

# MEDICAL/OFFICE FOR SALE & LEASE

## CATRON OFFICE BUILDING

2006 BOTULPH RD, SANTA FE, NM 87505



**SALE \$3,250,000 | LEASE \$15.00/SF + \$6.00/SF NNN | 20,467 SF±**

**REA | REAL ESTATE ADVISORS**  
101d Sun Ave NE Suite 2A  
Albuquerque, NM 87109



**PRESENTED BY:**

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# PROPERTY DESCRIPTION

2006 BOTULPH RD | SANTA FE, NM 87505



## PROPERTY DESCRIPTION

- The Catron Building at 2006 Botulph Road is a two-story, multi-tenant professional office property located in Santa Fe's medical and business corridor. The  $\pm 20,476$  SF building on  $\pm 0.90$  acres includes flexible suite layouts, elevator access, ADA restrooms, and natural light throughout.
- The property is offered for sale or for lease.
- Four vacant spaces are available ranging from 518 RSF to 5,765 RSF. Total vacant space available is  $11,323 \pm$  RFS. The remaining space is leased to established professional tenants, offering potential for both owner-users and investors. Core factor 16.6%.
- Located near St. Michael's Drive, the property provides convenient access to Christus St. Vincent Hospital, downtown Santa Fe, and I-25. C-1 zoning permits a variety of office, medical, and administrative uses.
- The site includes 54 on-site parking spaces that have been freshly blacktopped and striped. Parking ratio  $\pm 2.8$  spaces per 1,000 SF, professional landscaping, and a maintained exterior.
- Available space includes a generous basement storage area and finished basement lounge with a full bathroom.

# PROPERTY HIGHLIGHTS

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## FOR SALE

- Price: \$3,250,000
- Price Per SF: \$206 / SF
- Building Gross SF: ±20,467 SF
- Building Gross Rentable SF: 19,478 RSF
- Lot Size: ±0.90 AC
- Zoning: C-1 Zoning

## FOR LEASE

- Lease Type: Triple Net Base Rate \$15.00/RSF + \$6.00/RSF NNN
- Lease Terms: Tenant pays base rent and direct operating expenses for taxes, insurance, and maintenance
- Spaces For Lease: Entire Building & Suite B
- Building Rentable SF: ±19,478 SF with 9.1% core factor
- Ground Floor Vacant Space: 7,391±RSF (\$12,935/MO±)
- Second Floor Vacant Space: 3,087 ±RSF (\$5,402/MO±)
- Basement Lounge/Storage: 2,113±RSF (\$3,698/MO±)
- Possible allowance for new carpet and lighting, consult with broker.



# GROUND FLOOR WEST SUITE

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## SECOND FLOOR NORTH SUITE

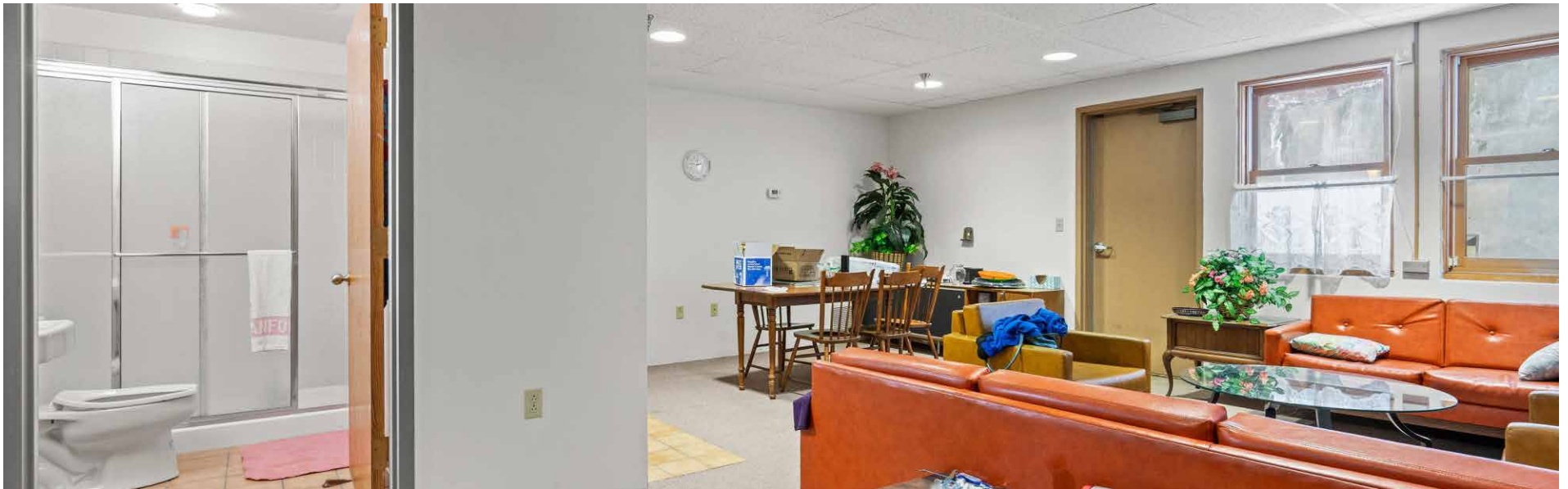
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## BASEMENT STORAGE & LOUNGE

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- WEST VACANT SUITE  
±7,391 RSF \$12,935/MO
- EAST SUITE ±1,677RSF
- COMMON 341RSF



