

132 EAST MARCY STREET

SANTA FE, NM

DOWNTOWN CORNER ASSET | 36 PARKING SPACES | TWO BLOCKS FROM THE PLAZA
NATIONAL FRANCHISE INCOME IN PLACE | FRONT SUITE AVAILABLE

\$4,650,000 | LOT: 0.49 AC. | BUILDING: 11,455 SF.

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**REAL ESTATE
ADVISORS**

TABLE OF CONTENTS

EXECUTIVE SUMMARY	03
INVESTMENT HIGHLIGHTS	05
PROPERTY OVERVIEW	06
INTERIOR GALLERY	07
FLOOR PLANS	08
SITE PLAN & ALTA SURVEY	09
VICINITY MAP	10
COMPARABLE SALES	11
SANTA FE MARKET AREA ASSESSMENT	12
DOWNTOWN SANTA FE	14
CONTACTS & DISCLAIMER	15



132

EAST MARCY STREET

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01 EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

132 East Marcy presents a rare opportunity to acquire an 11,455 SF corner asset in the heart of Downtown Santa Fe, two blocks from the Plaza, with 36 on-site parking spaces, income in place from a national real estate brokerage franchise, and a vacant front suite offering immediate owner user or lease up upside on a 0.49 acre site with three street frontages.



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- 1 National franchise income in place.** The ground floor office suite of approximately 3,854 SF is leased to New Mexico Realty Futures, LLC, dba Coldwell Banker Mountain Properties, at \$77,080 per year (\$6,423.33 per month, approximately \$20.00 per SF), plus the tenant's share of property taxes, insurance, and common area maintenance.
 - 2 Embedded rent growth.** Two 5-year renewal options, the first at \$22.00 per SF (\$84,788 per year), the second at fair market rent; approximately nine months remain on the initial term as of July 2026, a clearly defined, underwritable leasing event.
 - 3 Owner user or lease up upside.** The front retail suite is vacant, letting a buyer occupy a prime downtown address while the leased suite helps carry the building, or capture estimated market rents of \$30.00 to \$35.00 per SF on the balance of the space.
 - 4 Irreplaceable real estate.** A true corner site with frontage on Marcy, Otero, and Nusbaum Streets, 36 dedicated parking spaces (approximately 3.1 per 1,000 SF), and flexible BCD zoning permitting office, retail, and residential uses.
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132

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02 INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

ASKING PRICE

\$4,650,000

\$406 / SF NRA

BUILDING

11,455 SF

INCLUDES ±4,439 SF
FINISHED BASEMENT

SITE

0.49 AC

\$216 / SF OF LAND

PARKING

36 SPACES

3.1 PER 1,000 SF

Coldwell Banker Mountain Properties — Ground Floor

Premises	±3,854 SF office suite
Base Rent	\$77,080 / yr (\$20.00 / SF)
Additional Charges	Taxes, insurance & CAM share
Initial Term	62-month schedule
Renewal Options	Two 5-yr; 1st at \$22.00 / SF
Parking	20 designated spaces

Front Suite & Balance of Building — Available

Front Retail Suite	±1,820 SF, vacant
Est. Market Rent	\$35.00 / SF
Second Floor Office	±1,342 SF at est. \$30.00 / SF
Lower Level Flex	±4,439 SF at est. \$10.00 / SF
Zoning	BCD — office, retail, residential
Coverage Ratio	26.5% — redevelopment upside

None of the recent Downtown comparables offers meaningful on-site parking; the 36-space parking field, three street frontages, and low building coverage differentiate this offering from every comparable in the set. Rent roll, lease, and operating detail available to qualified purchasers under confidentiality agreement.

132

EAST MARCY STREET

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03 PROPERTY OVERVIEW



PROPERTY OVERVIEW

TOTAL SF

11,455

NRA · INCL. ±4,439 SF
BASEMENT

YEAR BUILT

1970

MASONRY
CONSTRUCTION

SITE AREA

0.49 AC

21,521 SF · THREE
FRONTAGES

ZONING

BCD

BUSINESS CAPITAL
DISTRICT

FLOOD

ZONE X

MINIMAL FLOOD
HAZARD

CONSTRUCTION & LOCATION

The building. Two story masonry building with a full finished basement of approximately 4,439 SF; poured concrete slab foundation, flat built up roof, forced air heating with central cooling, and mixed carpet, tile, and concrete flooring throughout.

