

RETAIL FOR SALE

ICONIC SANTA FE RESTAURANT FOR SALE

808 CANYON RD, SANTA FE, NM 87501



\$2,500,000 | 3,540 SF± RESTAURANT + GUEST HOUSE

REA | REAL ESTATE ADVISORS

1227 Paseo de Peralta
Santa Fe, NM 87501



PRESENTED BY:

TAI BIXBY, CCIM, SIOR

Director
office: (505) 539-3205
cell: (505) 577-3524
tai@tba.team
40315, New Mexico

JACOB ROCKER, CCIM

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

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Property Highlights

808 Canyon Road, Santa Fe, NM 87501



Building SF:	3,540 SF± Restaurant & 1,257 SF± Guest House
Price:	\$2,500,000
Lot Size:	0.27 acres ±
Zoning:	RAC
Seating:	130 Inside / 85 Outside

HIGHLIGHTS

- Rare offering of one of Santa Fe's most iconic restaurants: El Farol
- This offering includes the restaurant building, the guest house, furniture/fixtures/equipment/art, and the name "El Farol." Liquor license available for sale separately.
- RAC Zoning allows for residential, arts, gallery, and more
- Located on Canyon Road across the street from a paid parking lot near restaurants like Geronimo's, the Compound, the Tea House, and Thai on Canyon in a dense corridor of world class art galleries

Property Highlights

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ART COLLECTION

The property comes with a notable art collection. The art is embedded into the walls, and it is done predominantly by Alfred Morang and William Vincent. These two painters are from the 1940's and their work is highly prized. Also, along with these two, there are works by Roland Van Loon, Stan Natchez and Sergio Moya. All are well known artists in their own right in Santa Fe. Those were painted in the 1980's, and early 1990's. All the murals are frescos, and were restored when the current owner remodeled in 2017.

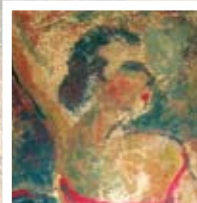
el farol



SANTA FE'S OLDEST RESTAURANT & CANTINA

ALFRED MORANG (1901 - 1958)

When you enter our rustic cantina, one of the first things to catch your eye will be the beautiful murals displayed throughout. The first artist to grace our walls was Alfred Morang. On the long west wall of the bar and one behind the bar, are our oldest murals painted between 1948 and 1952. Mr. Morang was already an established artist when he frequented El Farol during that period. He painted the murals to settle his tab at El Farol. The scenes are of local landscapes and adobe homes in Santa Fe. We've chosen to reproduce our most famous mural of the Flamenco Dancer in the red dress accompanied by a guitarist as our poster for the 2004 Muralist Dinner. From 1968 to 1980 the previous owner covered the mural with paneling. When Bob Ward purchased El Farol in 1980 he removed the paneling to discover the beautiful murals underneath. When David Salazar purchased El Farol in 1985 he was always mindful of the treasures on the walls.



WILLIAM VINCENT (1939 - 2004)

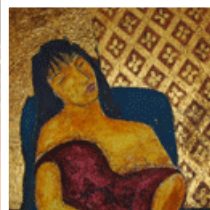
From the bar entrance the first two murals on either side of the Red Room (our first dining area) are those of William Vincent. A customer of El Farol who studied under Alfred Morang, he soon became fast friends with David. We all thought he was just a cowboy hanging out in the bar. He then approached David about doing a large mural in the Tapas Room. He proposed doing a montage of scenes from northern New Mexico. These murals provided a wonderful backdrop to where we used to display our food.



A TOUR
OF
MURALS
AT
EL FAROL

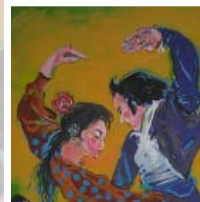
STAN NACHEZ

Another regular customer and friend he brings in people from all over the world. One day Stan brought in people from a German publishing company that was writing a book about him. That's when David realized Stan was a well known and accomplished artist. Stan offered to paint a couple of murals on trade. The one at the end of the bar is a woman slumbering in a chair and the one in the Red Room is a musical theme patterned after Picasso's "three Musicians". Stan's version has four musicians. This mural added color and variety to our walls and seemed to blend in with activities in the bar.



