OFFICE / LAB / FLEX SPACE FOR SALE

124 SIRINGO ROAD

124 SIRINGO ROAD, SANTA FE, NM 87505

F O R S A L E | $1,700,000 ($177/sf) | 9,592±SF on 0.9 AC LOT

REA | REAL ESTATE ADVISORS
1227 Paseo de Peralta Santa Fe 87505
101 D Sun Ave NE Albuquerque, NM 87109

PRESENTED BY:

TAI BIXBY, CCIM, SIOR
Associate Broker
office: (505) 539-3205
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40315, New Mexico

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PROPERTY SUMMARY

124 SIRINGO ROAD | SANTA FE, NM 87505

Property Summary

Price:	$1,700,000
Building SF:	9,592
Price / SF:	$177.23
Floors:	2
Lot Size:	0.90 Acres
Year Built:	1996
Parking:	54
Tenants/Units:	1
Type:	Office
Zoning:	C-1

Property Overview

B±9,592 SF professional office and research facility located on ±0.90 acres along Siringo Road just east of St. Francis Drive with 54 parking spaces. This well-located property offers an excellent opportunity for an owner-user, research facility, medical office, or professional services firm seeking a central Santa Fe location with strong accessibility and abundant parking.

The two-story building was constructed in 1996 and includes a versatile floor plan with private offices, conference rooms, reception areas, laboratories, and collaborative workspace. The property also includes elevator access, a rooftop patio, and ample parking for employees and visitors.
Property offered for sale below $1,800,000 appraisal, for sale “as-is” by prior lender who took the property back by foreclosure. C-1 Zoning allows for office, medical, dental, research, educational, religious and more. R&D tenant in place month to month.

Location Overview

The property fronts Siringo Road just east of St. Francis Drive, one of Santa Fe’s primary north-south commercial corridors. The surrounding neighborhood is an established professional and medical office district located near Christus St. Vincent Regional Medical Center.

The location provides excellent connectivity to St. Michael’s Drive, Cerrillos Road, and Interstate 25, making it convenient for employees, clients, and visitors throughout the Santa Fe area.

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GROUND FLOOR PLAN

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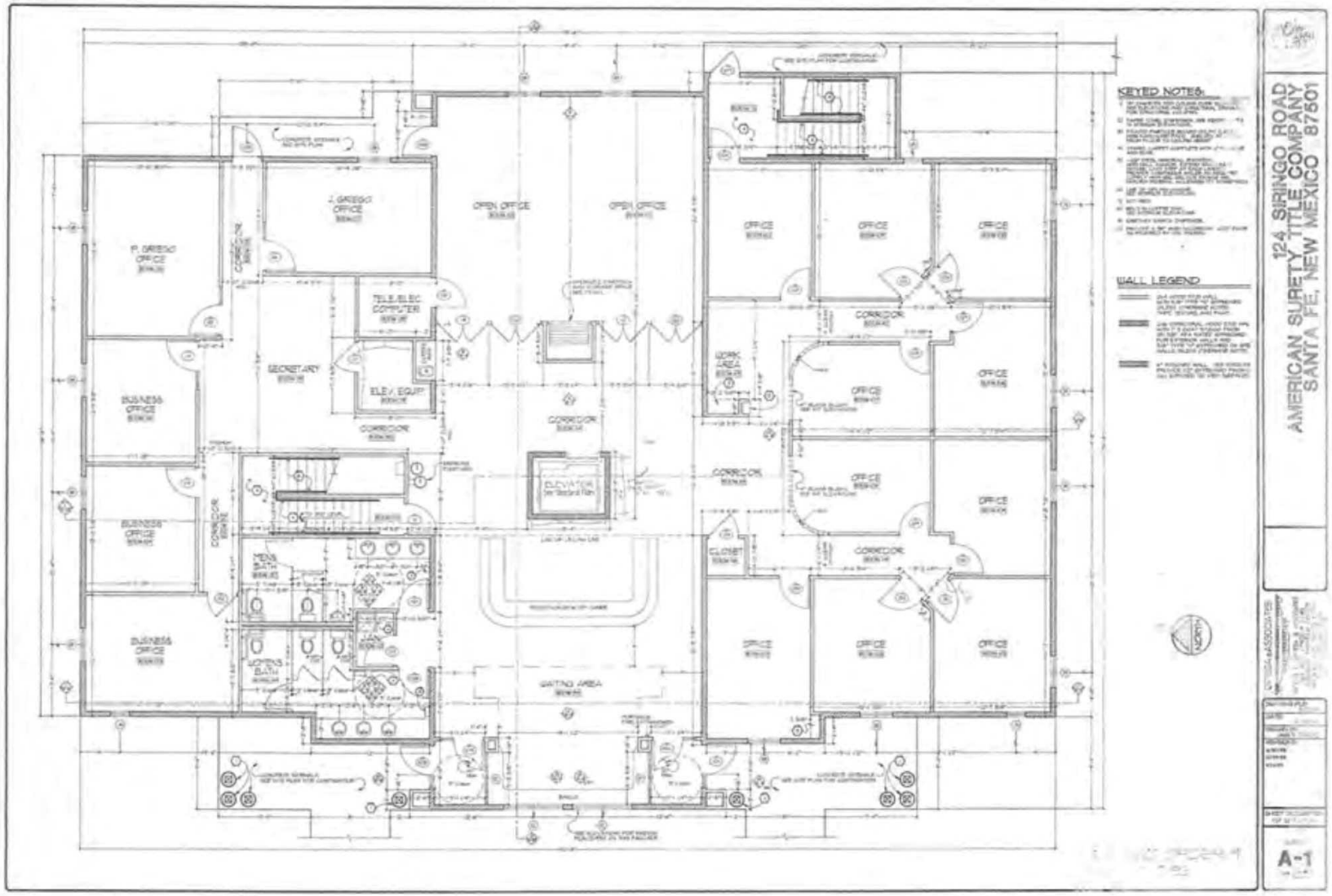