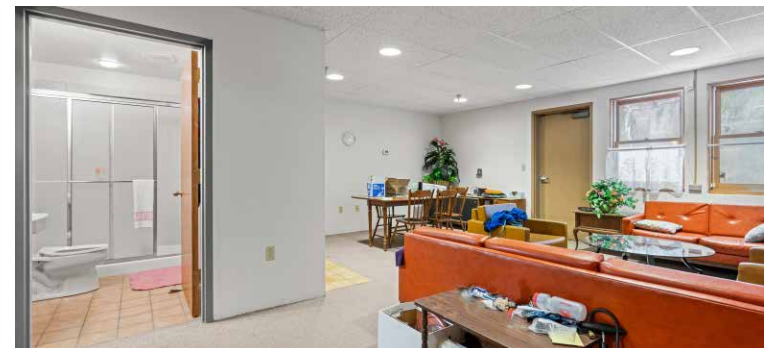
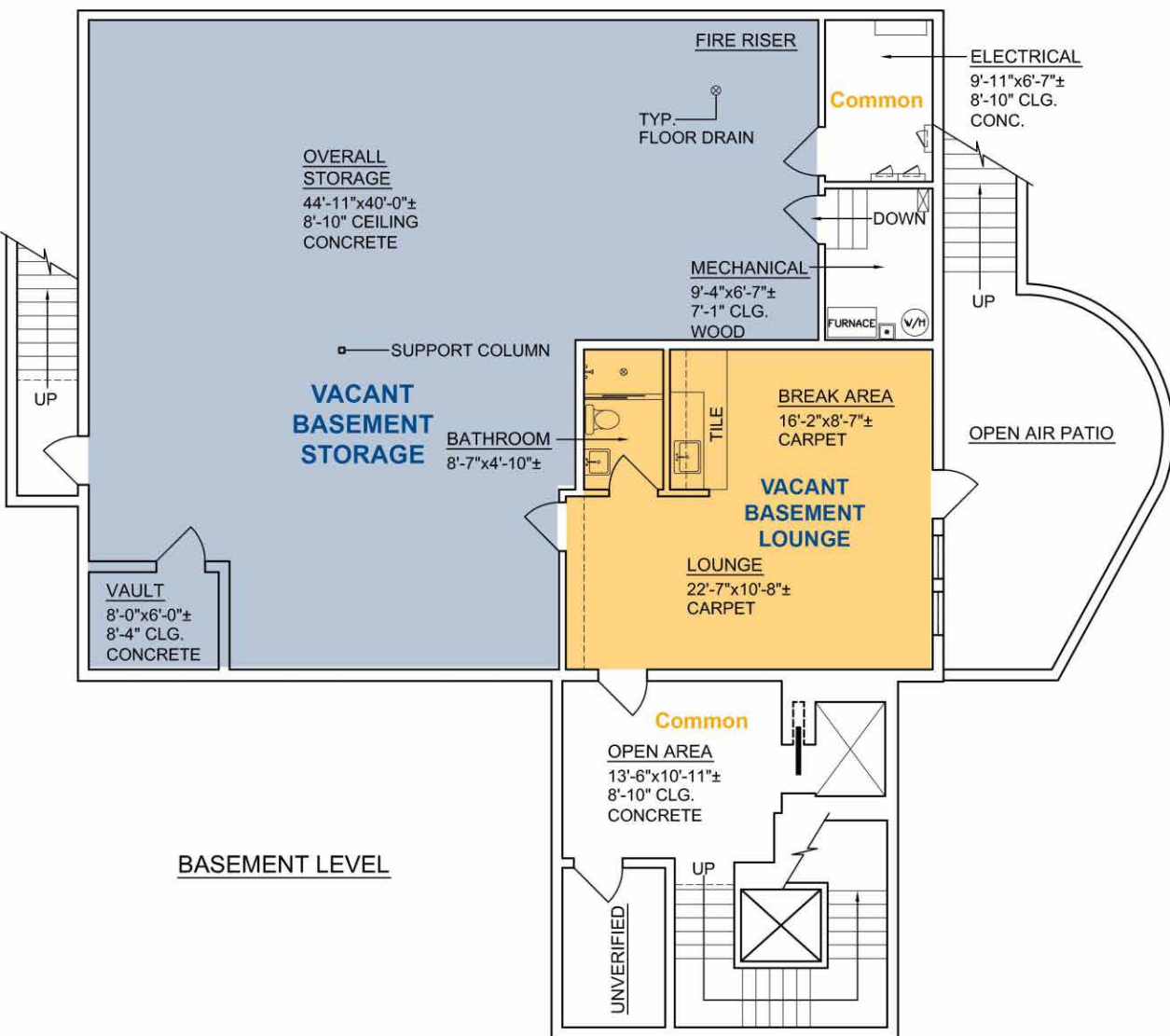


