

COMMERCIAL FOR SALE & LEASE



FLEX COMMERCIAL BUILDING FOR SALE OR LEASE

1202 WEST ALAMEDA ST, SANTA FE, NM 87501



\$2,900,000 | \$16.25/SF + NNN | 10,621 SF± | 1.7 AC

REA | REAL ESTATE ADVISORS

901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, SIOR, CCIM

Director
office: (505) 577-3524
cell: (505) 577-3524
tai@tba.team
40315, New Mexico

JACOB ROCKER, CCIM

Senior Associate
office: (505) 539-3200
cell: (505) 226-3929
jacob@reanm.com
52736, New Mexico

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY HIGHLIGHTS

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501



PROPERTY HIGHLIGHTS

- Great location in a beautiful setting next to the Santa Fe River on West Alameda, convenient to St Francis and 599
- Each building is available for lease separately: \$12,968/mo for the main building and \$4,954/mo for the barn.
- C-2 Zoning allows for many commercial uses including retail, office, flex, restaurant, gallery, automotive, workshops, studios, animal feed, greenhouse, religious, educational and more. Subject to PUD restrictions.
- This former animal feed store location has many commercial spaces: a barn, retail frontage, offices and plenty of yard space
- Loading docks serve 2 warehouse spaces with dock levelers, allowing deliveries by tractor trailer
- Barn building has twin 25ft x 15ft grade level doors permitting full size vehicles to drive through.
- Concrete floors and heavy duty fixtures and fittings

Property Summary

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501



PROPERTY SUMMARY

Building SF:	10,610
Price:	\$2,900,000
Lease Rate:	\$16.25/sf + NNN
Estimated NNN	\$4.00/sf
Rent/month	\$17,922.94
Total Square Feet	10,621 sf
Retail	3,784 sf
Warehouse	6,837 sf
Lot Size:	1.7 Acres
Secured Yard Space	4,800 sf
Zoning:	C-2 PUD
Overhead Door / Grade	3
Dock High Door	2
Clear Height (Barn)	23' - 27'

Property Description

Nestled on a spacious 1.7-acre lot, this well-designed structure is not only functional but also strategically situated on one of the only commercially zoned lots on Alameda. The well-maintained property is a mix of both retail and warehouse, offering ample space for various business endeavors.

The retail/warehouse building features two dock high doors and one grade level, enhancing accessibility for deliveries and shipments. The barn has a 27' clear height and two drive-thru 21' wide overhead doors. Each building is available for lease separately: \$12,968/mo for the main building and \$4,954/mo for the barn.

C-2 zoning allows for commercial uses including retail, medical, office, educational, community center, religious and more. Subject to provisions of the PUD ordinance.

Landlord prefers a single tenant for the entire property.

