

W Manhattan Ave

220 & 224 W Manhattan Ave, Santa Fe, NM 87501



OFFERING MEMORANDUM

W Manhattan Ave

CONTENTS

- 01 Executive Summary
- 02 Property Description
 - Locator Map
- 03 Photos
- 04 Demographics
 - Demographics
 - Demographic Charts

Exclusively Marketed by:

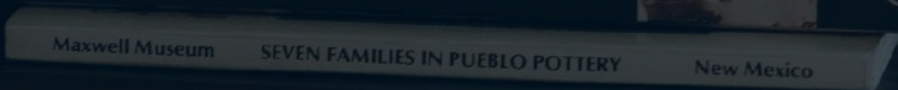
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01 Executive Summary
Property Description



OFFERING SUMMARY

ADDRESS 220 & 224 W Manhattan Ave, Santa Fe,
NM 87501

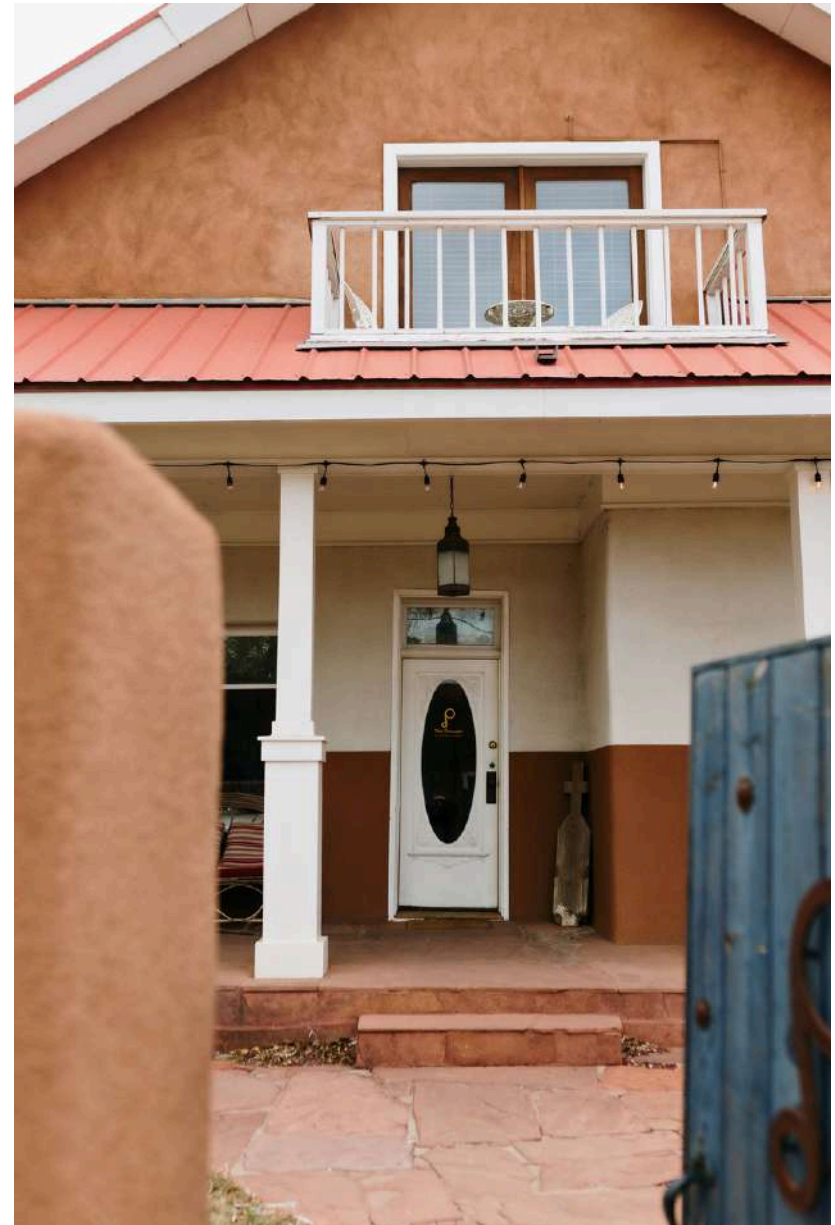
FINANCIAL SUMMARY

PRICE \$3,995,000

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	9,606	41,052	68,726
2023 Median HH Income	\$78,541	\$80,067	\$79,524
2023 Average HH Income	\$109,214	\$116,483	\$115,037

UNIT	SQ FT	ROOMS
220 West Manhattan	Square Feet 6704	12 Room Hotel
224 West Manhattan	Square feet 3,062	3 Rooms & Additional Gift Shop Building



02

Property Description
Aerial Map
Locator Map

PROPERTY DESCRIPTION

The Parador, a boutique hotel with a rich history located in beloved Santa Fe, NM, an internationally prized destination in the Mountain Southwest. The Parador is housed in the remaining parts of what was a **200+ year old farm** with a vibrant past, tucked away on West Manhattan and walking distance to the Plaza, Canyon Road and the Railyard District.

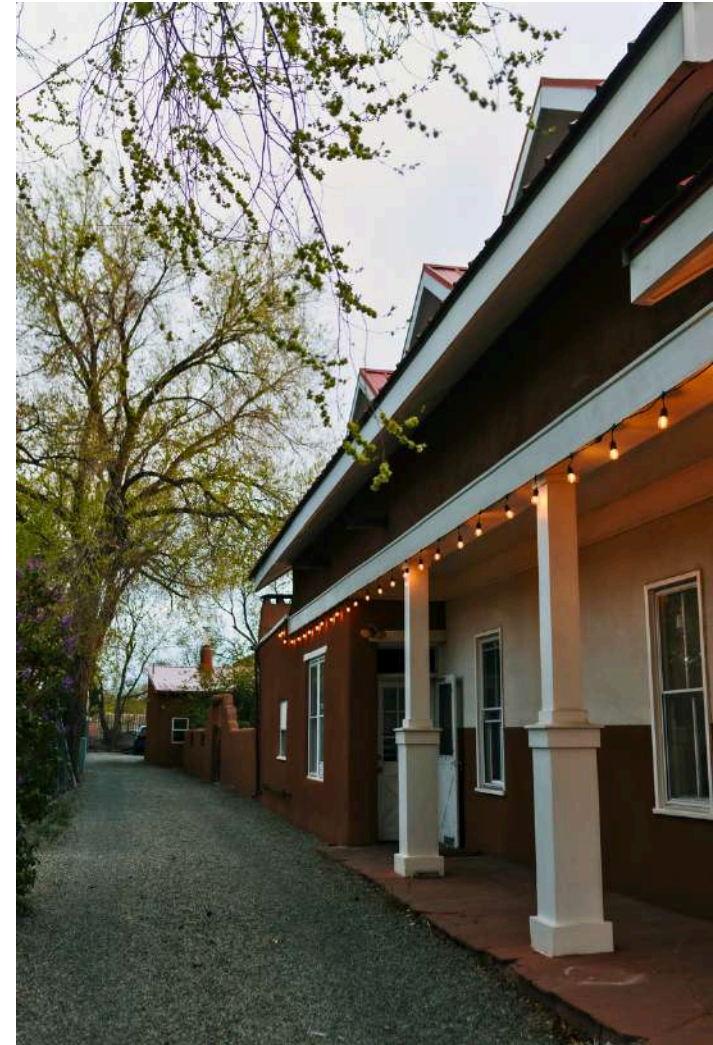
The hotel offering has 15 rooms, with an additional Gift Shop Building which could be transformed into 2 Luxury Suites or reimagined as a spa or restaurant.

