

Multi-Tenant Investment Opportunity

LOCATED IN THE HEART OF SANTA FE

Offering
Memorandum]



1318, 1320, 1326 & 1330 Rufina Circle | Santa Fe, NM 87507

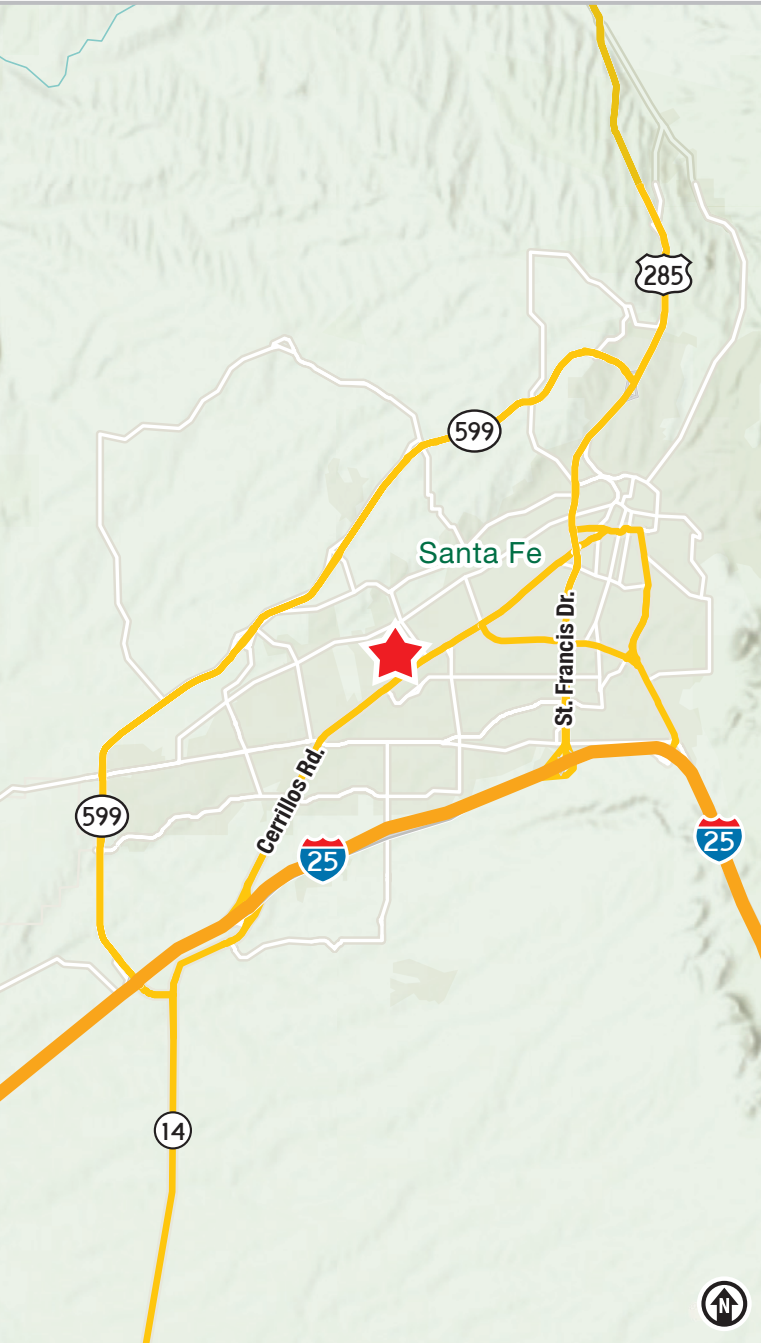
FULLY LEASED

NASunVista] **Got Space™**

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SALE PRICE	\$2,495,000
PRICE PER SF	\$121.82
NET OPERATING INCOME (2025 PROJECTED)	\$174,573.01*
CAP RATE (2025 PROJECTED)	7.00%