The location. Southwest corner of East Marcy Street and Otero Street, two blocks from the historic Santa Fe Plaza; walkable to City Hall, the Santa Fe Community Convention Center, and the gallery and restaurant corridors of Lincoln, Washington, and Palace Avenues.

The parking. Paved 36-space surface parking field with curb cuts on Marcy and Nusbaum Streets, approximately 3.1 spaces per 1,000 SF, a scarce commodity in the downtown core that supports office, retail, and gallery uses alike.

The zoning. BCD, Business Capital District, is a legal conforming use permitting a broad mixture of office, retail, and residential; buyers to verify permitted uses and any historic review requirements for their intended use.



132

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04 PHOTOS



INTERIOR GALLERY



GROUND FLOOR RETAIL · VIGAS, KIVA FIREPLACE & BUILT-IN BAR



GLASS-WALLED PRIVATE OFFICES · COLDWELL BANKER SUITE



TRAINING & CONFERENCE ROOM



SECOND FLOOR · OAK FLOORS, BEAMED CEILINGS & KIVA

132

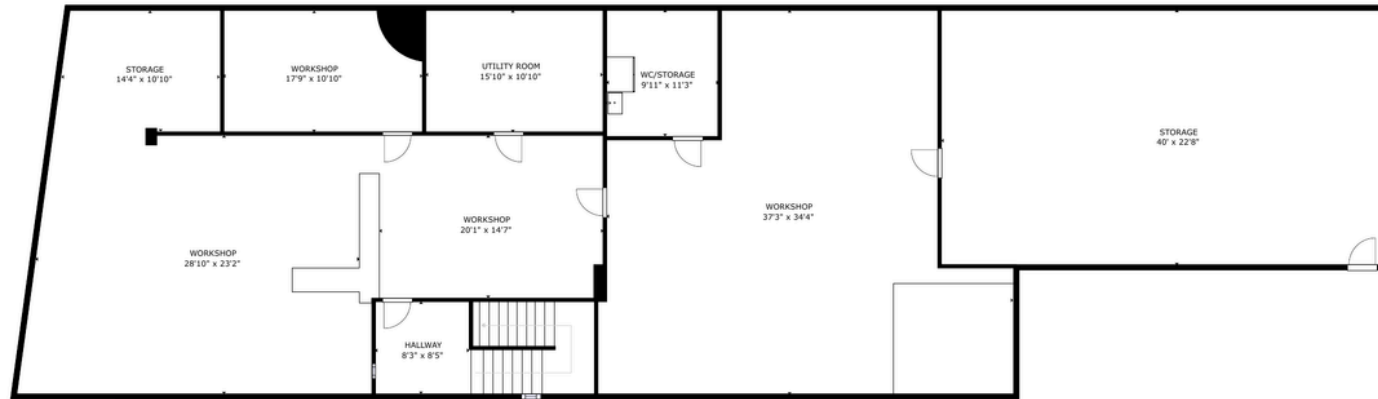
EAST MARCY STREET

SANTA FE, NM

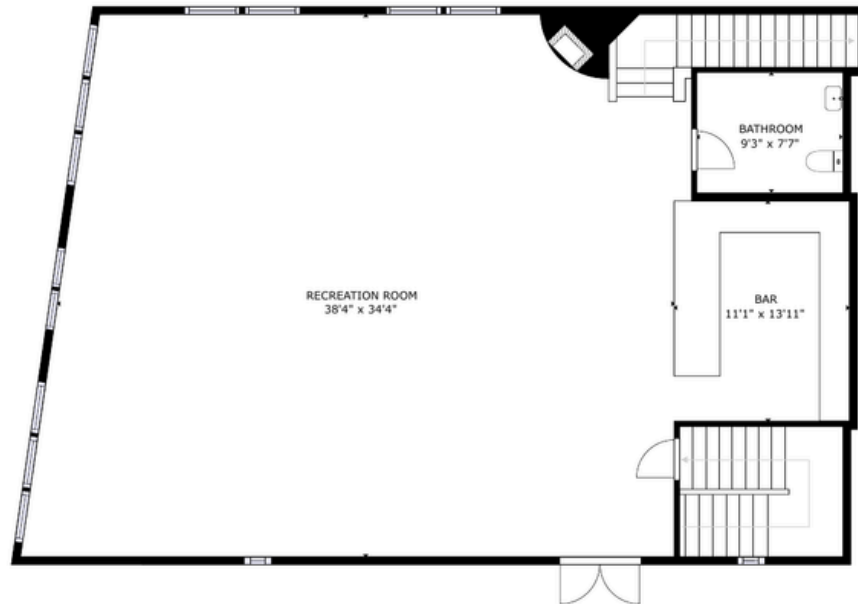
05 FLOOR PLANS & MAPS



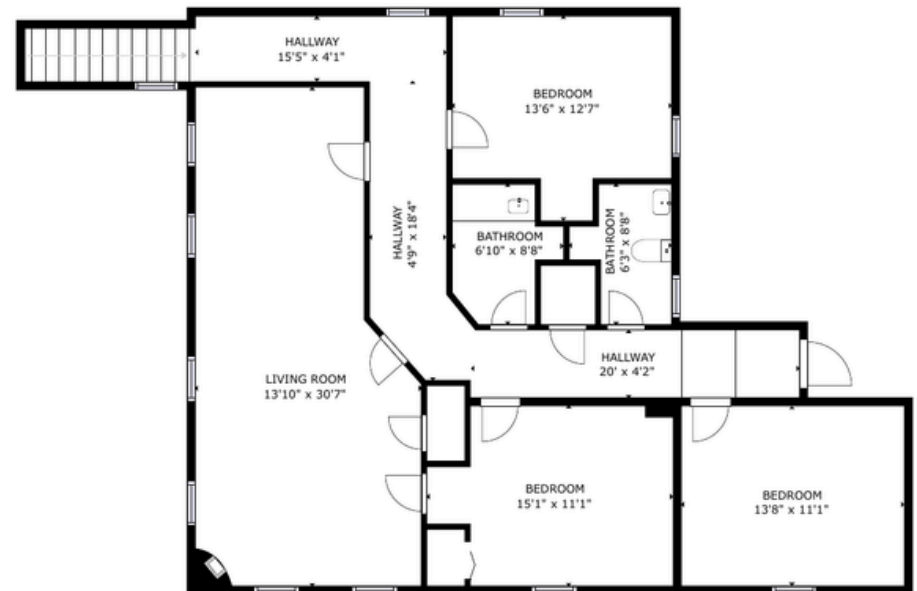
FLOOR PLANS



FLOOR 1



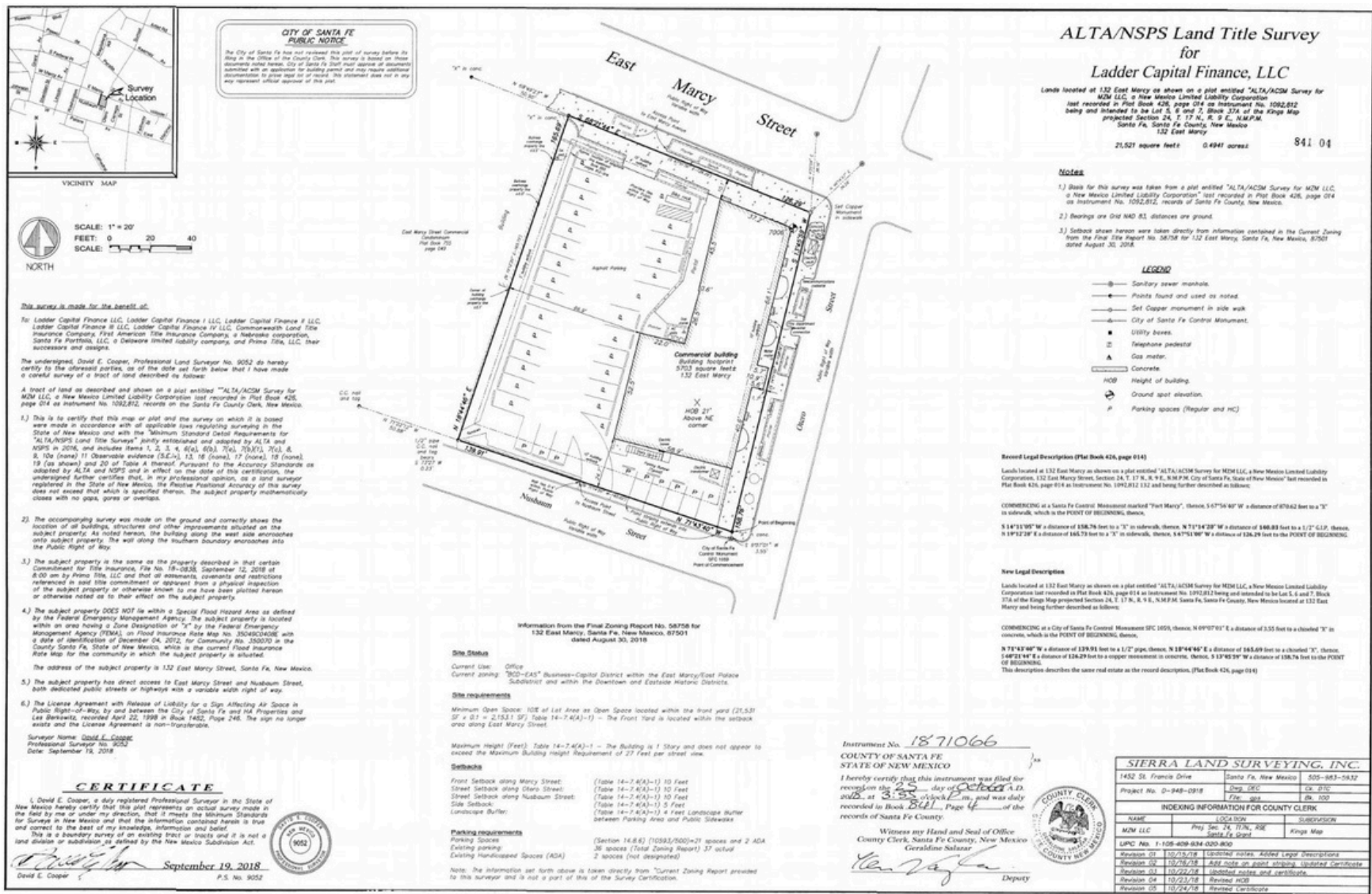
FLOOR 2



FLOOR 3

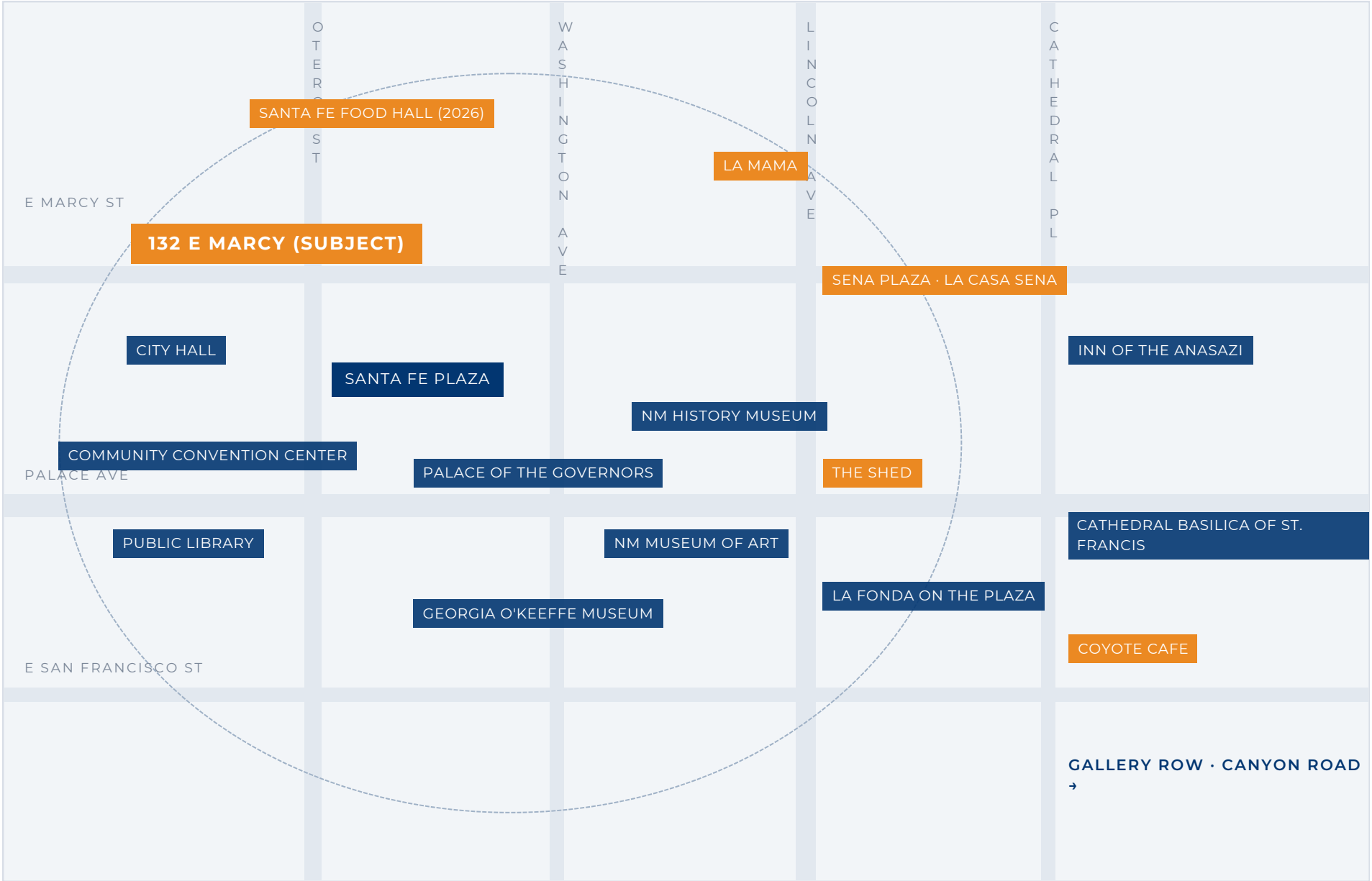
Floor plans by 3D Casas. All measurements approximate; plans for reference only and not to scale. Buyer to take its own measurements and verify all square footages during due diligence.

SITE PLAN & ALTA SURVEY



ALTA/NSPS Land Title Survey recorded October 25, 2018, Plat Book 841, Page 4, Instrument No. 1871066, records of Santa Fe County. Lots 5, 6 and 7, Block 37A of the Kings Map; 21,521 SF± site; 5,703 SF building footprint. Full-size copy and title commitment available to qualified purchasers. Buyer to verify all measurements and boundaries.