The **property was lovingly renovated and restored by renowned designers** who acquired it in 2018. Care has been taken to respect the building's authenticity, revealing its history while incorporating heirloom quality and contemporary style. The owners have spent the last years renovating, reconstructing and rebranding the assets.

The Farmhouse was **built at the turn of the 19th-century when New Mexico was still under Spanish rule**. The double adobe structure served as a family home for over a century and a half, undergoing its first remodel in the early 1900's with Victorian details added throughout the home.

In the 1960's, at the peak of the Rainbow Coalition's gatherings in the surrounding areas, the space became a religious commune at which point the barn and stables were adopted and transformed into living quarters. As a commune, **all that were hungry or in need of a bed were welcome**. It wasn't until the late 1970's that the second story was added in Northern New Mexico Territorial style; entering into its new life as an inn.

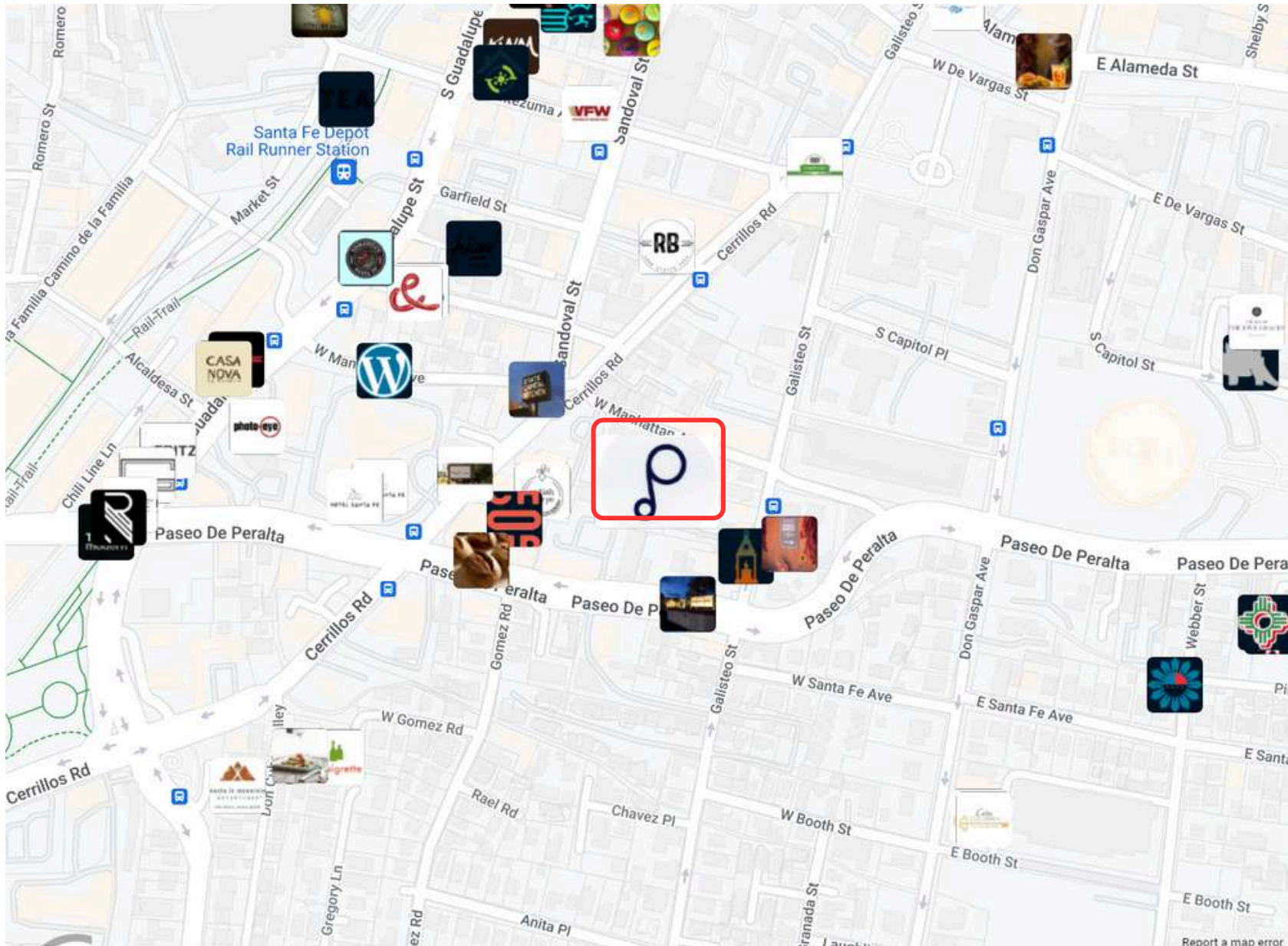
The Parador is a wonderful property with a rich history that offers a wonderful opportunity to add more value and operate as a cash flowing hotel.