INVESTMENT OVERVIEW

LOCATION

The Northwest Quadrant of
Cerrillos Rd. & Calle del Cielo

ADDRESS

1318, 1320, 1326 & 1330 Rufina Cir.
Santa Fe, NM 87507

TOTAL BUILDINGS SIZE

±20,481 SF

LAND SIZE

±1.4 Acres

ZONING

I1 and C2

*Scheduled rent as of March 2025 incorporating escalations

INVESTMENT HIGHLIGHTS

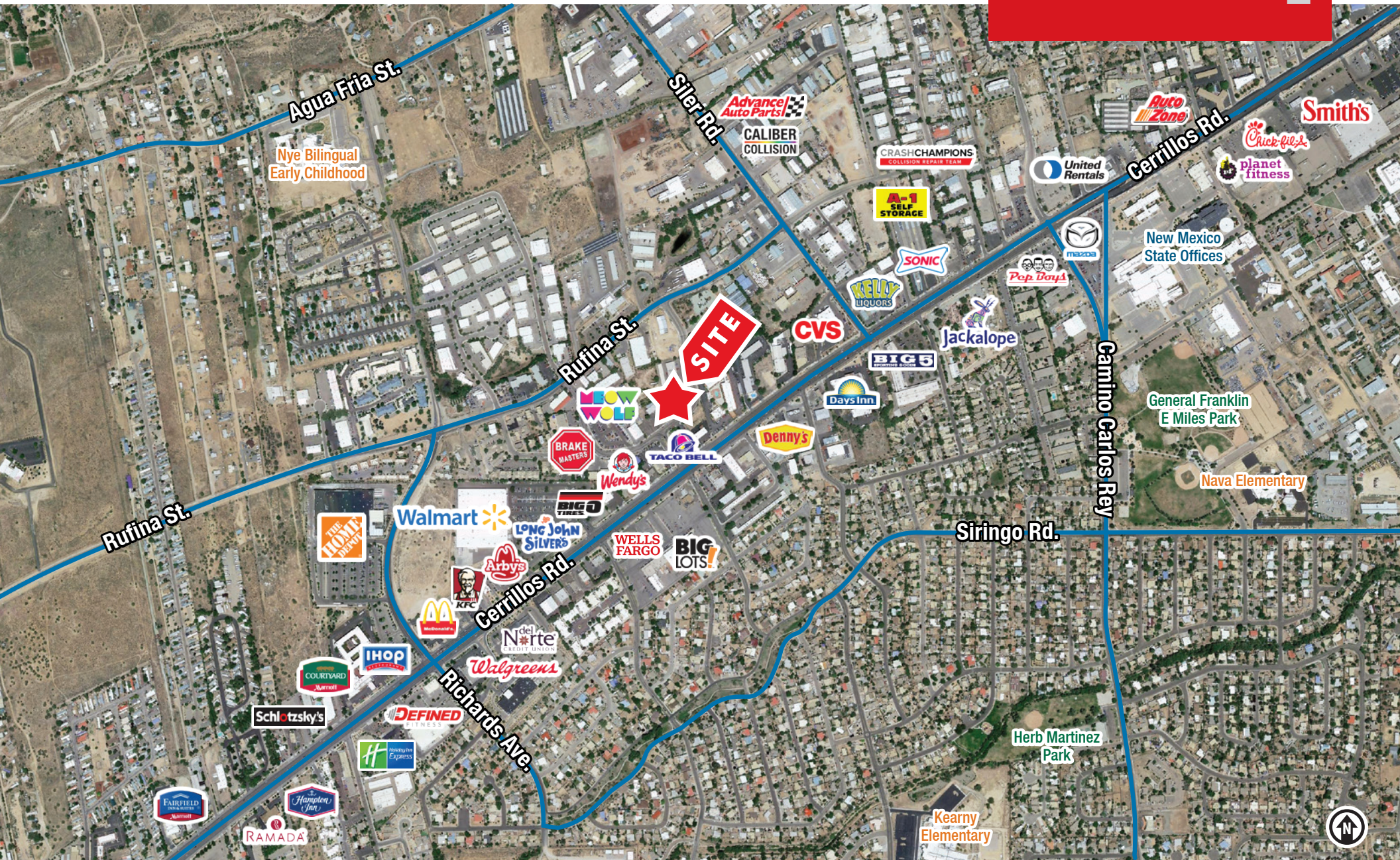
- Tenant 1: Aromaland
- Tenant 2: A-1 Transmission
- Tenant 3: Crown Castle International (Cell Tower)
- Staggered lease terms
- Irreplaceable Location
- Below market rents
- Located in an Opportunity Zone

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Property
Photos

1







TENANT 1 AROMALAND

1320, 1326 & 1330 Rufina Circle
Santa Fe, NM 87507

Aromaland is one of the oldest essential oil aromatherapy product manufacturers in the United States. They are the premier custom formulation house for personal care private label manufacturing. Aromaland is a full-service facility offering timely product development and product design; private label and cosmetic manufacturer and technical support including packaging and label procurement; warehousing for excess product packaging; contract filling, multi-product packaging; shipping, logistics support.



TENANT 2 **A-1 TRANSMISSION**

1318 Rufina Circle
Santa Fe, NM 87507

A-1 Transmission is the area's leading expert in transmission, drive train, engine and exhaust services.



TENANT 3
**CROWN CASTLE
INTERNATIONAL**
(CELL TOWER)

1326 Rufina Circle
Santa Fe, NM 87507



Mobile phone tower serving central Santa Fe.