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2ND FLOOR PLAN

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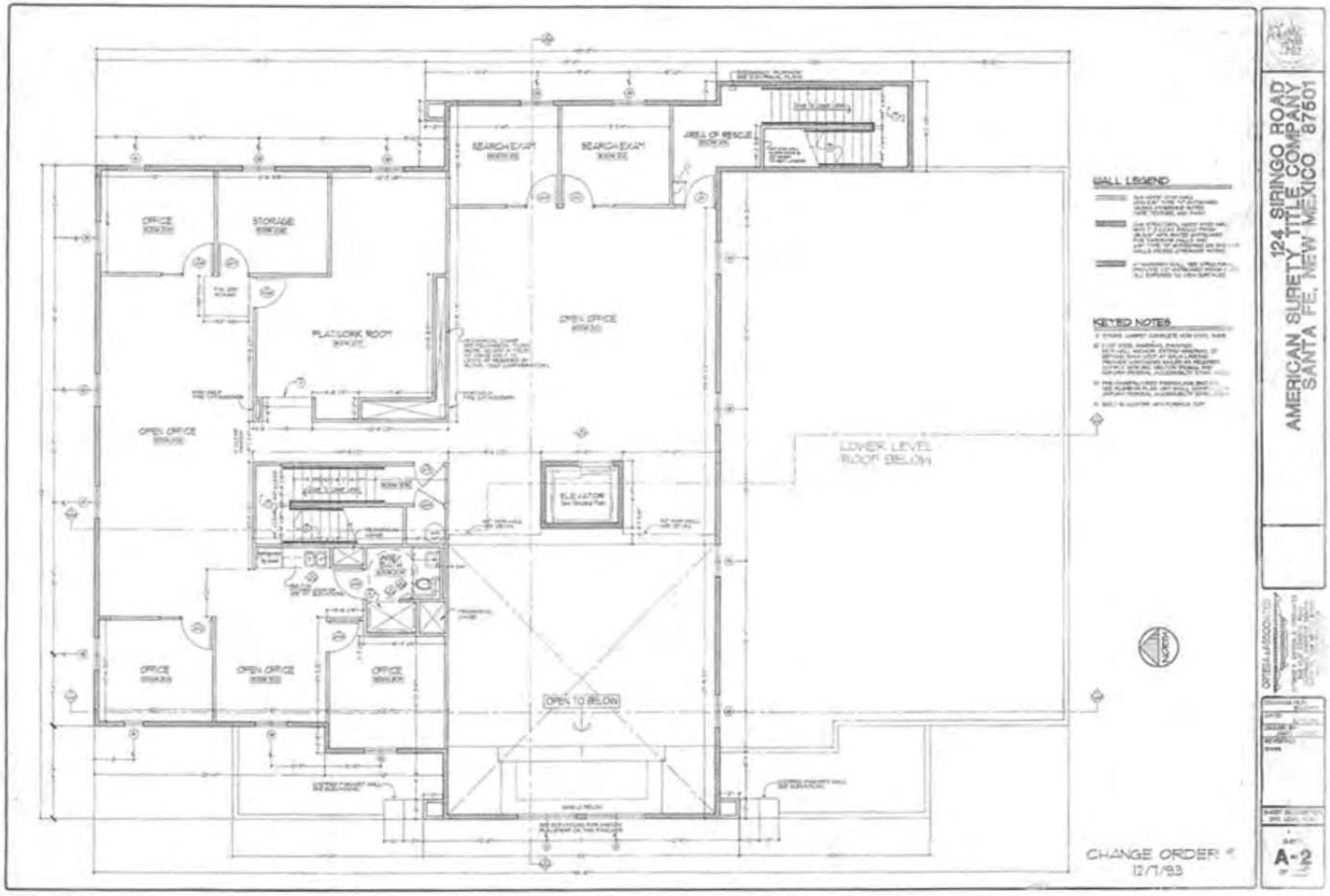