- VACANT SUITE  
±3,087 RSF \$5,402/MO
- NAPRAPATHIC: ±4,525 RSF
- GRASSHAM: ±685 RSF
- COMMON: ±908 RSF



# BASEMENT FLOOR PLAN

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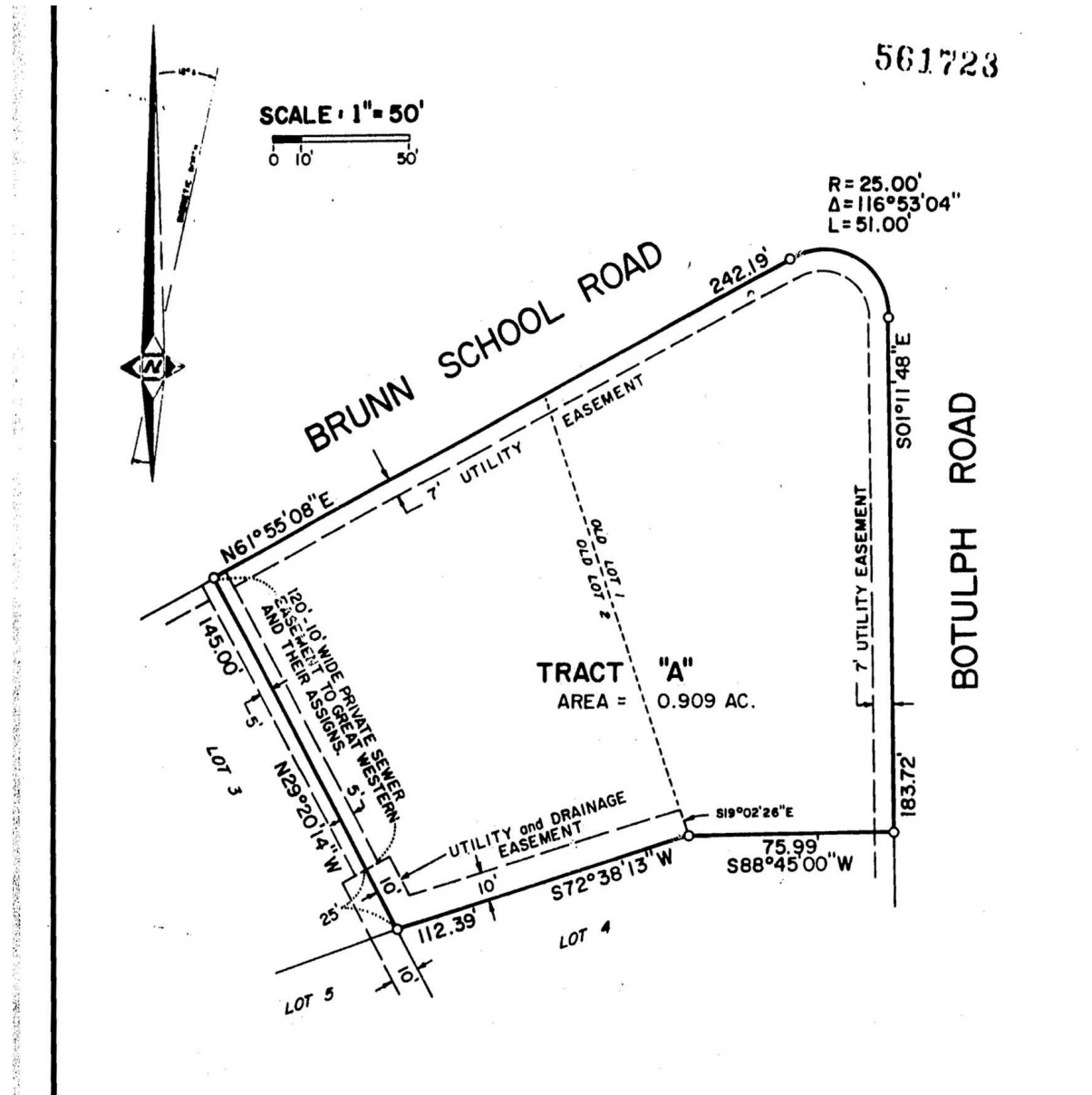