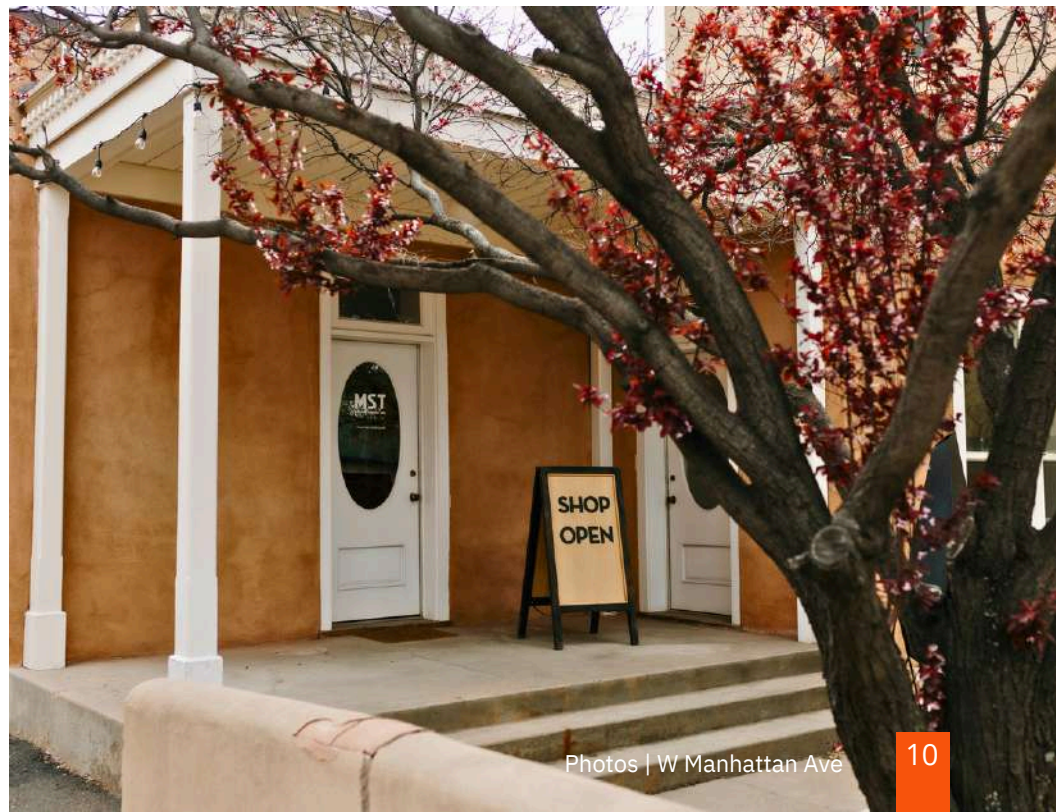


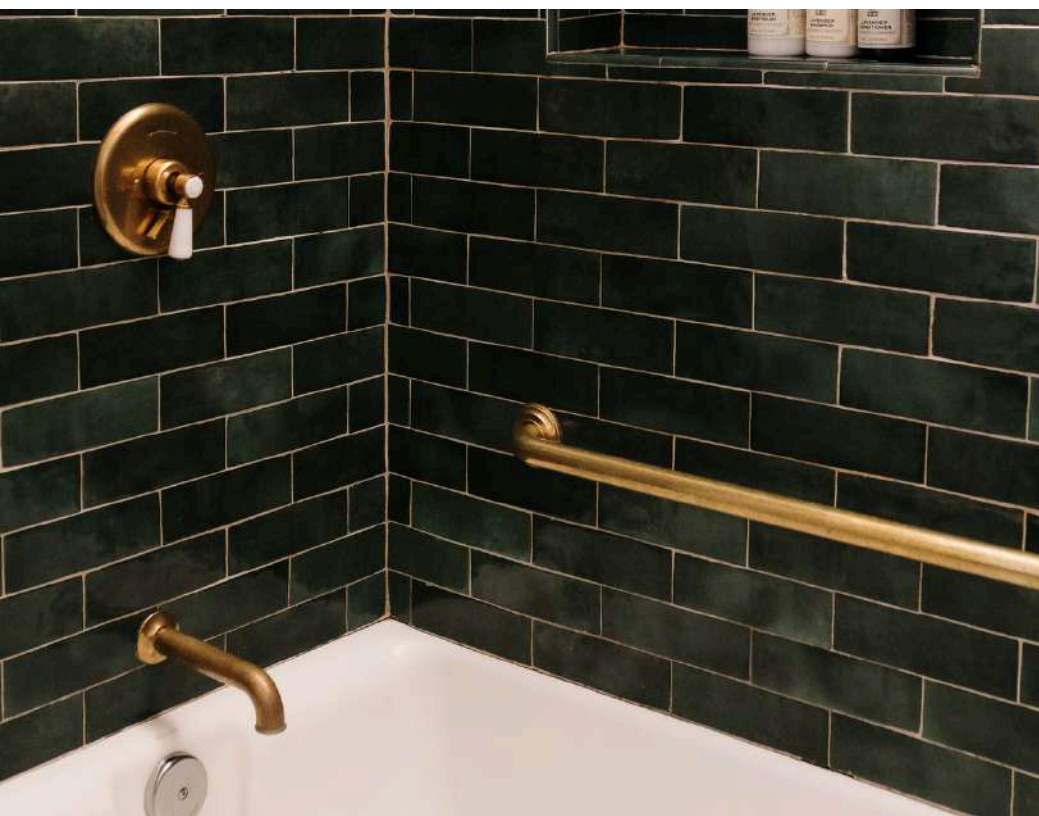
Location Overview

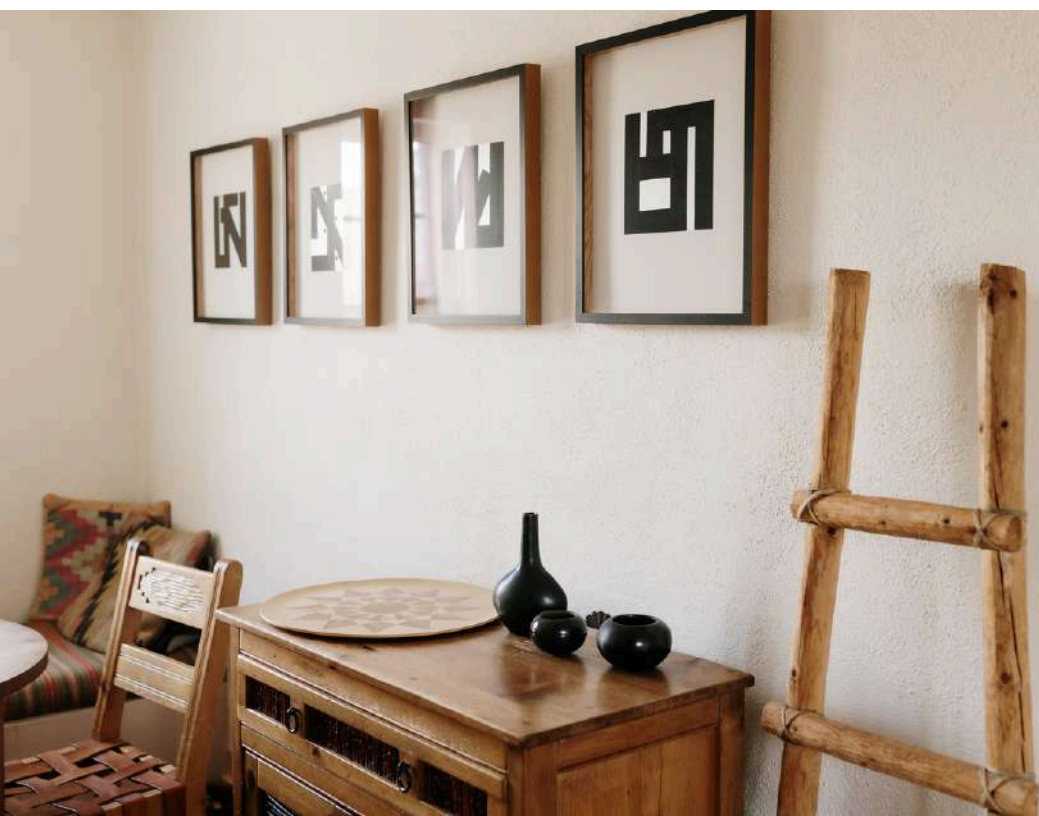
- Historic Santa Fe, New Mexico is a significant tourist destination famous for southwest and multi-ethnic themed arts and culture. Downtown Santa Fe is rich with Southwest, Hispanic, and Native American inspired architecture with world class venues for shopping, dining, art, museums, and tourism. The Parador is tucked away on West Manhattan and is walking distance from the Santa Fe Plaza, Guadalupe Shopping District, the Santa Fe Railyard, the Farmer's Market, and world-famous Canyon Road gallery district. Santa Fe is a short drive to skiing, mountain biking, and national wilderness. The Parador is 20 minutes from the Santa Fe regional airport and 1 hour from the Albuquerque International Airport.