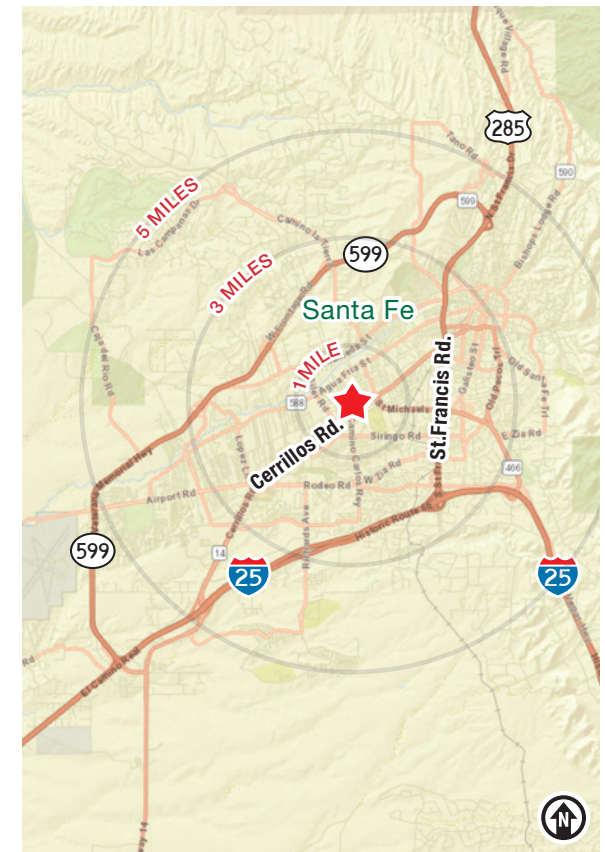
AREA DEMOGRAPHICS

1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	9,974		63,395		99,646	
Households	4,381		28,500		45,380	
Families	2,145		14,627		23,694	
Average Household Size	2.24		2.19		2.16	
Owner Occupied Housing Units	2,680		17,526		29,532	
Renter Occupied Housing Units	1,701		10,974		15,848	
Median Age	44.4		44.0		46.2	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	421	9.6%	2,216	7.8%	3,356	7.4%
\$15,000 - \$24,999	591	13.5%	3,053	10.7%	4,079	9.0%
\$25,000 - \$34,999	557	12.7%	2,403	8.4%	3,322	7.3%
\$35,000 - \$49,999	466	10.6%	2,820	9.9%	4,250	9.4%
\$50,000 - \$74,999	742	16.9%	4,520	15.9%	7,274	16.0%
\$75,000 - \$99,999	432	9.9%	3,715	13.0%	5,852	12.9%
\$100,000 - \$149,999	688	15.7%	5,657	19.8%	9,113	20.1%
\$150,000 - \$199,999	355	8.1%	2,269	8.0%	3,729	8.2%
\$200,000+	129	2.9%	1,848	6.5%	4,404	9.7%
Median Household Income	\$53,794		\$69,438		\$76,329	
Average Household Income	\$74,558		\$92,499		\$105,872	
Per Capita Income	\$33,302		\$41,470		\$48,046	

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	9,974	63,395	99,646
 Average HH Income	\$74,558	\$92,499	\$105,872
 Daytime Employment	7,666	47,349	80,280

2024 Forecasted by Esri



SANTA FE | THE CITY DIFFERENT

The oldest capital city in the United States and the oldest city in New Mexico, Santa Fe is well-known as a center for arts that reflect the multicultural character of the region. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the mild climate, outdoor activities and cultural events that the area offers. Most tourist activity takes place in the historic downtown, especially on and around Santa Fe Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government during the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market. Seasonal activities, such as skiing at nearby Santa Fe Ski Basin in the winter and hiking are also a draw for tourists.



New Mexico
State
Capitol



SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2024 Demographics)



157,871
MSA Population



70,446
Households



\$110,028
Avg. Household Income



\$61,495
Md. Disposable Income



8,376
Total Businesses



94,702
Total Employees

FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES

SANTA FE ACCOLADES

- One of The Best Small Cities in the U.S. *Conde Nast Traveler 2022*
- Star Award Winners List *Forbes Travel Guide 2022*
- Best Places to Buy a Vacation Rental *House Digest 2022*
- One of America's Greatest Ski Towns *Thrillist 2022*
- Top 15 Cities in the U.S. *Travel + Leisure 2022*
- 10 Best Cities in the World for Art Lovers *Travel + Leisure 2022*
- World's Greatest Places *Time Magazine 2021*
- One of the 21 Best Places to Retire *Retire Better Now 2021*
- Top 100 Best Places to Live *Livability 2021*



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*

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