# 2768 AGUA FRIA
# SANTA FE, NM 87507

## $4,500,000.00

### CITY OF SANTA FE APPROVED MIXED USE DEVELOPMENT

- 4.12 ACRES
- 130 APARTMENTS
- 1,554 OF RETAIL SPACE
- C2 ZONING WITHIN OPPORTUNITY ZONE

MLS# 202600711




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## PROPERTY OVERVIEW :

HAVE A CLIENT LOOKING TO DEVELOP IN AN OPPORTUNITY ZONE? THIS IS YOUR CHANCE WITH A FULLY ENTITLED PARCEL OF LAND! THIS 4.12 ACRE PARCEL HAS ALREADY BEEN APPROVED FOR A TOTAL OF 71,500 SQUARE FEET. THIS IS COMPRISED OF 130 APARTMENTS UNITS WITH AN ADDITIONAL 1,200 SF OF GROUND LEVEL RETAIL SPACE. BUILDING PLANS INCLUDE A PLAYGROUND, COMMON POOL AND CLUBHOUSE, ONSITE PARKING AND DOG RUN AREA FOR RESIDENTS AS WELL AS 185 PARKING SPOTS.

## LOCATION:

LOCATED NEAR SANTA FE'S MIDTOWN CAMPUS THIS PROJECT SITS BETWEEN ESCONDIDO RESTAURANT, MEOW WOLF, AS WELL AS THE SILER ROAD ARTS DISTRICT INCLUDING MANY LOCAL GALLERIES, RESTAURANTS, AND BREWERIES.




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# PROPERTY FEATURES



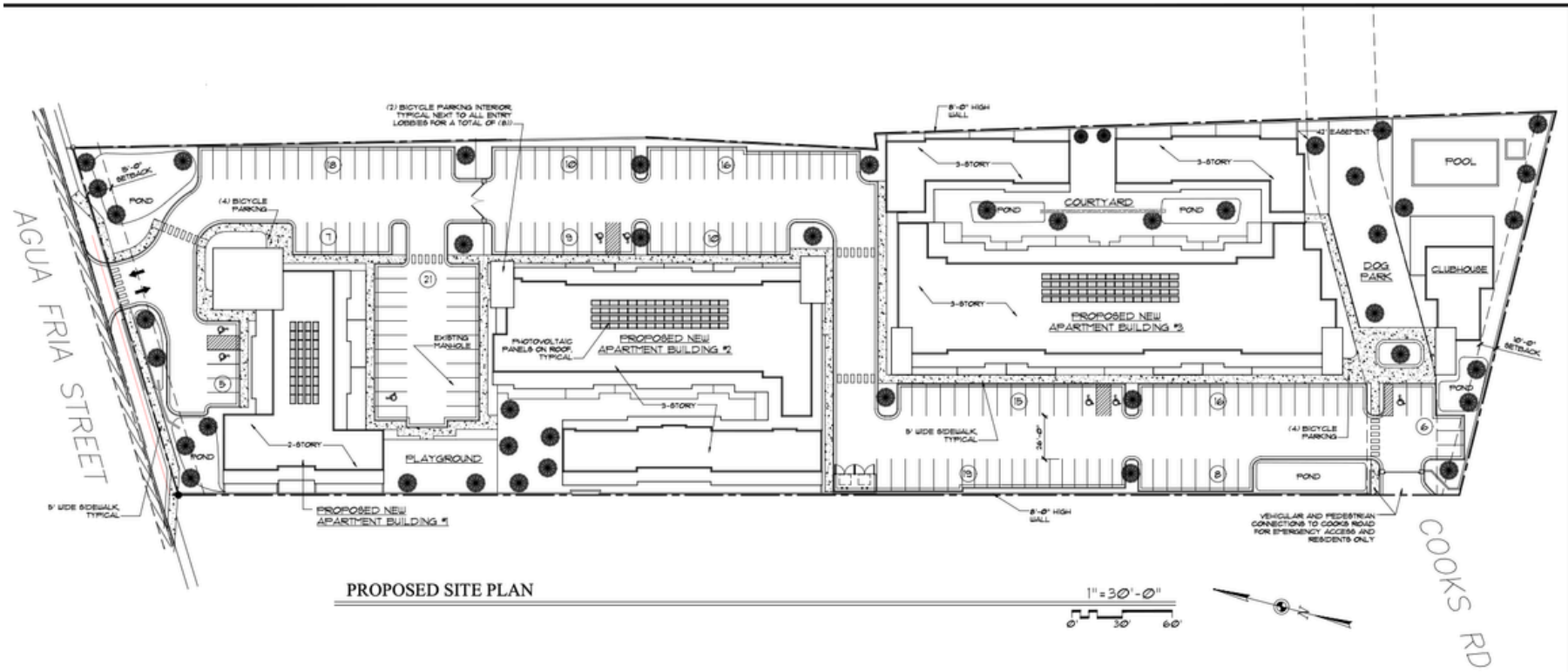
- 4.12 Acres
- 123,480 Total Square Footage
- 130 Apartments units
- 1,554 SF of Ground Floor Retail Space
- 185 Parking Spots
- Successfully rezoned from MU to C-2 in an Opportunity Zone
  - Rivers and Trails Archaeological Overlay District
- Approved Master Plan includes a pool, clubhouse, courtyard, and outdoor playground