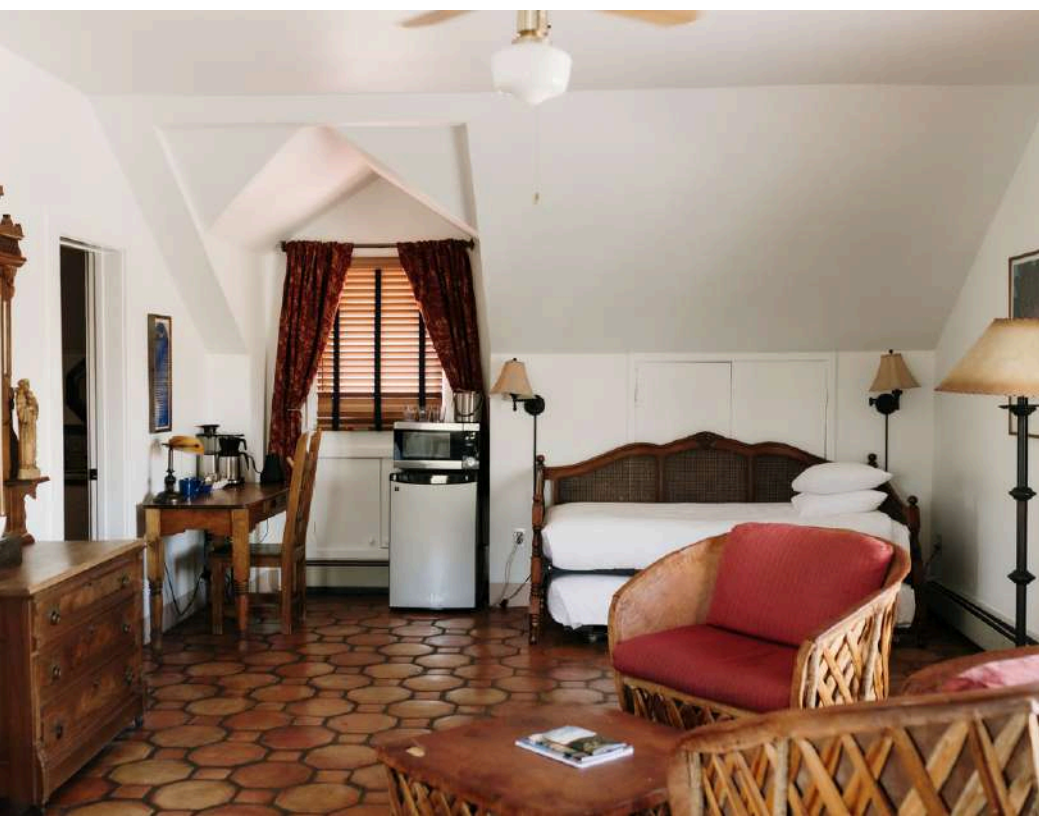


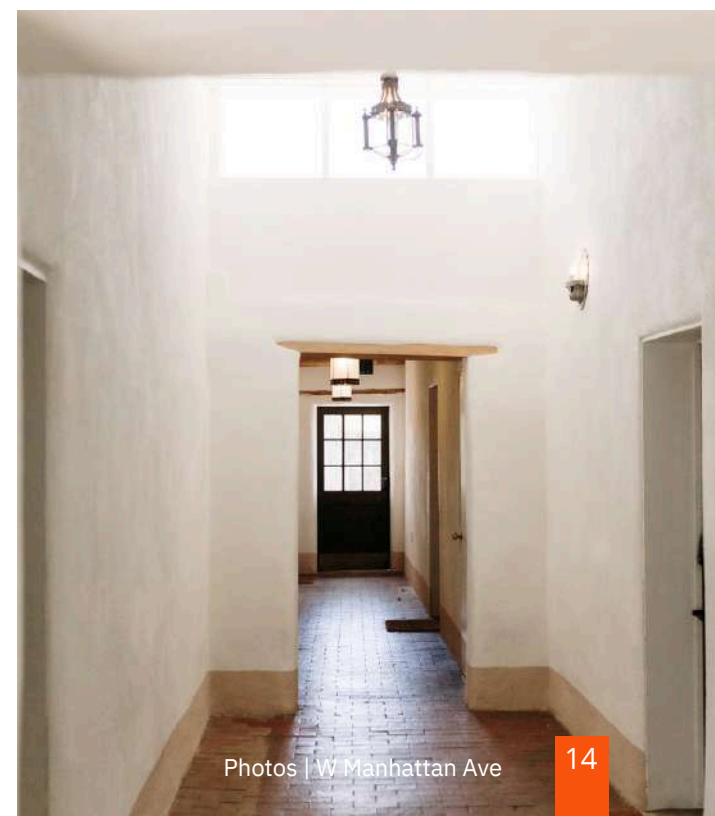


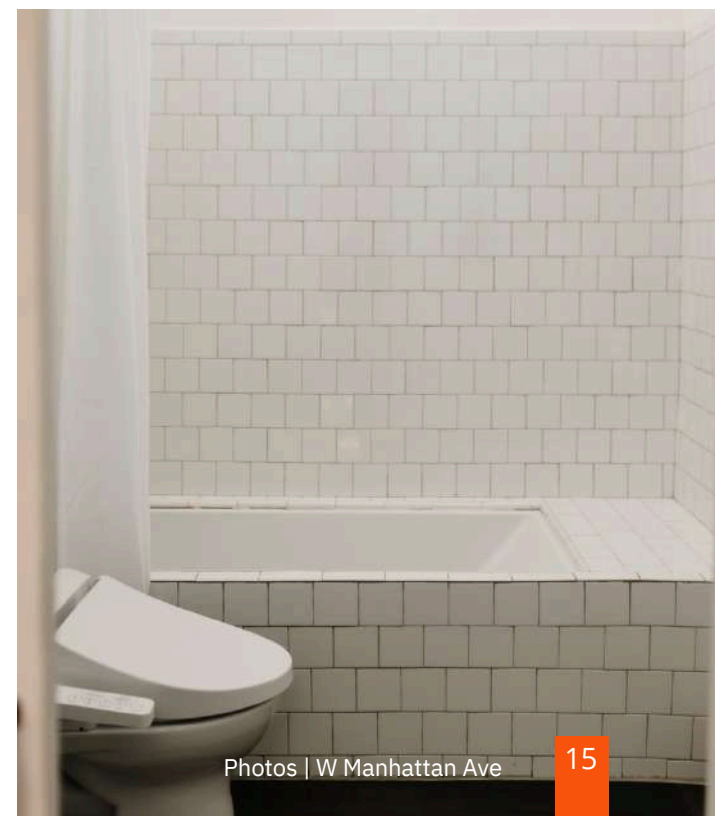


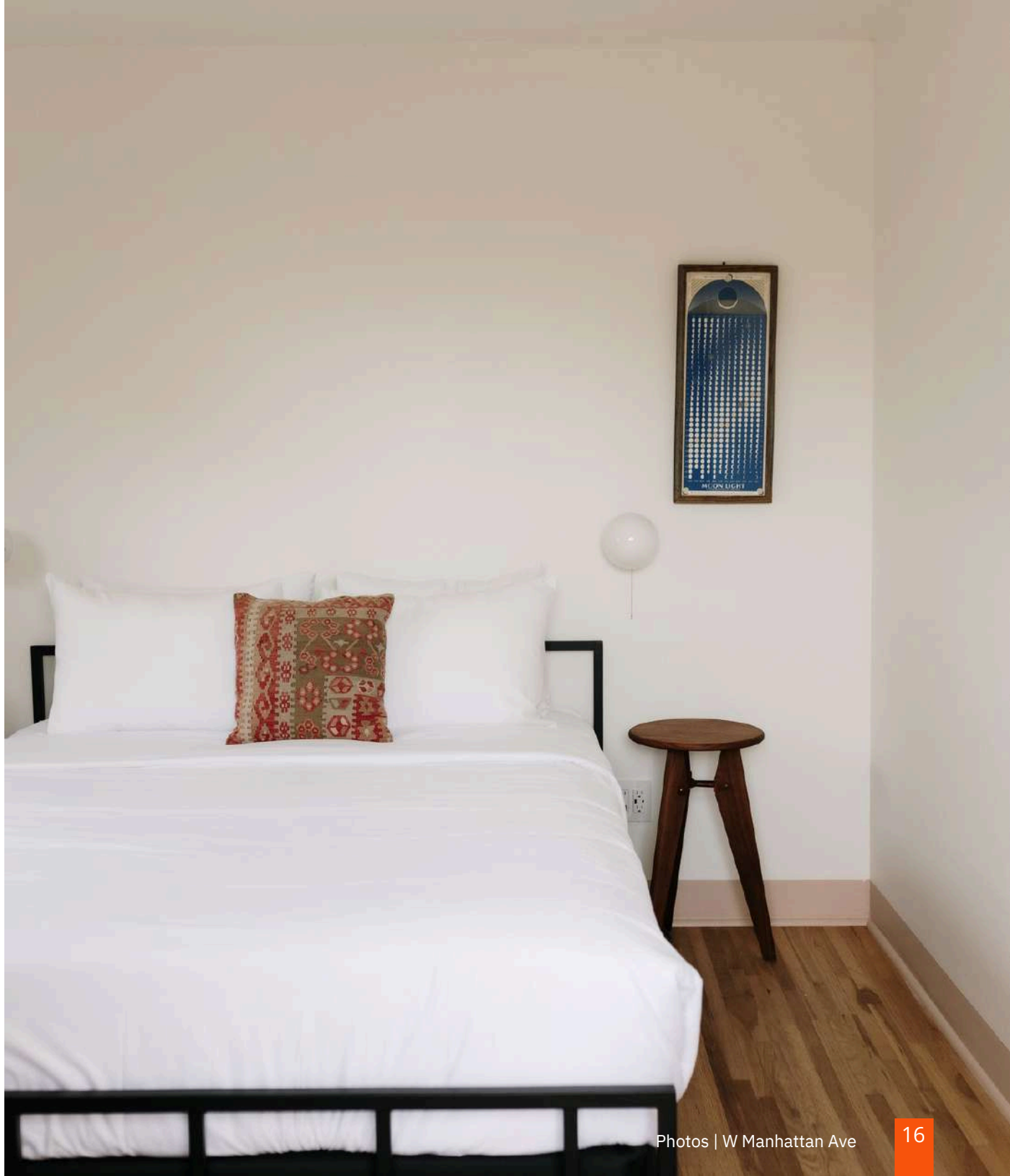












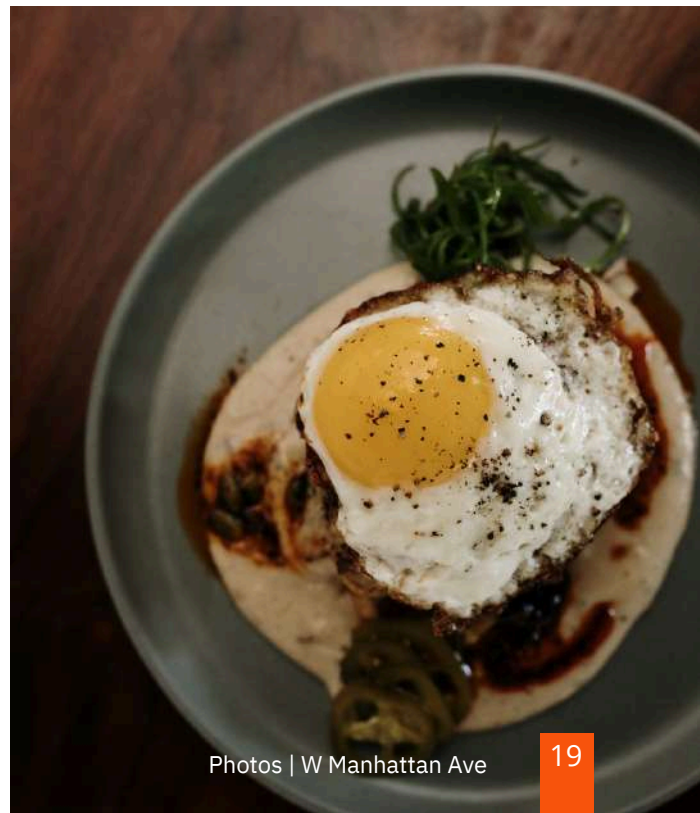


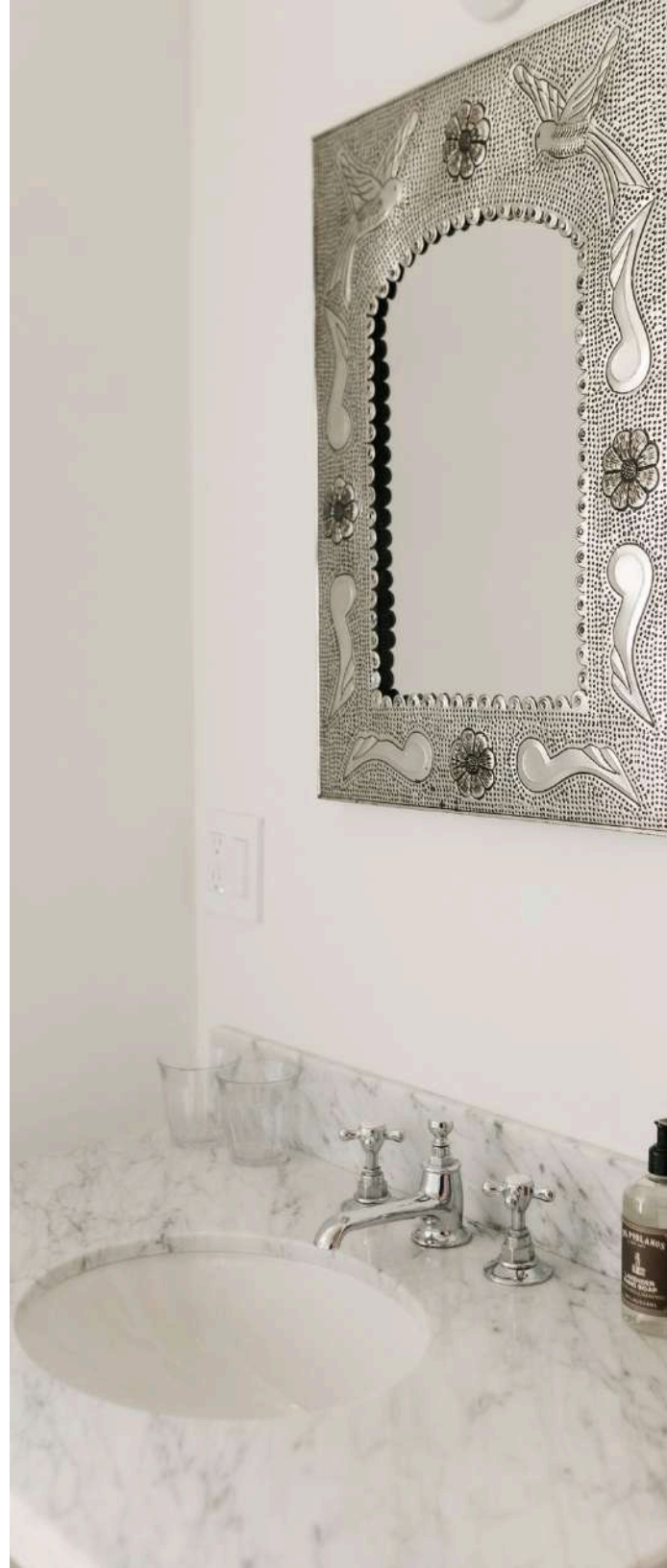




The Parador

Santa Fe Nuevo Mexico











Santa Fe - World-Renowned Destination

Santa Fe continues to be a beloved, world-renowned destination, rich with culture, art, cuisine, and natural beauty, it stays as a very strong short term, Airbnb market. This property is in the most sought-after part of Santa Fe, walking distance to the Plaza, near the Georgia O'Keeffe Museum and next door to the Santa Fe Cooking School. It can be rented as three suites, alternatively, it can also accommodate up to 20 people, wonderful for wedding parties and other large groups.

You won't be disappointed investing in Santa Fe, in 2023

Travel + Leisure announced the results of its annual World's Best Awards, with Santa Fe securing the #2 spot on the 2023 list of readers' ["15 Favorite Cities in the United States"](#) This placement is the highest ranking for any western U.S. destination again, making The City Different the best in the west according to readers of the magazine.