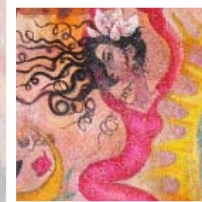
SERGIO MOYANO

One of David's first customers in 1985 Sergio would come into the bar with a contingent of South American friends. He would also do caricatures of people at El Farol. Again David realized he was a famous painter who had studied in Paris and has since displayed his art here at El Farol. In 1999 he and David talked about doing a Flamenco scene out on the patio. What Sergio accomplished was far beyond our expectations.



ROLAND VAN LOON

Inspired by our Flamenco shows, Roland brought in a large painting depicting Flamenco at El Farol. We were so impressed with the painting that it became the first poster that El Farol produced. Roland soon sold the painting and we made arrangements with him to paint the mural that is now behind the stage. Roland studied under Jean Charlot, a student of Diego Rivera and Frida Khalo.



KITCHEN EQUIPMENT	MODEL NO.
1 - Back bar cabinet, refrigerated	Krowne Model No. BS36
1 - Gas floor fryer	Pitco Frialator (Middleby) Model No. SSH55TR
1 - Gas floor fryer	Pitco Frialator (Middleby) Model No. SG14R-S
1 - Range, 36", griddle	Garland Model No. G36-G36R
1 - Range, 36", 6 open burners	Garland Model No. G36-6R
1 - Sandwich/salad preparation refrigerator	General Foodservice Model No. TSSU-72-18-HC
1 - Sandwich/salad preparation refrigerator	General Foodservice Model No. TSSU-48-12-HC
2 - Undercounter refrigerator	General Foodservice Model No. TUC-72-HC
1 - Range, 36", 2 open burners, 24" griddle	Imperial (Middleby) Model No. IR-2-G24
1 - Salamander broiler, gas	Imperial (Middleby) Model No. IRSB-36
1 - Cheesemelter, gas	Atosa USA, Inc. Model No. ATCM-36
1 - Coffee brewer	FETCO Model No. CBS-2232-NG (E2232US-1B223-MA010)
1 - Heated holding proofing cabinet, mobile	Metro Model No. C519-CFC-U
1 - Underbar sink unit	Krowne Model No. KR19-53C
2 - Ice bin	Krowne Model No. KR19-24-10
1 - Wine cellar cabinet	Summit Commercial Model No. SWC1966B
2 - Blender station	Krowne Model NO. KR24-12BD
1 - Reach-in freezer	General Foodservice Model No. T-49F-HC
1 - Charboiler, gas, countertop	Atosa USA, Inc. Model No. ATRC-48
1 - Draft beer cooler, front breathing	Continental Refrigerator Model No. KC69N
2 - Hand sink	Krowne Model No. HS-1220
2 - One compartment sink	AERO Manufacturing Model No. 2F1-1824
1 - Mixer, spiral dough	Eurodib USA Model No. LM30T
1 - Buffet warmr	Eagle Group Model No. CDHT2-12
1 - Food packaging machine	Admiral Craft Equipment Corp. Model No. VS-300 Norlake
1 - Walk in modular, box only (with refrigeration selection)	Model No. 10X12X7-4
1 - Walk in cooler, modular, self-container	Norlake Model No. KODB7768-C