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PROPERTY PHOTOS

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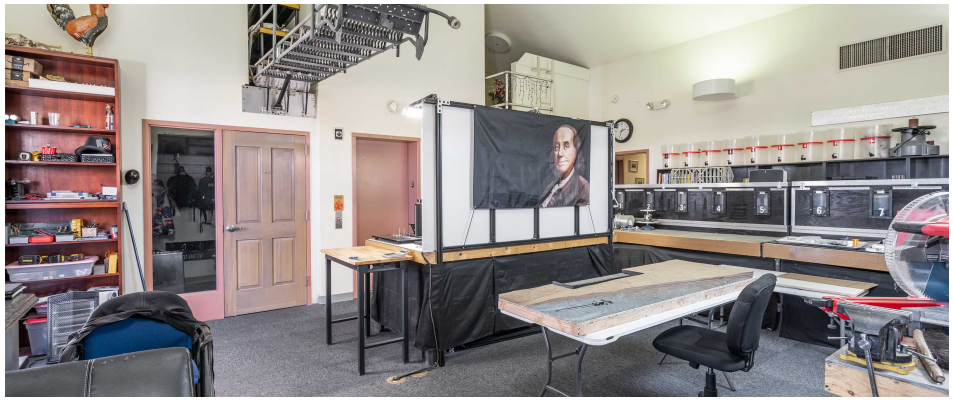