## BASEMENT SUITES

- STORAGE: 1,629 RSF
- LOUNGE: 484 RSF
- TOTAL BASEMENT: ±2,113 RSF

# SURVEY

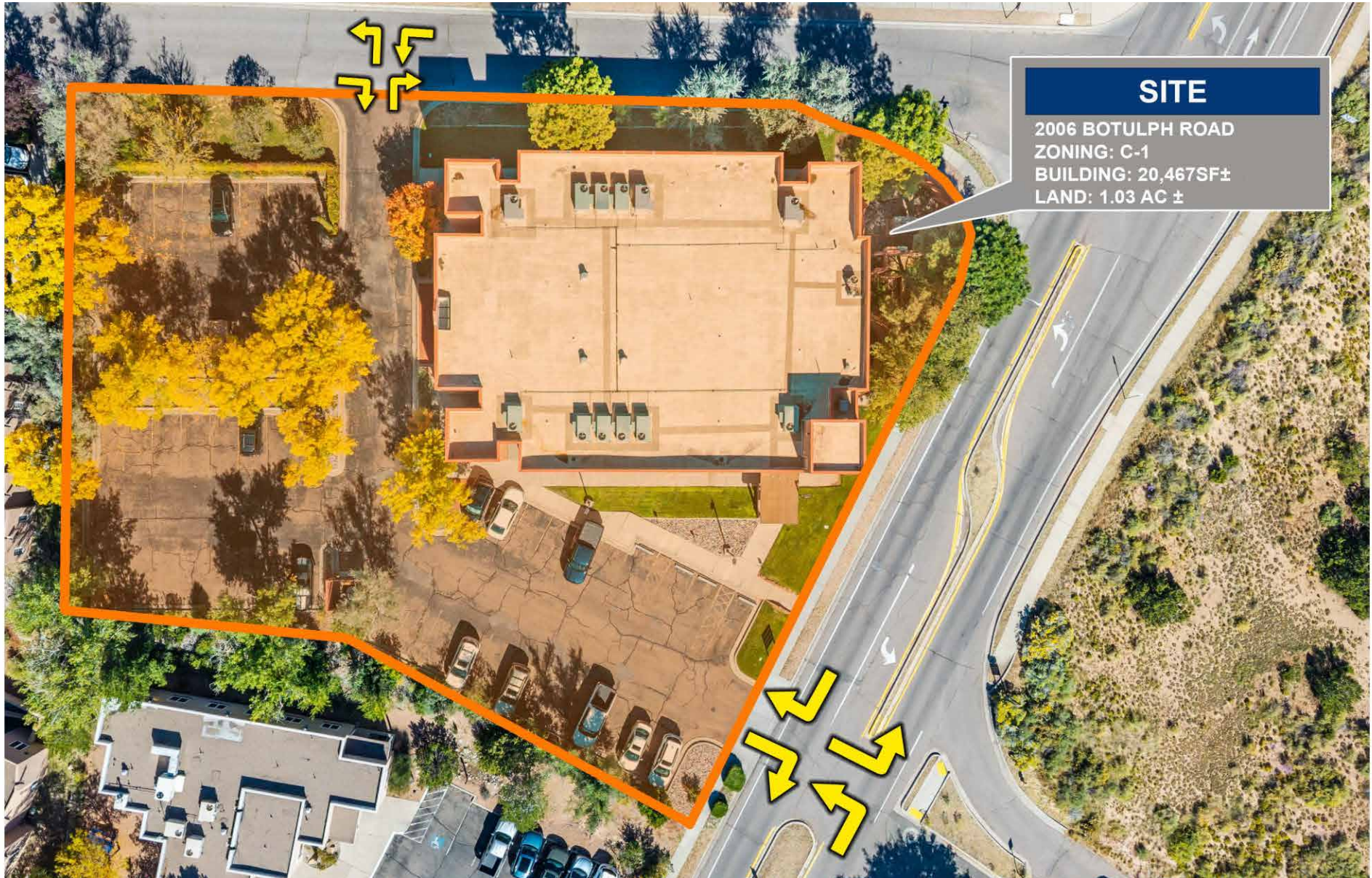
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# SITE MAP

2006 BOTULPH RD | SANTA FE, NM 87505



## SITE

2006 BOTULPH ROAD  
ZONING: C-1  
BUILDING: 20,467SF±  
LAND: 1.03 AC ±

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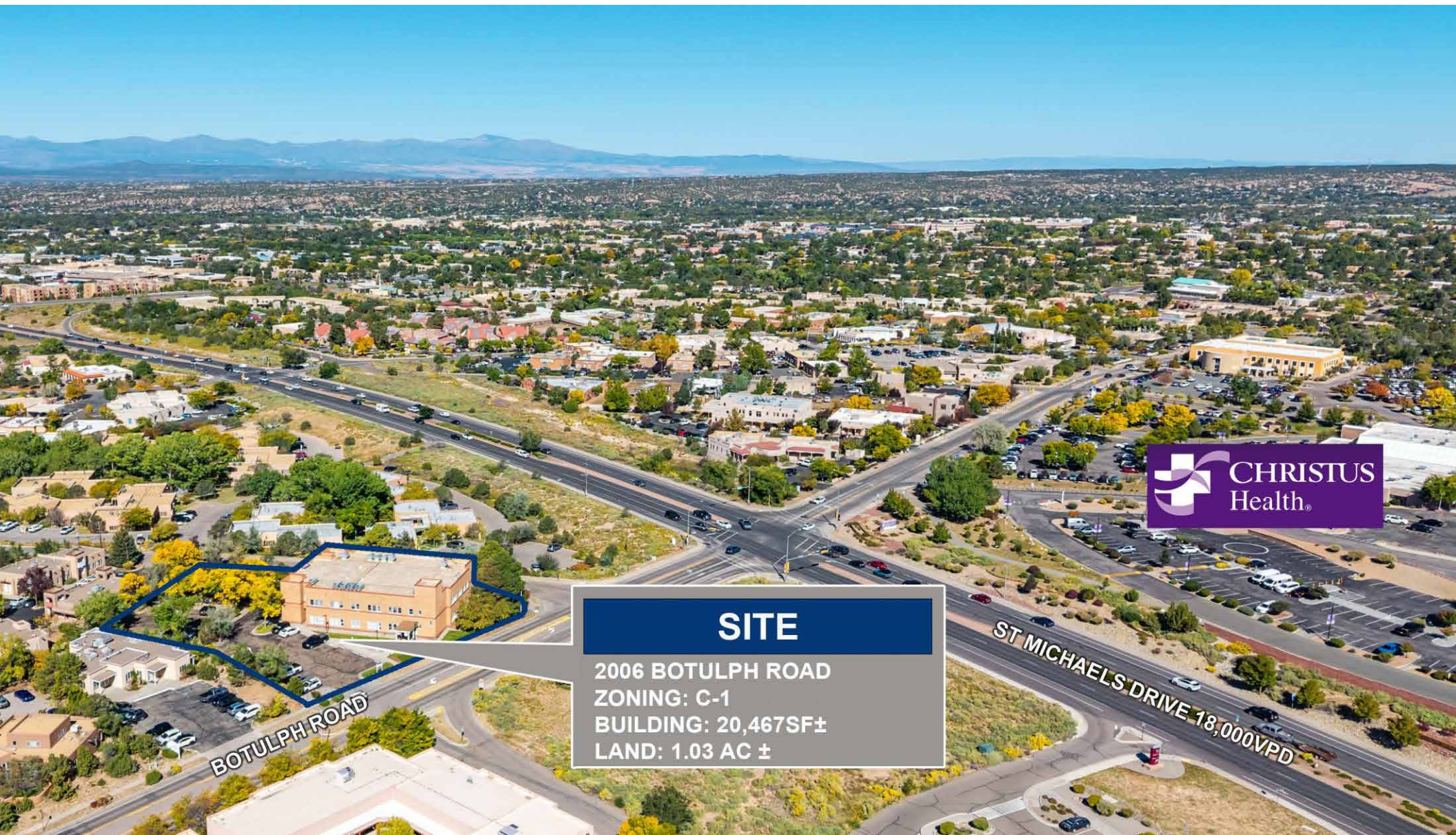