Additionally, Santa Fe ranks #21 on the 2023 list of readers' ["25 Favorite Cities in the World."](#) Santa Fe is only one of two cities from the United States to be featured.

Santa Fe is an internationally treasured travel destination, Santa Fe has finished on the top 15 cities in the U.S. list for more than ten consecutive years, making it one of the most awarded cities and earning the designation as a World's Best Awards Hall of Fame Honoree.



04

Demographics
Demographics
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,065	40,741	62,419
2010 Population	8,790	39,072	63,137
2023 Population	9,606	41,052	68,726
2028 Population	9,292	39,858	68,044
2023 African American	115	521	831
2023 American Indian	185	856	1,645
2023 Asian	137	871	1,378
2023 Hispanic	2,744	13,983	27,295
2023 Other Race	642	3,610	7,548
2023 White	6,956	27,790	43,702
2023 Multiracial	1,562	7,376	13,569
2023-2028: Population: Growth Rate	-3.30 %	-2.95 %	-1.00 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	515	1,728	2,660
\$15,000-\$24,999	491	1,792	3,016
\$25,000-\$34,999	409	1,579	2,635
\$35,000-\$49,999	504	2,003	3,203
\$50,000-\$74,999	722	3,090	4,919
\$75,000-\$99,999	699	2,568	4,071
\$100,000-\$149,999	1,222	4,646	7,168
\$150,000-\$199,999	355	1,479	2,792
\$200,000 or greater	616	2,783	4,230
Median HH Income	\$78,541	\$80,067	\$79,524
Average HH Income	\$109,214	\$116,483	\$115,037

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,408	21,473	31,256
2010 Total Households	5,233	19,859	30,810
2023 Total Households	5,534	21,667	34,694
2028 Total Households	5,480	21,610	35,254
2023 Average Household Size	1.69	1.86	1.95
2000 Owner Occupied Housing	2,622	10,550	17,023
2000 Renter Occupied Housing	2,872	8,507	11,073
2023 Owner Occupied Housing	3,009	13,130	22,209
2023 Renter Occupied Housing	2,525	8,537	12,485
2023 Vacant Housing	1,570	3,877	5,304
2023 Total Housing	7,104	25,544	39,998
2028 Owner Occupied Housing	3,063	13,375	22,862
2028 Renter Occupied Housing	2,417	8,234	12,392
2028 Vacant Housing	1,641	4,137	5,560
2028 Total Housing	7,121	25,747	40,814
2023-2028: Households: Growth Rate	-1.00 %	-0.25 %	1.60 %

