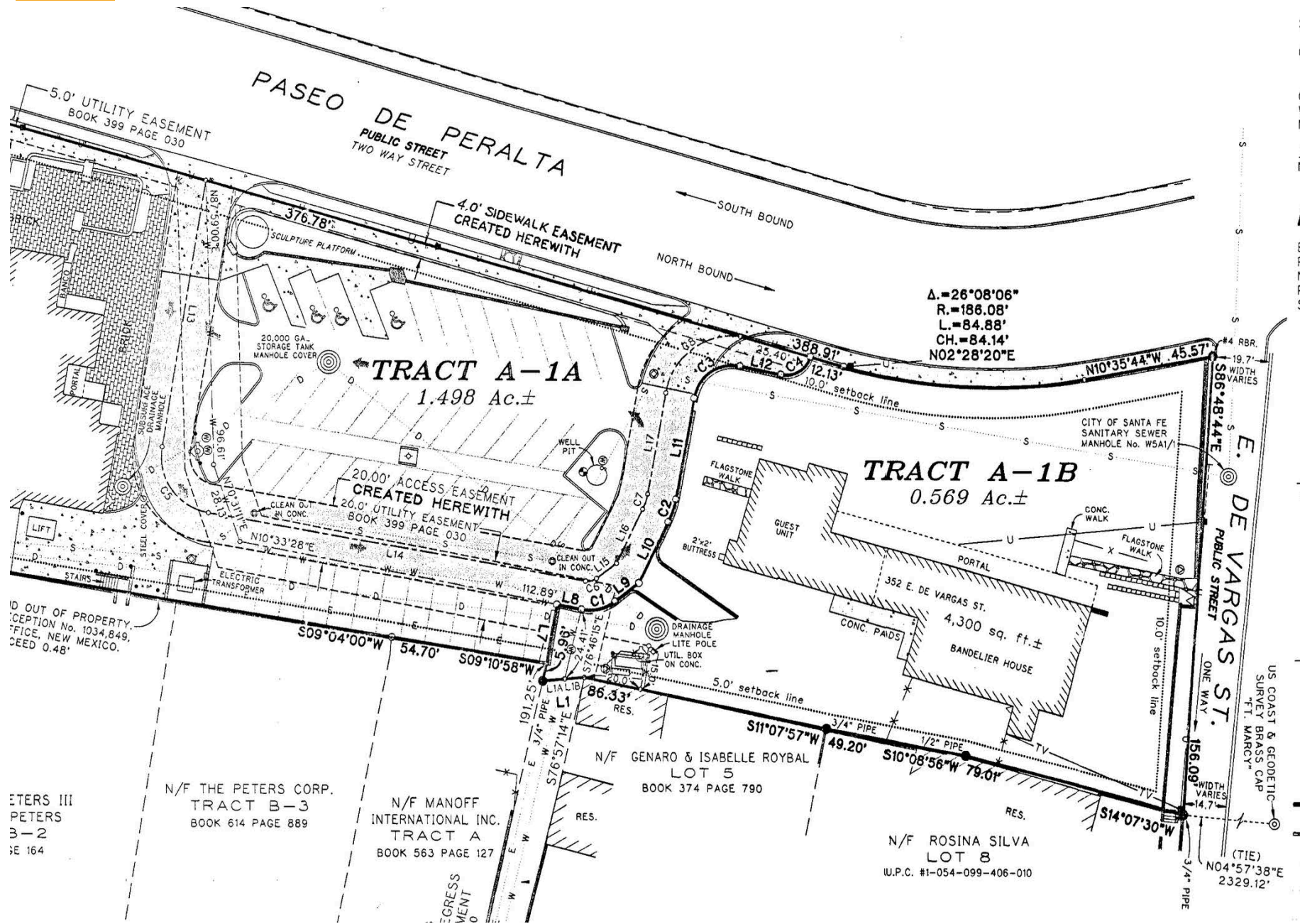
PORTAL ENTRANCE · DOUBLE DOORS ON PASEO DE PERALTA

FLOOR PLAN — Adolph Bandelier House



Floor plan by Duty & Germanas Architects. All measurements approximate; plan for reference only and not to scale. Buyer to take its own measurements and verify all square footages during due diligence.

SURVEY - TRACT A-1B — Adolph Bandelier House



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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

A TOURIST DESTINATION

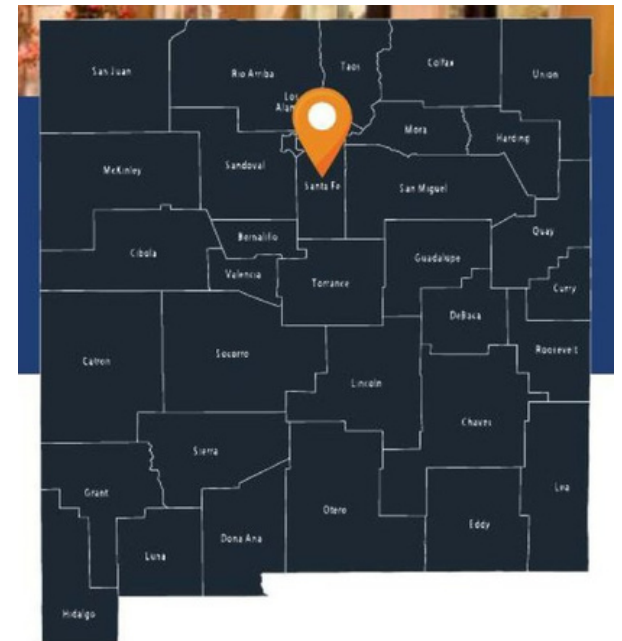


Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

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

TOP EMPLOYERS

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





EXCLUSIVELY OFFERED BY

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