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# VICINITY AERIAL

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## SITE

2006 BOTULPH ROAD  
ZONING: C-1  
BUILDING: 20,467SF±  
LAND: 1.03 AC ±

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# PROFORMA ANNUAL PROPERTY OPERATING DATA

2006 BOTULPH RD | SANTA FE, NM 87505

Description Year Ending	Year 1 10/2026
<b>Income</b>	
Rental Income	\$384,927
<b>Gross Scheduled Income</b>	<b>\$384,927</b>
General Vacancy	\$0
<b>Gross Operating Income</b>	<b>\$384,927</b>
<b>Expenses</b>	
Property Management Fee	(\$19,246)
Accounting	(\$1,000)
HVAC Svc Agmt	(\$5,885)
Building Insurance	(\$12,000)
Grounds Maintenance	(\$14,125)
Janitorial	(\$7,500)
Maintenance	(\$5,000)
Elevator Main. Contract	(\$3,000)
Taxes - Real Estate	(\$35,409)
Utilities	(\$25,000)
<b>Total Operating Expenses</b>	<b>(\$128,165)</b>
<b>Operating Expense Ratio</b>	<b>33.30%</b>
<b>Net Operating Income</b>	<b>\$256,762</b>



# AVAILABLE SPACES

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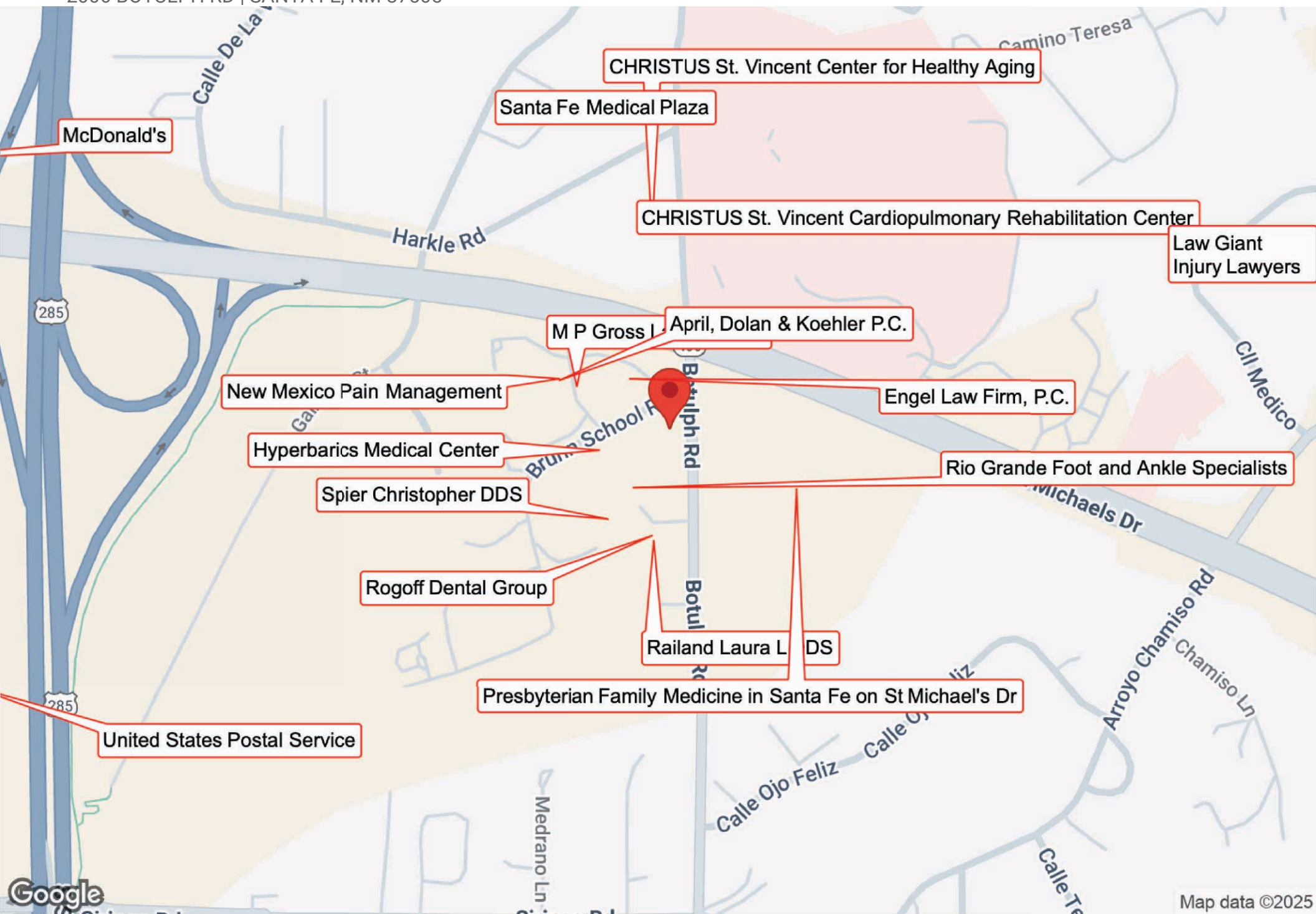
## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
2nd Vacant	3,087		\$21.00 /sf/yr	OFFICE/MEDICAL	TURNKEY	NOW
Ground West	7,391		\$21.00 /sf/yr	OFFICE/MEDICAL	TURNKEY	NOW
Bsmt Storage	1,629		\$21.00 /sf/yr	Storage	TURNKEY	NOW