Source: esri

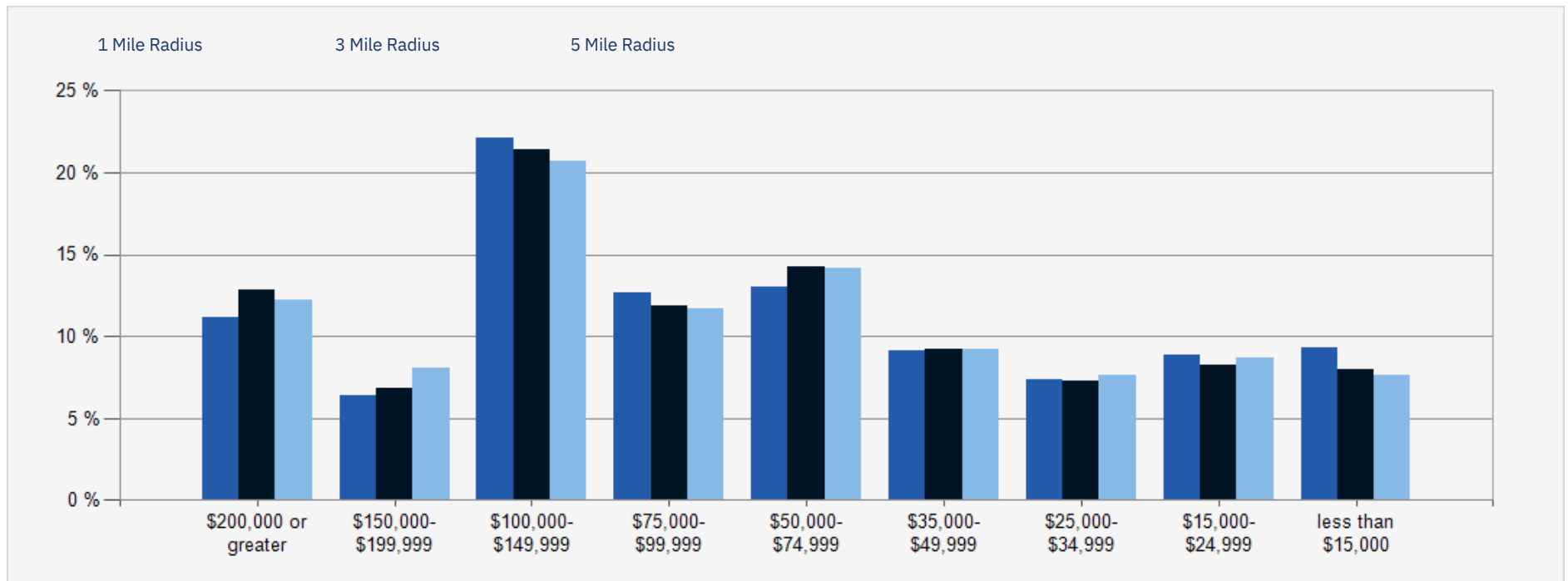
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	625	2,481	4,043
2023 Population Age 35-39	567	2,318	3,882
2023 Population Age 40-44	515	2,285	3,862
2023 Population Age 45-49	499	2,080	3,589
2023 Population Age 50-54	621	2,477	4,243
2023 Population Age 55-59	646	2,667	4,464
2023 Population Age 60-64	896	3,388	5,564
2023 Population Age 65-69	982	4,025	6,412
2023 Population Age 70-74	1,022	4,063	6,476
2023 Population Age 75-79	710	3,169	5,026
2023 Population Age 80-84	390	1,732	2,737
2023 Population Age 85+	479	1,660	2,401
2023 Population Age 18+	8,887	36,588	60,130
2023 Median Age	58	55	54

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,919	\$74,955	\$73,790
Average Household Income 25-34	\$100,259	\$102,109	\$100,604
Median Household Income 35-44	\$93,121	\$98,777	\$101,203
Average Household Income 35-44	\$124,136	\$130,980	\$130,342
Median Household Income 45-54	\$101,619	\$103,548	\$102,976
Average Household Income 45-54	\$128,580	\$136,189	\$132,908
Median Household Income 55-64	\$93,294	\$95,870	\$94,973
Average Household Income 55-64	\$122,062	\$132,546	\$130,841
Median Household Income 65-74	\$70,210	\$76,301	\$76,322
Average Household Income 65-74	\$106,815	\$117,476	\$116,831
Average Household Income 75+	\$89,128	\$93,953	\$89,644

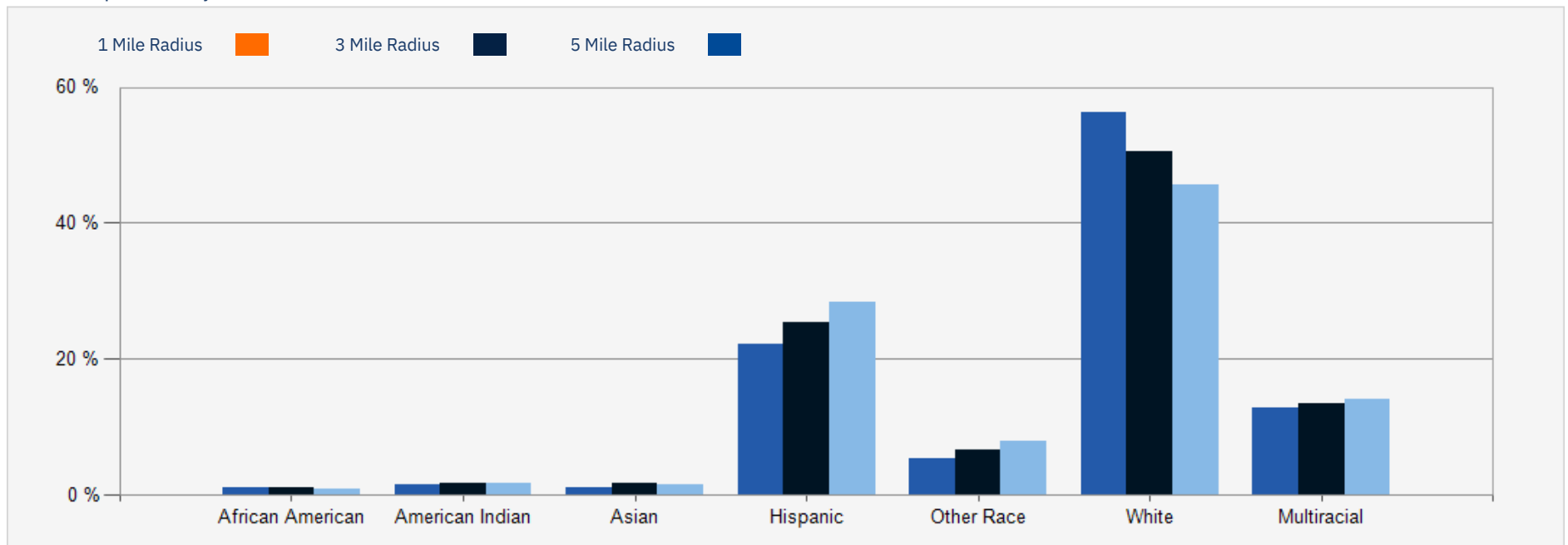
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	543	2,129	3,537
2028 Population Age 35-39	552	2,307	3,939
2028 Population Age 40-44	476	2,173	3,791
2028 Population Age 45-49	509	2,185	3,856
2028 Population Age 50-54	540	2,180	3,834
2028 Population Age 55-59	606	2,546	4,338
2028 Population Age 60-64	759	2,867	4,818
2028 Population Age 65-69	970	3,809	6,166
2028 Population Age 70-74	1,036	4,001	6,466
2028 Population Age 75-79	756	3,295	5,377
2028 Population Age 80-84	507	2,359	3,775
2028 Population Age 85+	527	1,933	2,882
2028 Population Age 18+	8,654	35,739	59,945
2028 Median Age	59	57	55

