

# FOR SALE OR LEASE

2085 S. PACHECO STREET | SANTA FE, NM 87505



[www.mcrnm.com](http://www.mcrnm.com)

## Pacheco Plaza Office Condominium

Join Nexus Health in a highly desirable medical office setting with convenient access.



### Approved Development Plan - Reserve Right to Develop

This offering represents a unique opportunity to purchase the right to develop a new building in an existing condominium project. Building 1 (originally developed for the New Mexico Heart Institute) is currently occupied by Nexus Health. The approved development plan includes the right to construct a second building (Building 2 – Building permit required). Development plans for Building 2 show a Territorial Style, 2-story, 6,125± sf building envelope. The development plan indicates Building 2 could be increased up to 9,525± rentable sf and still support 1 parking space per 200 rentable sf (plan requirement). Any increase in size may be subject approval.

JAKE VOSBURGH, CCIM | (505) 280-2964 | [jake@mcrnm.com](mailto:jake@mcrnm.com)  
(505)858-1444 | 7410 Montgomery Blvd NE, Suite 205 | Albuquerque, NM 87109



*Existing building #1 adjacent to the subject development site.*



# MARKET AERIAL



EJ MARTINEZ  
ELEMENTARY

W. SAN MATEO

Northern  
CREDIT UNION

state EMPLOYEES  
CREDIT UNION

American HOME  
FURNITURE & MATTRESS

WafD  
Bank

WELLS  
FARGO

McDonald's

CEDAR  
PARK

FRESENIUS  
MEDICAL CARE

Genesis

PHYSICIANS  
PLAZA

SANTA FE  
MEDICAL  
PLAZA

DOCTORS  
PARK

CHRISTUS  
ST. VINCENT'S  
HOSPITAL  
2,300 EMPLOYEES

CENTURY  
BANK

BANK OF AMERICA

Blake's  
Tavern

WELLS  
FARGO

STARBUCKS  
COFFEE

BANK OF  
ALBUQUERQUE

LOS ALAMOS  
LABS OFFICES

Smith's

STATE OF  
NEW MEXICO  
DEPARTMENT  
OF HEALTH

MorningStar  
SENIOR LIVING

UNITED STATES  
POSTAL SERVICE

NexusHealth

ST. MICHAEL'S DRIVE

ENTERPRISE  
BANK & TRUST

SANTA FE  
MAGISTRATE  
COURT

GALISTEO  
OFFICE  
CENTER

STATE OF  
NEW MEXICO  
FORENSIC LAB

TRICORE

TRICORE

BOTOLPH ROAD

ST. FRANCIS DRIVE

SIRINGO ROAD

SITE →

RAIL RUNNER/RAIL TRAIL

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SANTA FE  
HIGH SCHOOL  
1,600 STUDENTS

Darmitzel  
ORTHODONTICS

INSPIRE  
ORTHODONTICS

MORGAN  
DENTISTRY

ST. MICHAEL'S  
HIGH SCHOOL

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REALTY, INC.

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2085 S. PACHECO STREET | SANTA FE, NM 87505

## DETAILS:

SALE PRICE: \$650,000

LEASE RATE: See broker.

*Possible build-to-suite, see broker for more details.*

LEGAL DESCRIPTION: Reserved Development Right to Create an Additional 6 Units of Pacheco Plaza Office Condominium, created By Condominium Declaration for Pacheco Plaza Office Condominium.

ZONING: C-1 ([Office and Related Commercial District](#)) *City of Santa Fe* 

OVERLAY: South Central Highway Corridor Protection District

TRAFFIC: 39,299 CPD (*St. Francis 2022*)

## HIGHLIGHTS:

- Approved office development site, located in an existing condominium development.
- Significant improvements already in place, including landscaping and parking lot.
- Hard to find opportunity with significant barriers to new development.
- Near major development - Christus St. Vincent's Hospital (\$80 million expansion underway), Los Alamos National Laboratories Office/Administration (500 employees), Smith's Grocery, Starbuck's Coffee, State Employees Credit Union, Wells Fargo, USPS and others.
- Great location with easy access to St. Francis Drive and St. Michaels Drive.
- Specular views of the Santa Fe National Forest to the east. Possible visibility from St. Francis Drive.