# BUSINESS MAP

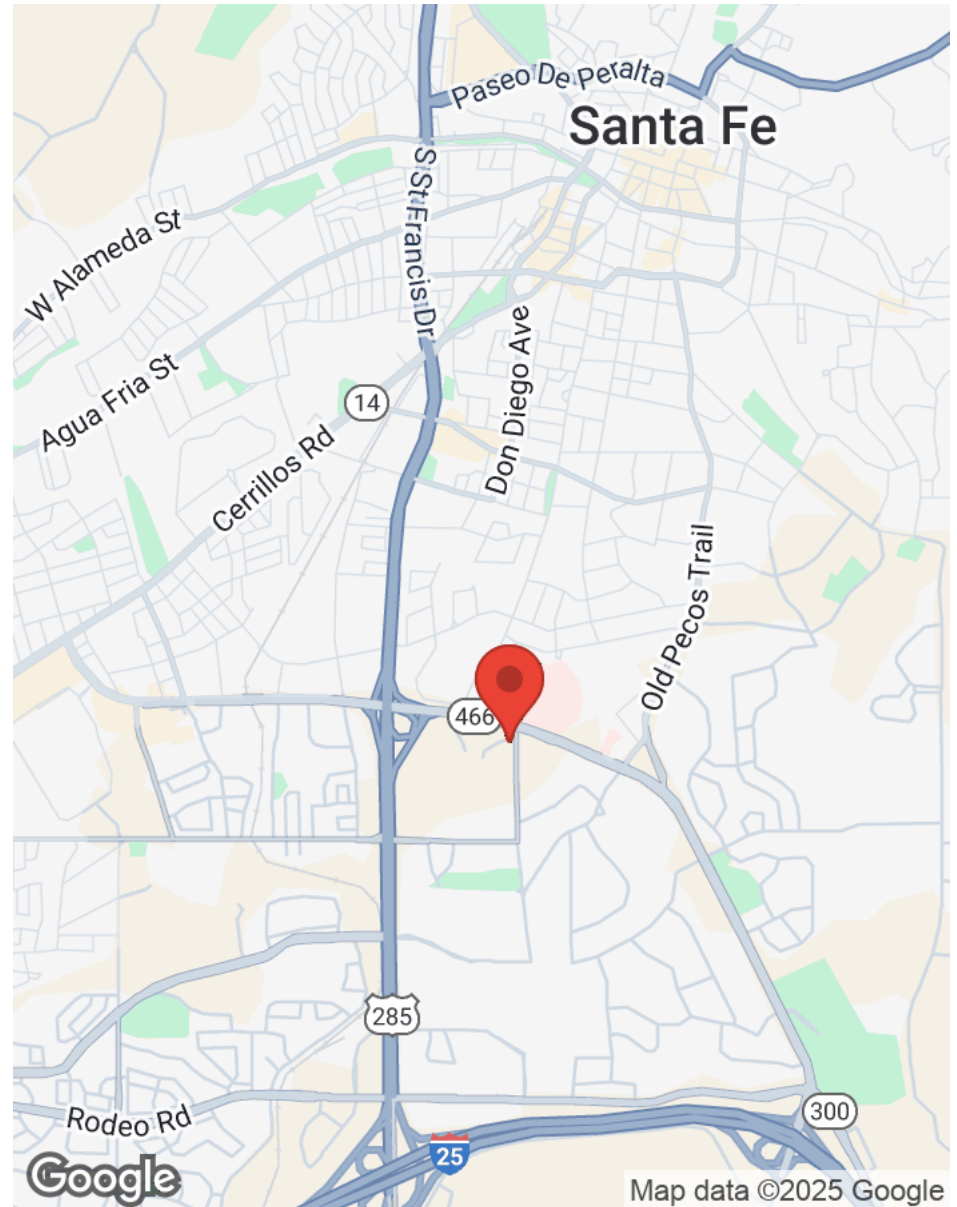
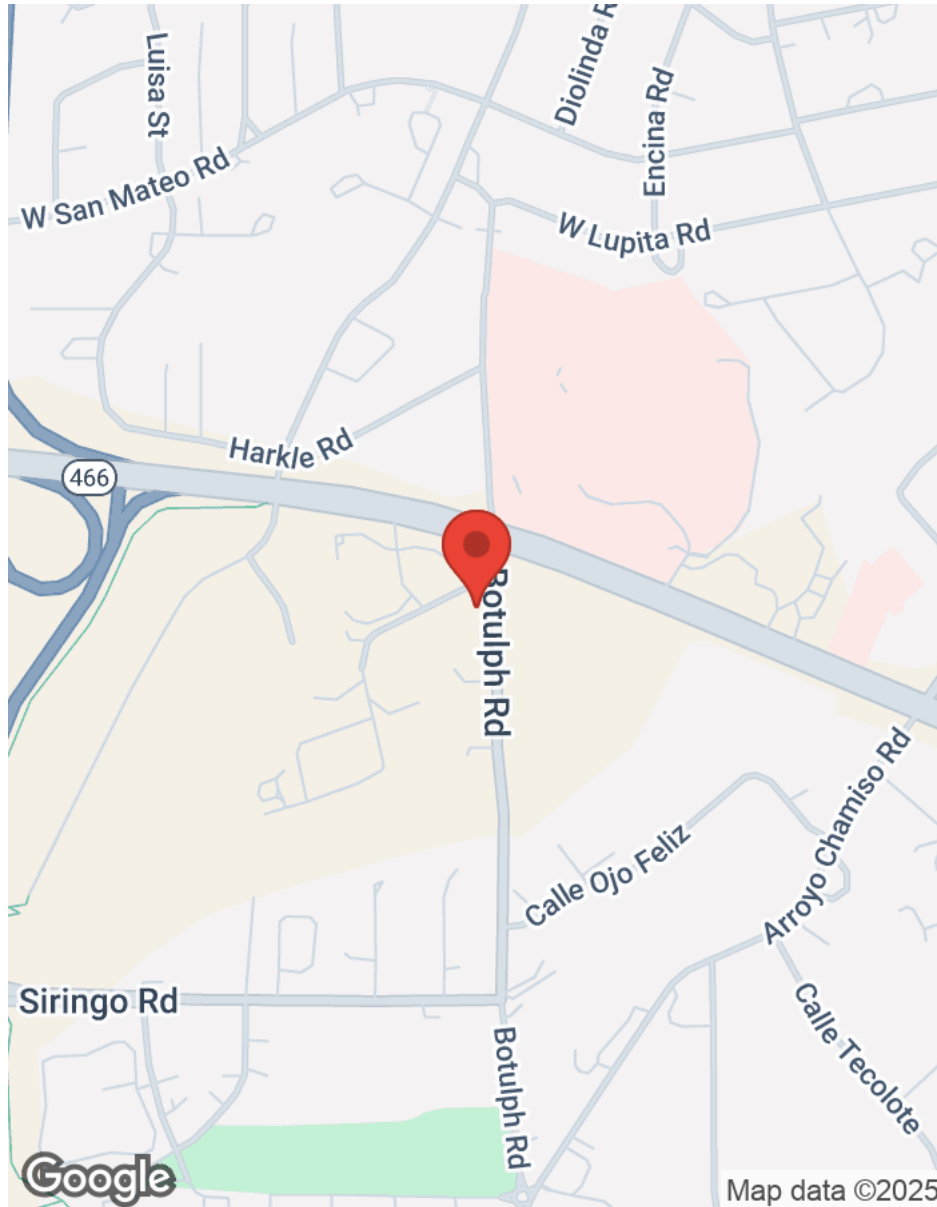
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# LOCATION MAPS