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,388	\$83,771	\$84,177
Average Household Income 25-34	\$111,642	\$116,085	\$115,107
Median Household Income 35-44	\$102,799	\$105,461	\$107,805
Average Household Income 35-44	\$138,605	\$144,997	\$144,503
Median Household Income 45-54	\$107,884	\$110,279	\$109,756
Average Household Income 45-54	\$144,627	\$153,010	\$148,562
Median Household Income 55-64	\$104,030	\$107,052	\$107,139
Average Household Income 55-64	\$138,671	\$152,689	\$150,231
Median Household Income 65-74	\$83,214	\$87,096	\$87,585
Average Household Income 65-74	\$123,138	\$134,410	\$134,120
Average Household Income 75+	\$102,344	\$108,077	\$103,982

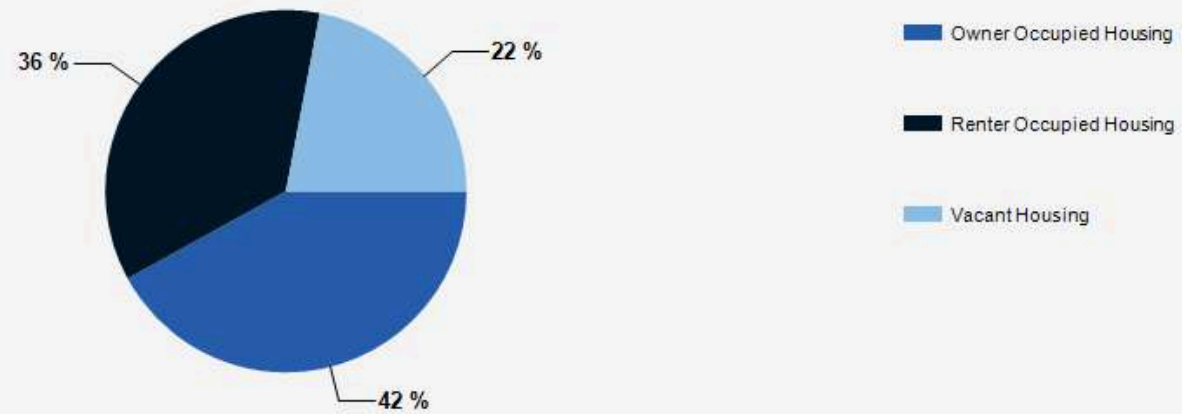
2023 Household Income



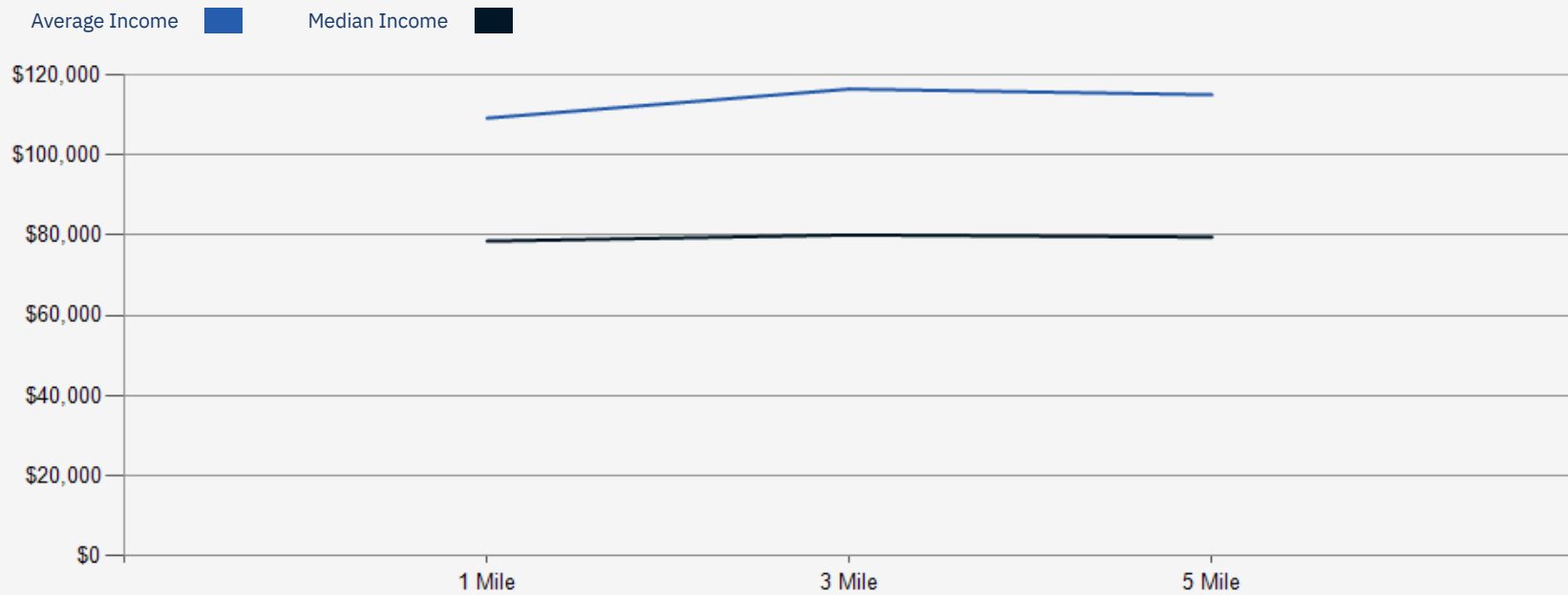
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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