Property Photos

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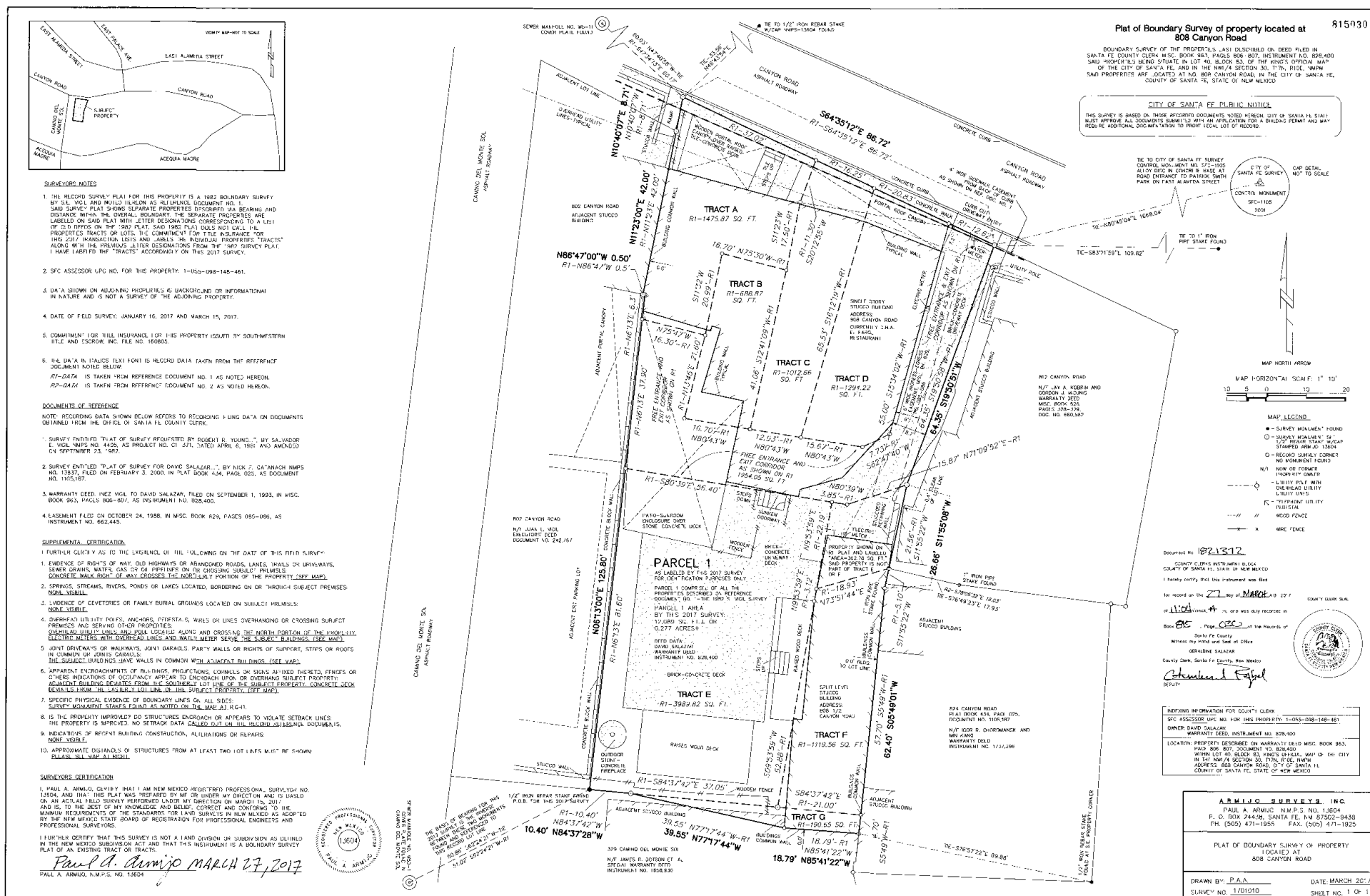