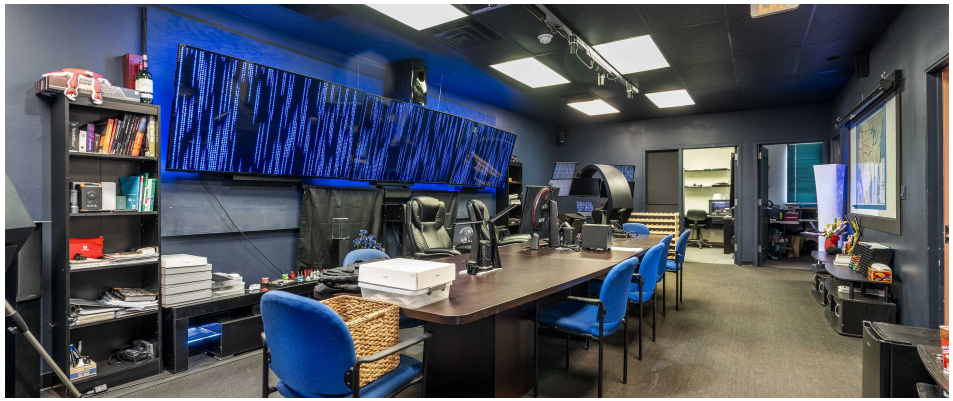

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LOCATION MAPS

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BUSINESS MAP

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AERIAL

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DEMOGRAPHICS

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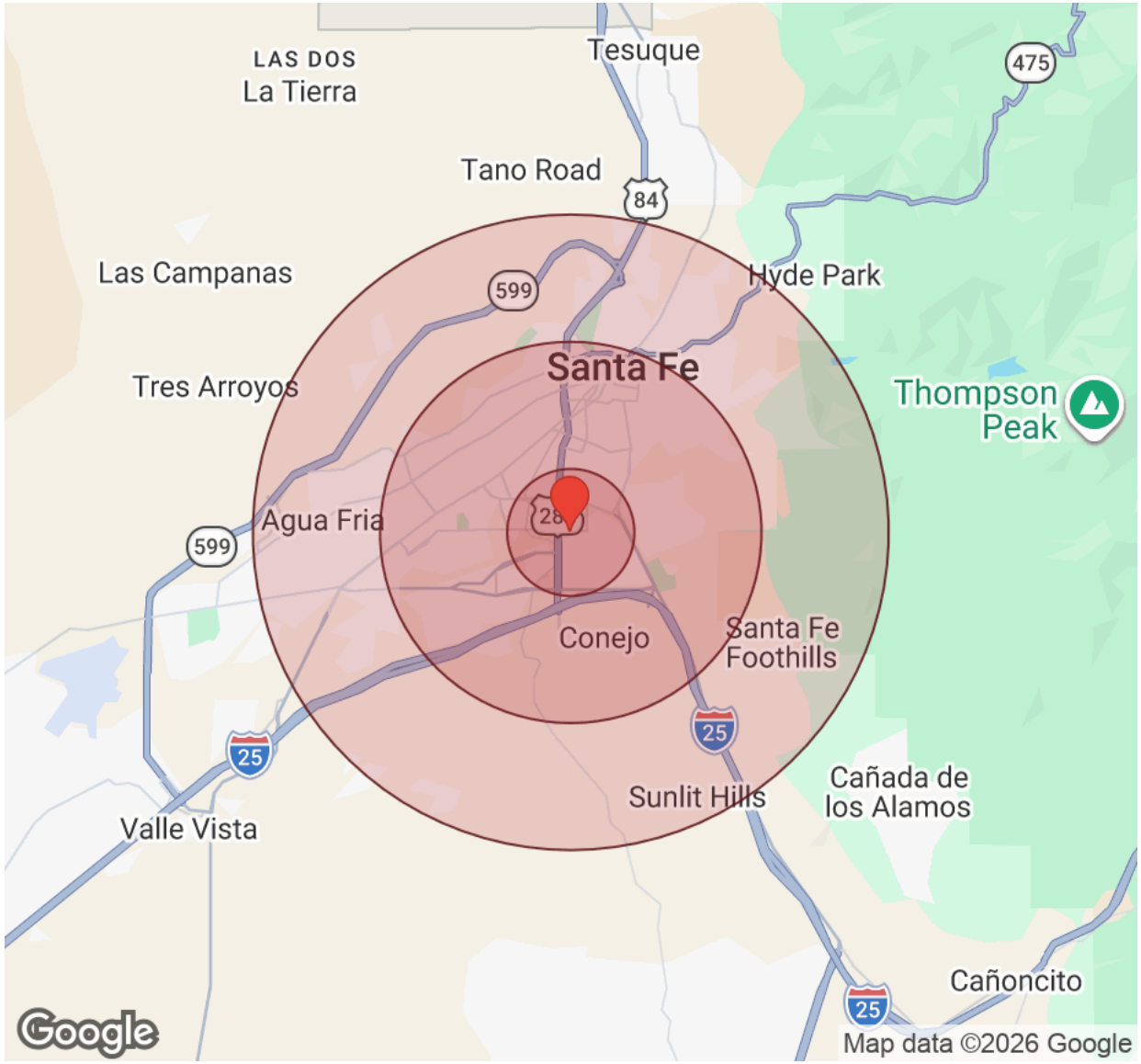

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,732	24,408	40,780
Female	4,038	26,562	43,496
Total Population	7,770	50,970	84,275

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,642	24,134	38,750
Black	172	846	1,205
Am In/AK Nat	106	632	1,003
Hawaiian	5	20	34
Hispanic	3,387	22,906	39,238
Asian	267	1,055	1,787
Multiracial	152	1,126	1,820
Other	39	245	430

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,748	30,201	46,798
Occupied	4,243	26,476	41,225
Owner Occupied	1,899	15,224	25,052
Renter Occupied	2,344	11,252	16,173
Vacant	506	3,725	5,572

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	919	5,706	9,992
Ages 15 - 24	688	4,662	8,379
Ages 25 - 54	2,550	16,934	28,836
Ages 55 - 64	968	6,857	11,108
Ages 65+	2,645	16,812	25,960

Income	1 Mile	3 Miles	5 Miles
Median	$82,837	$76,732	$78,242
Under $15k	396	2,342	3,236
$15k - $25k	285	1,799	3,113
$25k - $35k	238	2,213	3,326
$35k - $50k	319	2,898	4,433
$50k - $75k	625	3,716	5,756
$75k - $100k	822	3,897	5,756
$100k - $150k	764	4,224	6,453
$150k - $200k	377	2,269	3,844
Over $200k	416	3,117	5,306

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TAI BIXBY CCIM, SIOR

PARTNER

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

CCIM Individual Member

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

SIOR

CoStar POWERBROKER

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124 SIRINGO ROAD

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