VICINITY MAP



vic, museums & hotels

ning & food hall

Dashed circle = 0.25 mile radius

Schematic map, not to scale

132

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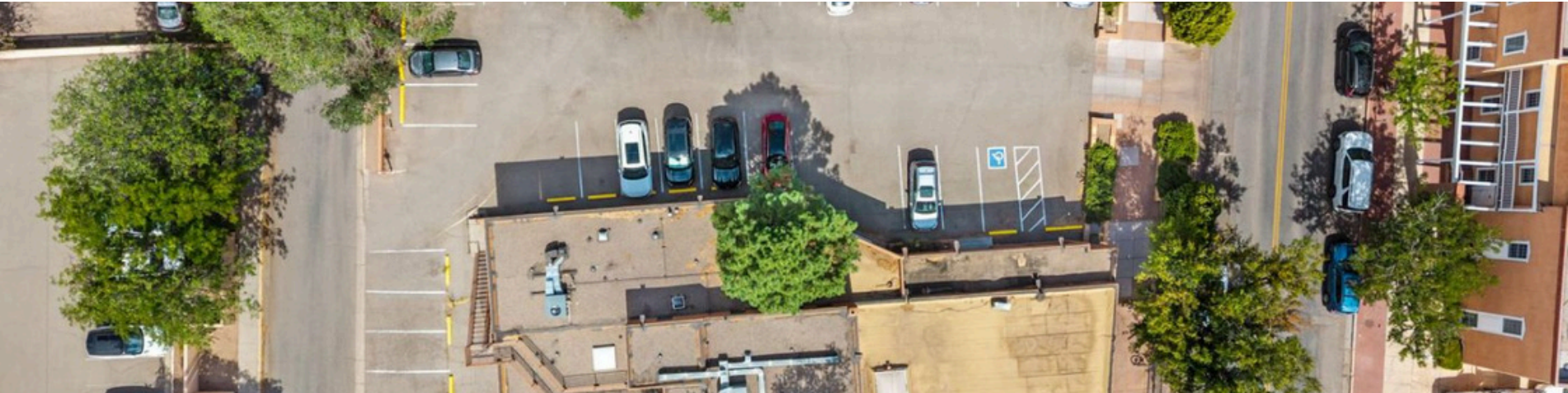
06 COMPARABLE SALES



COMPARABLE SALES

Property	Zoning	Status	Date	Bldg SF	Price	\$/SF
237 East Palace Avenue	BCD, Historic	Closed	04/2026	5,760	\$2,990,000	\$519
114-116 East Palace Avenue †	BCD	Closed	05/2026	5,422	\$3,500,000	\$646
808 Canyon Road †	RAC/AC	Closed	04/2026	4,440	\$1,955,000	\$440
342 East Buena Vista	Historic	Closed	04/2026	6,959	\$3,150,000	\$453
310 Johnson Street †	BCD	Closed	06/2025	3,802	\$1,650,000	\$434
202 Galisteo Street	BCD	Active	04/2025	3,117	\$1,495,000	\$480
132 EAST MARCY STREET (SUBJECT)	BCD	Offered	07/2026	11,455	\$4,650,000	\$406

Closed sales range from \$434 to \$646 per SF (median \$453, mean \$498), compiled from SFAR MLS as of July 9, 2026, all within one mile of the Property. The offering at \$406 per SF prices below every closed comparable in the set, while differentiating on three attributes no comparable offers: a true corner with three frontages, 36 on-site parking spaces, and a 0.49 acre land component at 26.5 percent coverage. † REA transaction; direct knowledge informs this analysis. Not an appraisal; buyer to verify.



132

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07

MARKET OVERVIEW



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 LANLs 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