*Qualifying Broker: Clay Azar #19038*

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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BUILDING SITE LOOKING NORTHEAST



EXISTING BUILDING #1



APPROXIMATE SITE LOCATION FROM S. PACHECO STREET



BUILDING SITE LOOKING SOUTHEAST



APPROXIMATE SITE LOCATION FROM ST. FRANCIS DRIVE

**SITE**

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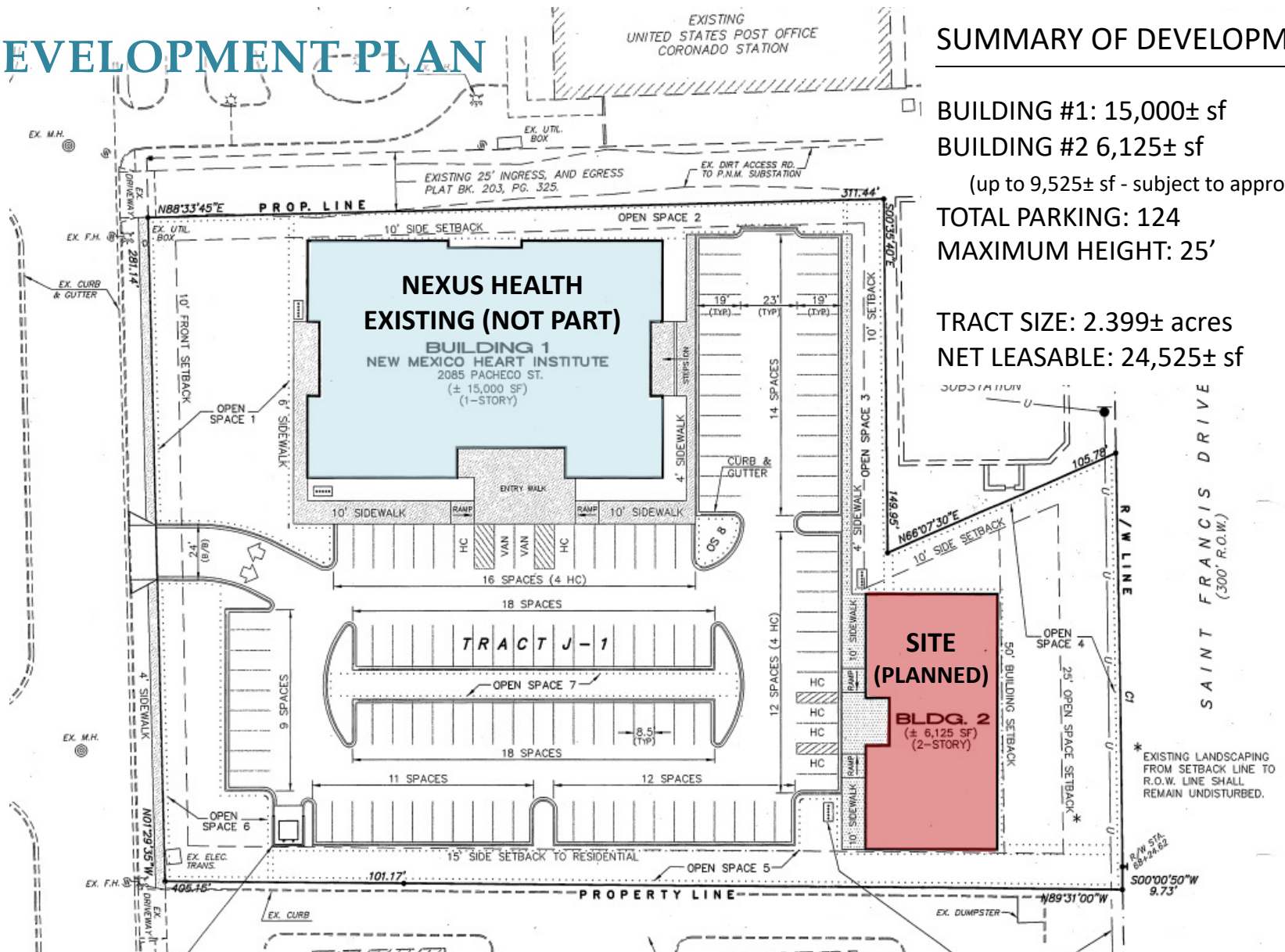
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## SUMMARY OF DEVELOPMENT