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PROPOSED SITE PLAN

1" = 30'-0"

0' 30' 60'

**Agua Fria Square Footage**

| | SQUARE FOOTAGE - HEATED | SQUARE FOOTAGE - UNHEATED | FOOTPRINT |
|---|---|---|---|
| BLDG #1 | | | |
| First Floor - Retail | 1554 | | 1554 |
| First Floor - apartments | 6488 | 2330 | 8818 |
| Second Floor - Fitness | 1554 | | |
| Second Floor | 6488 | 2330 | |
| Total Bldg #1 | 16084 | 4660 | |
| | | | |
| BLDG #2 | | | |
| First Floor | 15098 | 5818 | 20916 |
| Second Floor | 15098 | 5000 | |
| Third Floor | 13000 | 3000 | |
| Total Bldg #2 | 43196 | 13818 | |
| | | | |
| BLDG #3 | | | |
| First Floor | 22150 | 5608 | 27758 |
| Second Floor | 22150 | 5608 | |
| Third Floor | 18000 | 3000 | |
| Total Bldg #3 | 62300 | 14216 | |
| | | | |
| Clubhouse | 1900 | 1140 | 3040 |
| | | | |
| Totals | 123480 | 33834 | 62086 |

**Agua Fria Unit & Parking Data**

| Unit Count | 1 br less than 800sf | 1 br 800sf-1199sf | 2 br 800sf-1199sf | 2 br 1200 sf and over | 3 br 1200 sf and over | TOTAL | |
|---|---|---|---|---|---|---|---|
| BLDG #1 | | | | | | | |
| First Floor | 3 | | 1 | 1 | | 5 | |
| Second Floor | 3 | | 1 | 1 | | 5 | |
| Total Bldg #1 | 6 | | 2 | 2 | | 10 | |
| | | | | | | | |
| BLDG #2 | | | | | | | |
| First Floor | 16 | | 1 | | | 17 | |
| Second Floor | 16 | | 1 | | | 17 | |
| Third Floor | 6 | | 3 | 3 | | 12 | |
| Total Bldg #2 | 38 | | 5 | 3 | | 46 | |
| | | | | | | | |
| BLDG #3 | | | | | | | |
| First Floor | 25 | | 2 | | | 27 | |
| Second Floor | 25 | | 2 | | | 27 | |
| Third Floor | 1 | | 8 | 9 | 2 | 20 | |
| Total Bldg #3 | 51 | | 12 | 9 | | 74 | |
| | | | | | | | |
| Total Units All Buildings | 95 | | 19 | 14 | 2 | 130 | |

| Parking Count | | | | | | | |
|---|---|---|---|---|---|---|---|
| Retail Spaces = 1554 sf/200sf | x 1.25 = parking spaces | | x 1.5 = parking spaces | | 1 x 2 = 2 parking spaces | Total apartment parking spaces required | Total Provided |
| B (shared) | 118.75 | | 28.5 | | 32 | 180 | 160 |

**Bicycle Parking**

12 Bicycle Parking Spaces Required

16 Bicycle Parking Spaces Provided

**Agua Fria Site Data**

| | |
|---|---|
| PROPOSED ZONING: | C2 |
| LOT SIZE: | 4.1194 ACRES (179,445.2635 SQ. FT.) |
| LOT COVERAGE | REQUIRED 60% MAXIMUM<br>PROVIDED 35% |
| OPEN SPACE | REQUIRED: 20%<br>PROVIDED: COMMON OPEN SPACE = 32,030 SF<br>PRIVATE OPEN SPACE = 19,159 SF<br>TOTAL OPEN SPACE = 51,189 SF (29%) |
| BUILDING HEIGHT: | C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'<br>MAXIMUM PROPOSED BUILDING HEIGHT: 45' |

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| NO. | REVISION/SUBMISSIONS | DATE |
|---|---|---|

STAMP

PROJECT TITLE

# AGUA FRIA DEVELOPMENT

2768 AGUA FRIA
SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY HR DATE 03/20/25

DRAWN BY HR DATE 03/20/25

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2

# Surrounding Business Map

## 2768 Agua Fria





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