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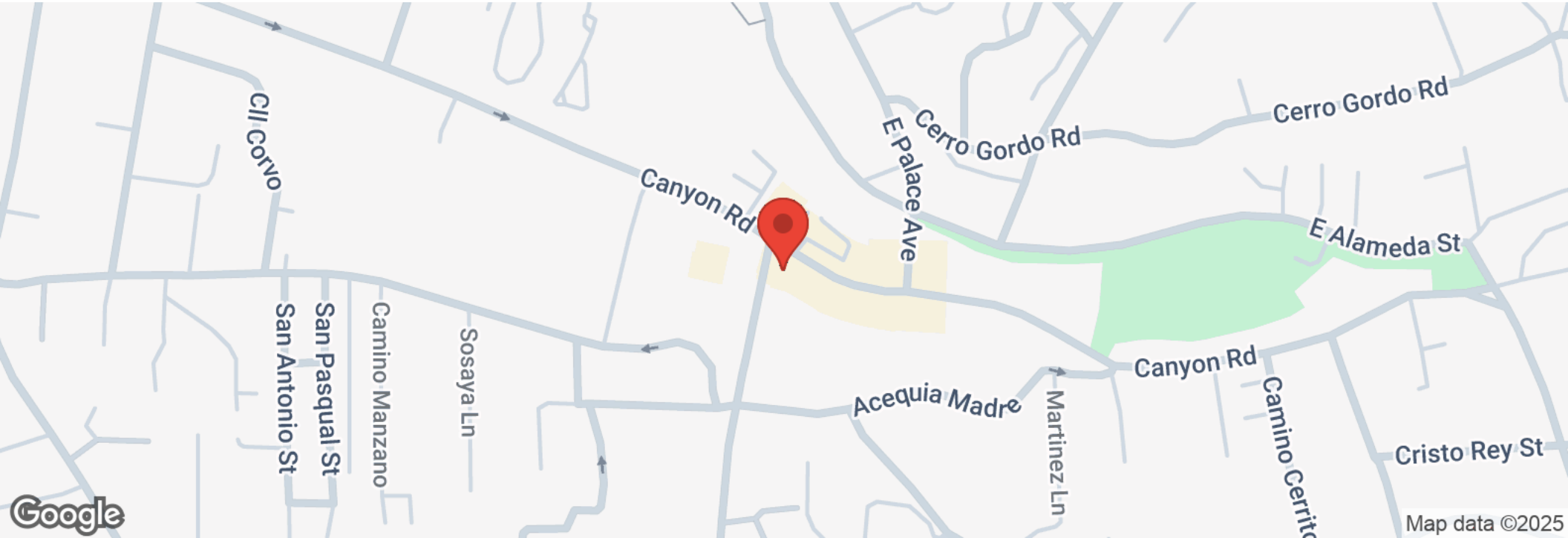






Location Maps

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Vicinity Map

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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 LANL’s 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





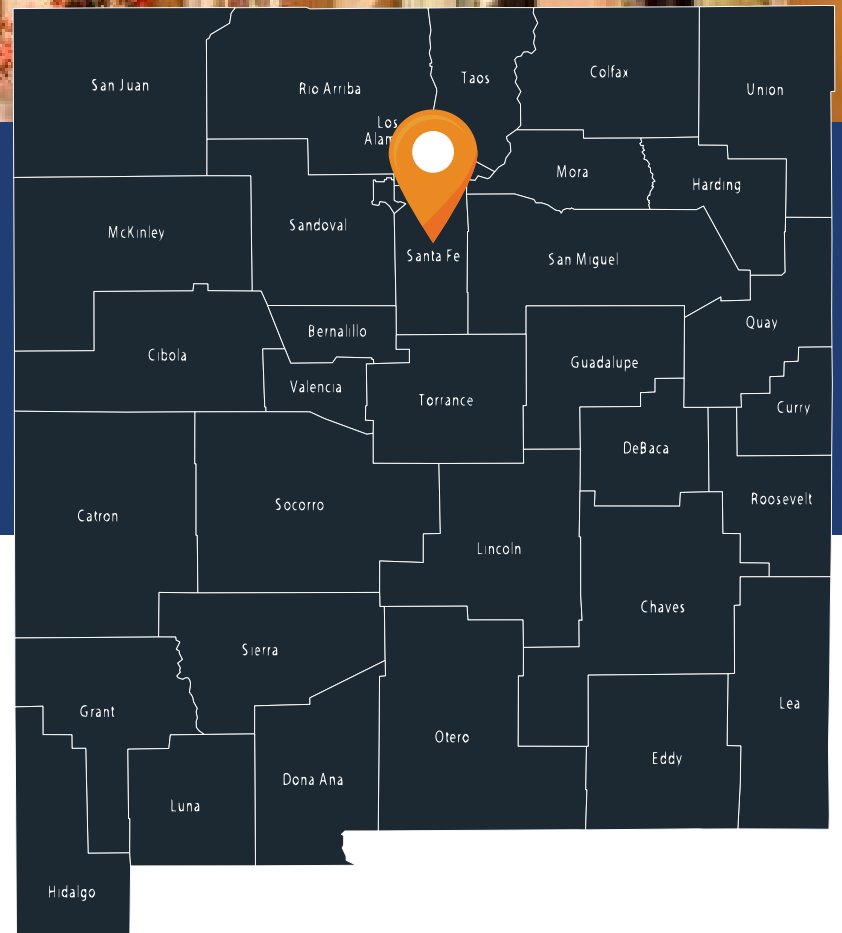
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 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





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)



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

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 State University. He holds a real estate license in New Mexico, Colorado and Arizona.

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**