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# AERIAL 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





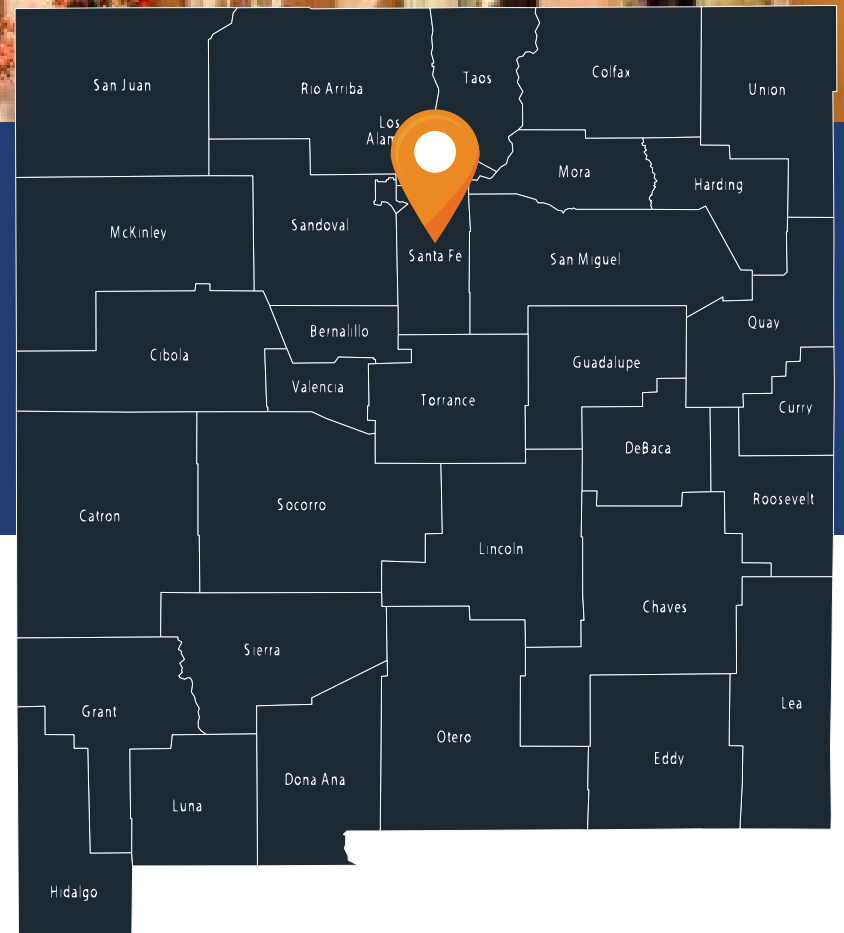
## TOP 10 EMPLOYERS

- |  |                               |
|--|-------------------------------|
| 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.