TRACT SIZE: 2.399± acres  
NET LEASABLE: 24,525± sf

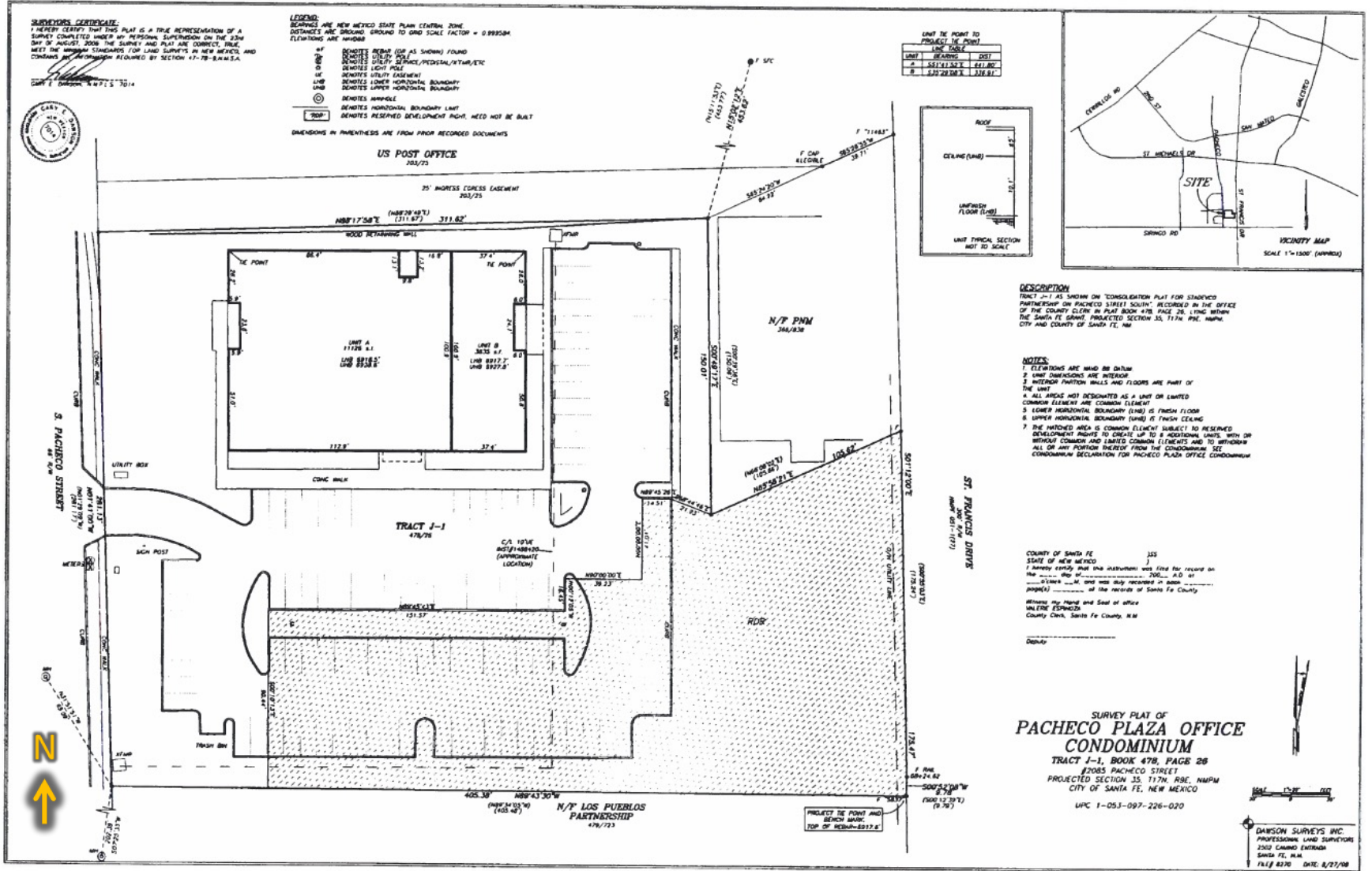


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# SURVEY PLAT

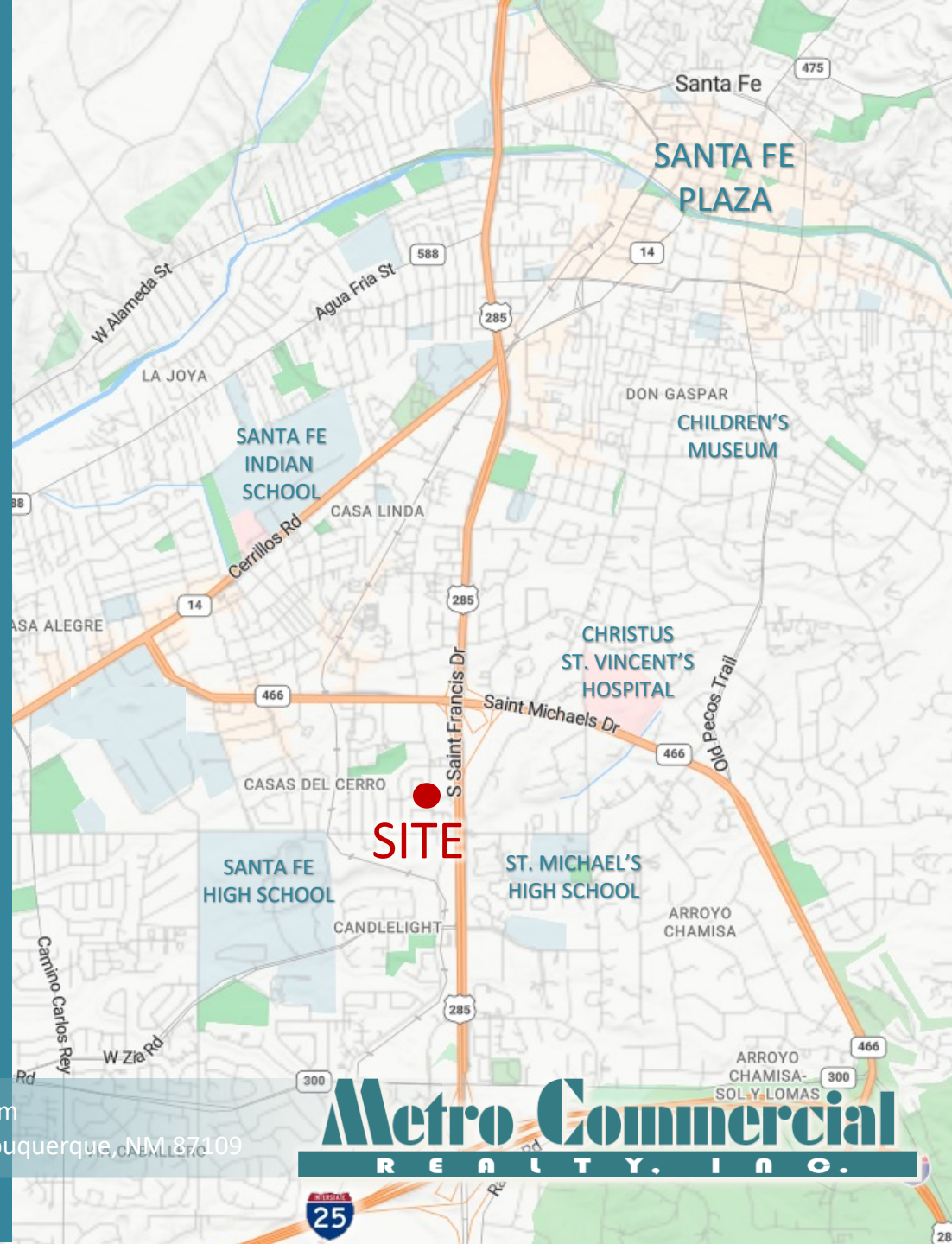
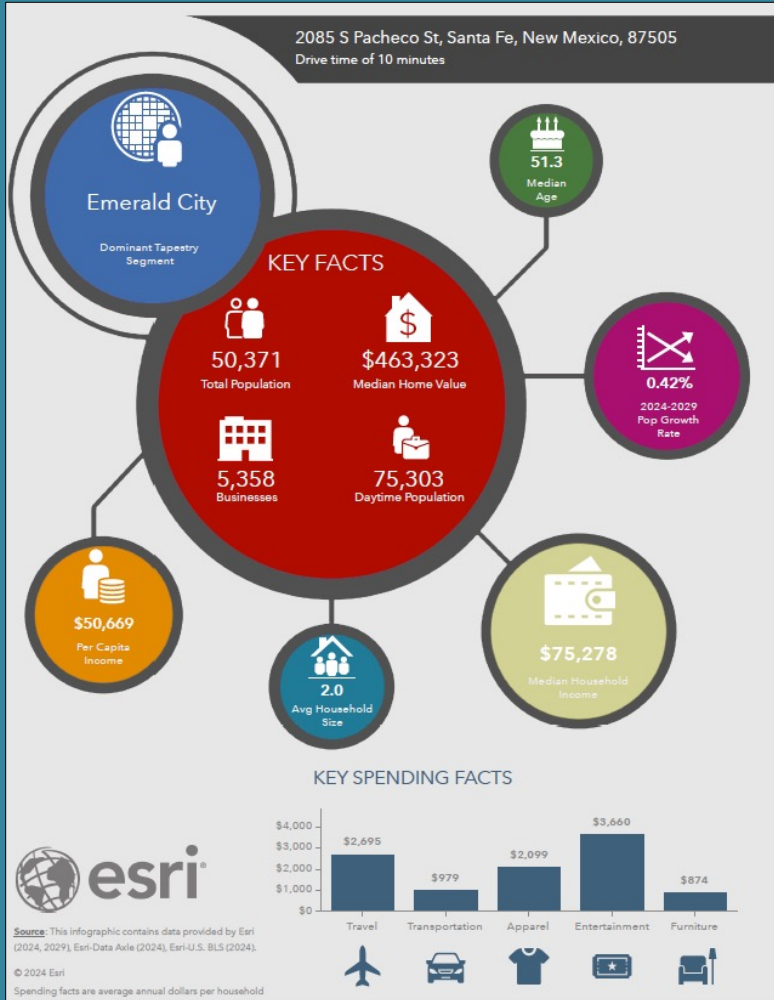




# 10 MIN DRIVE TIME

## DEMOGRAPHICS

2085 S Pacheco St, Santa Fe, New Mexico, 87505  
Drive time of 10 minutes



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# PROPERTY AERIAL



CHRISTUS  
ST. VINCENT'S  
HOSPITAL  
2,300 EMPLOYEES

CEDAR  
PARK



SANTA FE  
MAGISTRATE  
COURT

GALISTEO  
OFFICE  
CENTER

ST. MICHAEL'S DRIVE



STATE OF  
NEW MEXICO  
TREASURER

STATE OF  
NEW MEXICO  
FORENSIC LAB



NexusHealth

ST. FRANCIS DRIVE

PACHECO STREET

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←  
SITE  
BLDG #2

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Approximate site location, buyer to confirm all information.