A TOURIST DESTINATION

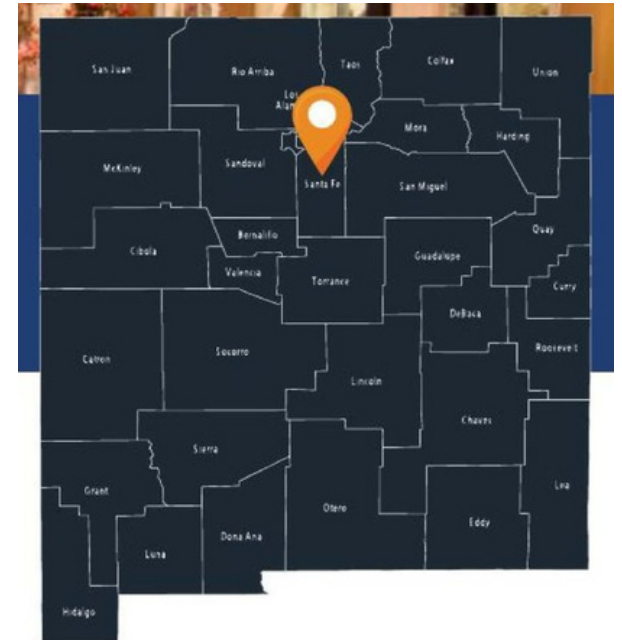


Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

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

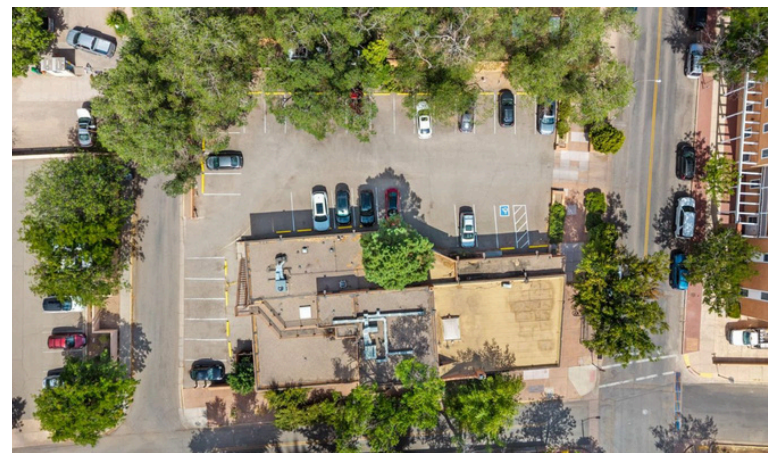
TOP EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Santa Fe Opera (Seasonal)
9. Walmart
10. Santa Fe New Mexican
11. Meow Wolf Arts Collective



DOWNTOWN SANTA FE

Travel + Leisure readers named Santa Fe the No. 1 city in the United States for 2026, the second consecutive year the City Different has held the top spot, and ranked it No. 19 among the best cities in the world. Roughly two million visitors a year come for the 250 plus galleries, more than a dozen museums, and a food scene Conde Nast Traveler readers rank among the best in America.



That momentum lands squarely on East Marcy Street. One block west, at the corner of Marcy and Washington, developer Jim Long, the creator of Albuquerque's celebrated Sawmill Market, is completing the Santa Fe Food Hall at 150 Washington Avenue: seventeen food and drink vendors, artisan retail, patio dining on three sides, and a cocktail bar built inside the historic bank vault, opening this fall. Long describes it as a community gathering spot where guests linger for hours, and it is expected to draw steady daily traffic past the subject property's front door.

A block east at 225 East Marcy, La MAMA has become exactly what its owners intended, a cafe, restaurant, and specialty grocer that turned into a magnet for locals, with lines out the door on weekend mornings. Between them sit City Hall, the Community Convention Center, the main library, and the professional office corridors of Lincoln and Washington, making Marcy Street one of the most complete, walkable blocks in the city: civic anchors, daily coffee and lunch traffic, galleries, and the Plaza two minutes away on foot.

For an investor or owner user, the picture is optimistic and specific. Santa Fe's tourism engine keeps setting records, downtown's dining and retail energy is visibly compounding, and new anchors are opening within a block of the property. 132 East Marcy sits in the middle of that story with the one advantage the district cannot replicate: its own 36-space parking field on a 0.49 acre corner.

EXCLUSIVELY OFFERED BY

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OFFER PROCESS

Offers should be presented as a letter of intent or purchase agreement addressed to the listing brokers, identifying the purchasing entity, price, earnest money, due diligence period, closing timeline, and evidence of financial capability. The Seller reserves the right to accept, reject, or negotiate any offer in its sole discretion and to withdraw the property from the market at any time.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum was prepared by Real Estate Advisors, LLC for a limited number of parties evaluating a possible purchase of 132 East Marcy Street, Santa Fe, New Mexico, and is delivered subject to confidentiality. It does not purport to contain all information a purchaser may require; all square footages, site areas, parking counts, income figures, and other measurements are approximate and obtained from sources believed reliable, including third party reports and historical lease documents, without representation or warranty, express or implied. This is not an appraisal. Prospective purchasers should conduct their own independent investigation, including physical inspection, title review, survey, zoning verification, environmental assessment, and financial analysis, and should consult their own legal, tax, and other advisors. Nothing herein constitutes an offer capable of acceptance, and no obligation arises on the part of the Seller until a definitive purchase agreement is fully executed and delivered. Real Estate Advisors, LLC represents the Seller in this transaction. Cooperating brokers welcome subject to a separate written compensation agreement with Real Estate Advisors, LLC. Information deemed reliable but not guaranteed, buyer to verify. Equal Housing Opportunity.