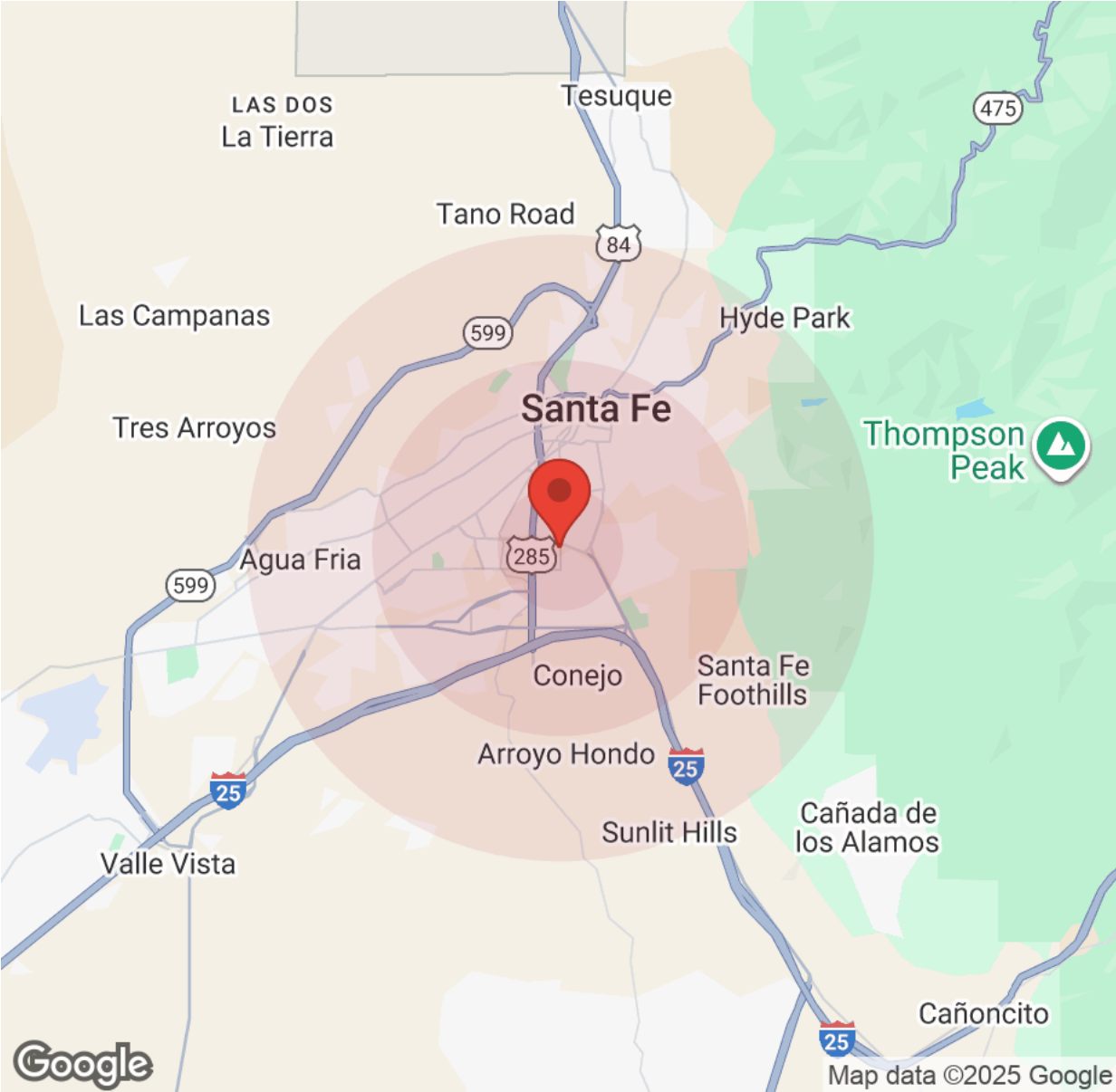
A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com





# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,390	24,131	38,076
Female	3,656	26,351	40,685
Total Population	7,046	50,482	78,761

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	820	5,560	9,145
Ages 15-24	572	4,514	7,599
Ages 25-54	2,204	16,492	26,497
Ages 55-64	863	6,790	10,504
Ages 65+	2,587	17,126	25,014

Race	1 Mile	3 Miles	5 Miles
White	3,374	24,221	36,734
Black	150	828	1,142
Am In/AK Nat	85	606	914
Hawaiian	5	20	32
Hispanic	3,042	22,358	36,112
Asian	204	1,055	1,662
Multi-Racial	146	1,136	1,748
Other	39	252	417

Income	1 Mile	3 Miles	5 Miles
Median	\$80,988	\$78,000	\$78,419
< \$15,000	371	2,302	3,099
\$15,000-\$24,999	303	1,646	2,943
\$25,000-\$34,999	292	2,180	3,210
\$35,000-\$49,999	339	2,880	4,253
\$50,000-\$74,999	490	3,764	5,410
\$75,000-\$99,999	659	3,901	5,418
\$100,000-\$149,999	651	4,247	6,142
\$150,000-\$199,999	357	2,221	3,688
> \$200,000	444	3,340	5,150

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,385	30,328	44,728
Occupied	3,906	26,482	39,313
Owner Occupied	1,695	15,308	23,705
Renter Occupied	2,211	11,174	15,608
Vacant	479	3,846	5,415



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2006 BOTULPH RD

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# PROFESSIONAL BIO

2006 BOTULPH RD | SANTA FE, NM 87505



## 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

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## 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)