

Luna Santa Fe

505 Cerrillos Rd | Santa Fe, NM 87501



luna



KING
CAPITAL
COMMERCIAL REAL ESTATE

Offering Memorandum

David Fite

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Property Details

\$10,750,000

Sale Price



Building Size
± 25,029 sf



Lot Size
1.16 ac



NOI
\$732,645.⁰⁸

Cap Rate
7.1%

Luna is a proven, successful development in the heart of Santa Fe. With high occupancy, a strong brand identity, and expansion potential, this property represents an outstanding investment opportunity.



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We have not verified it and make no guarantee about it.

Market Overview



Property Benefits

*Potential Assumable Financing

- **Property Type:** Mixed-Use Redevelopment
- **Current Use:** Hospitality, Retail, Office, and Personal Services
- **Land Size:** Includes potential Phase II development above parking lot (~35,000 SF)
- **Parking:** Available on-site – a rare amenity in downtown Santa Fe
- **Walkability Score:** High – two blocks from key downtown attractions
- **Architectural & Landscape Design:** Unique design centered around a courtyard with outdoor dining, fostering a sense of community and engagement



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Property Overview

Luna is a premier mixed-use redevelopment located at the gateway to downtown Santa Fe—just two blocks from the city's vibrant core. Formerly a historic DeSoto Automobile dealership along Route 66, Luna has been thoughtfully transformed into a dynamic destination blending culinary, retail, office, and community experiences. With iconic architecture, curated landscaping, and rare downtown parking, Luna offers a truly unique investment opportunity in one of the nation's most culturally rich markets.

Anchored by Radish & Rye, one of Santa Fe's most acclaimed restaurants, and CHOMP, a 6,108 SF high-end food hall featuring top local chefs and Bottega del Vino wine bar, Luna stands as a landmark for both locals and visitors. CHOMP has become a culinary hub and event venue, garnering significant media and social attention since its 2021 debut.



Hospitality Tenants:

Radish & Rye – One of Santa Fe's top restaurants

CHOMP – High-end food hall with seven food kiosks featuring local chefs

Bottega del Vino – Full bar with a sommelier-curated wine list

Ohori's Coffee – Local specialty coffee roaster

New Mexico Hard Cider Taproom – A destination for craft cider lovers

Personal Services Tenants:

Sally Smith, PA – Professional services

Essential Habits Barber Shop – Established grooming business

Retail & Office Tenants:

First American Title Insurance Company – Industry leader in title services

Almanzar & Younger PA / Kennedy Law PC – Legal professionals

John Day Law – Legal services

Old Wood – Sustainably harvested wood flooring and decorative products

All tenants are locally based, with many long-term commitments and NNN leases ensuring steady cash flow.

Additionally, Luna includes future development potential with a fully studied Phase II project above the existing parking area, offering approximately 35,000 SF of new construction—an added upside for investors seeking long-term growth.

Offered at \$10,750,000, Luna presents a rare chance to acquire a turn-key, income-generating asset with embedded historic charm, local love, and scalable opportunity in downtown Santa Fe.



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CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (the "Agreement") is entered into as of _____ the "Effective Date") between:

_____ (the "Buyer"), located at _____, and
_____ (the "Seller"), located at _____

Collectively referred to as the "Parties."

WHEREAS, the Buyer intends to evaluate the potential acquisition of a commercial real estate property owned by the Seller (the "Property");

WHEREAS, the Seller possesses certain confidential information regarding the Property that the Buyer wishes to review for evaluation purposes; and

WHEREAS, the Parties desire to protect the confidentiality of such information and agree to the terms and conditions set forth herein.

1. Confidential Information:

a. The term "Confidential Information" shall refer to any and all information, including but not limited to financial records, business plans, client lists, marketing strategies, tenant information, architectural plans, and any other information or materials that are disclosed by the Seller to the Buyer in connection with the potential acquisition of the Property.

b. The Buyer acknowledges that the Confidential Information is of significant value to the Seller and agrees to handle such information with the utmost care and confidentiality.

2. Non-Disclosure:

a. The Buyer shall maintain the Confidential Information in strict confidence and shall not disclose or reveal any part of it to any third party without the prior written consent of the Seller.

b. The Buyer shall use the Confidential Information solely for the purpose of evaluating the potential acquisition of the Property and shall not use it for any other purpose or disclose it to any person or entity other than its representatives who have a legitimate need to know such information and who are bound by obligations of confidentiality at least as stringent as those set forth in this Agreement.

3. Limitations on Use:

The Buyer agrees not to copy, reproduce, distribute, or modify the Confidential Information without the prior written consent of the Seller, except as required for the evaluation of the potential acquisition of the Property. The Buyer shall promptly return all Confidential Information and any copies thereof to the Seller upon the Seller's request or the termination of this Agreement.

4. Exclusions:



The obligations of confidentiality set forth in this Agreement shall not apply to any information that:

- a. Is or becomes publicly available through no fault of the Buyer;
- b. Was in the Buyer's possession without an obligation of confidentiality prior to its disclosure by the Seller;
- c. Is lawfully obtained by the Buyer from a third party without any obligation of confidentiality;
- d. Is independently developed by the Buyer without reference to or use of the Confidential Information; or
- e. Is required to be disclosed by law, regulation, or legal process, provided that the Buyer provides the Seller with prompt notice of such requirement to allow the Seller to seek a protective order or other appropriate remedy.

5. Term and Termination:

- a. This Agreement shall commence on the Effective Date and shall remain in effect for a period of 12 months from the Effective Date.
- b. Either Party may terminate this Agreement at any time by giving written notice to the other Party.
- c. The obligations of confidentiality under this Agreement shall survive the termination or expiration of this Agreement for a period of [Specify Duration] from the date of termination or expiration.

6. Governing Law and Jurisdiction:

This Agreement shall be governed by and construed in accordance with the laws of New Mexico. Any disputes arising out of or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts of New Mexico.

7. Entire Agreement:

This Agreement constitutes the entire understanding between the Parties concerning the subject matter hereof and supersede.

Buyer

Its

Date