Property Photos

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501



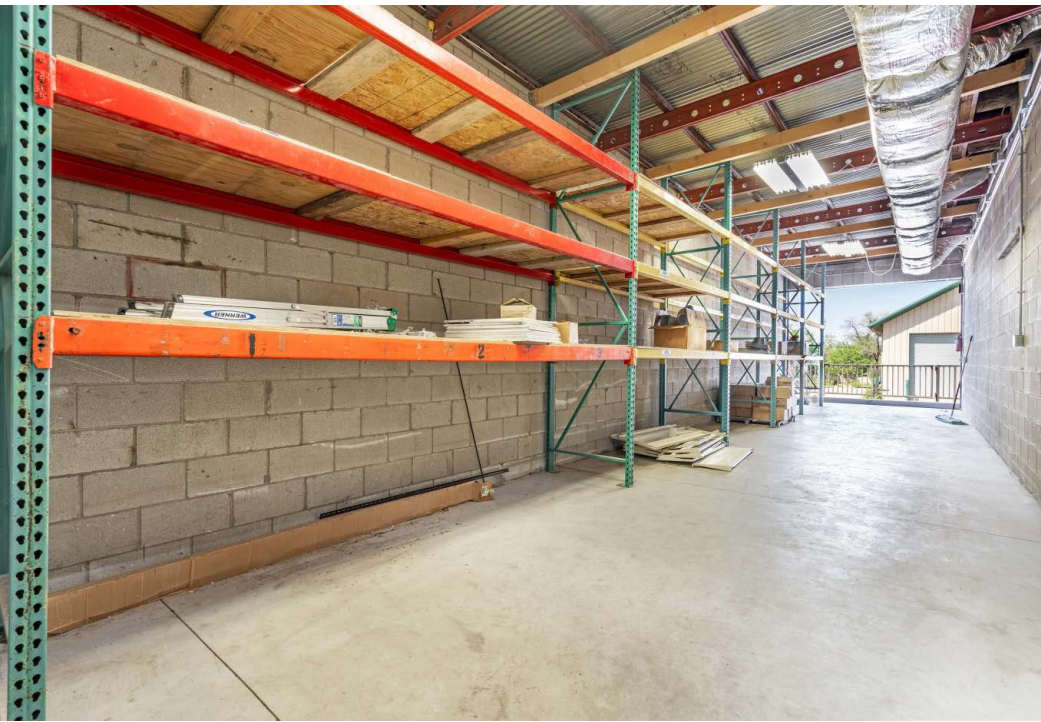
Property Photos

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501



Property Photos

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501





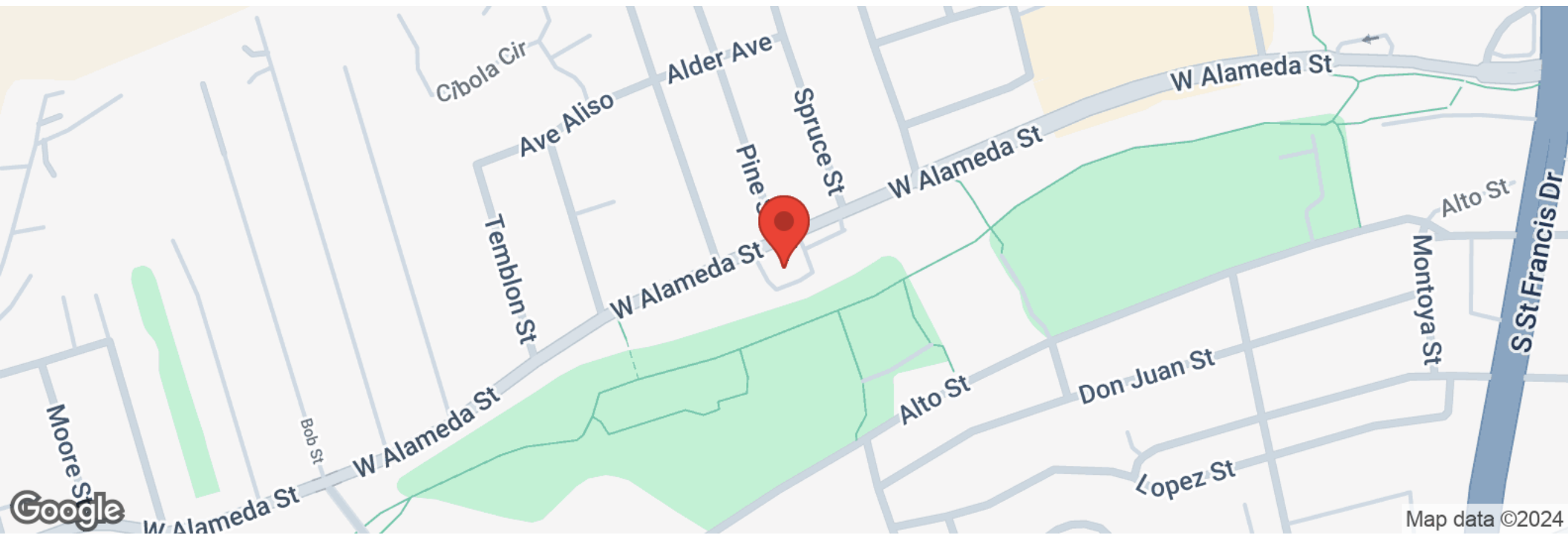
Vicinity Map

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501



Location Maps

Flex Commercial Building For Sale or Lease | 1202 West Alameda Street | Santa Fe, NM 87501





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
O: (505) 577-3524
M: (505) 577-3524
tai@tba.team
1227 Paseo de Peralta
Santa Fe, NM 87501
NMREL - 40315

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)



Jacob Rocker

Senior Associate

O: (505) 539-3200

M:(505) 226-3929

jacob@reanm.com

1227 Paseo de Peralta

Santa Fe, NM 87501

NMREL - 52736

Jacob Rocker, CCIM

Jacob Rocker's expertise is in the acquisition, disposition and leasing of investment properties throughout New Mexico. Mr. Rocker's career in Commercial Real Estate spans a decade and was recruited to Real Estate Advisors directly due to his extensive knowledge of the industry. Through his energy, innovation, and client centric approach to the business, Mr. Rocker is committed to maximizing client value by providing custom fit services tailored to the specific needs of each property owner.

Mr. Rocker has achieved the Certified Commercial Investment Member designation (CCIM) and is an active member of the National Association Industrial Office Properties group (NAIOP). He holds a Masters in Science of Finance and Real Estate from the University of Arizona and a BA degree in Journalism from Arizona State University. He holds a real estate

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- **Certified Commercial Investment Member (CCIM)**
- **Commercial Association of Realtors (CARNM)**
- **National Association of Industrial and Office Properties**
- **Apartment Association of NM Affordable Housing Committee**

1202 W. Alameda St, Santa Fe, NM

