

FOR SALE



# AIRPORT RD INDUSTRIAL LAND WITH HIGHWAY FRONTAGE

17 PASEO DE RIVER, SANTA FE, NM 87505



## SITE

17 PASEO DE RIVER  
LAND: 2.5 ACRES±  
ZONING: I-1

REA | REAL ESTATE ADVISORS

901 Rio Grande Blvd NW #D224  
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, CCIM, SIOR

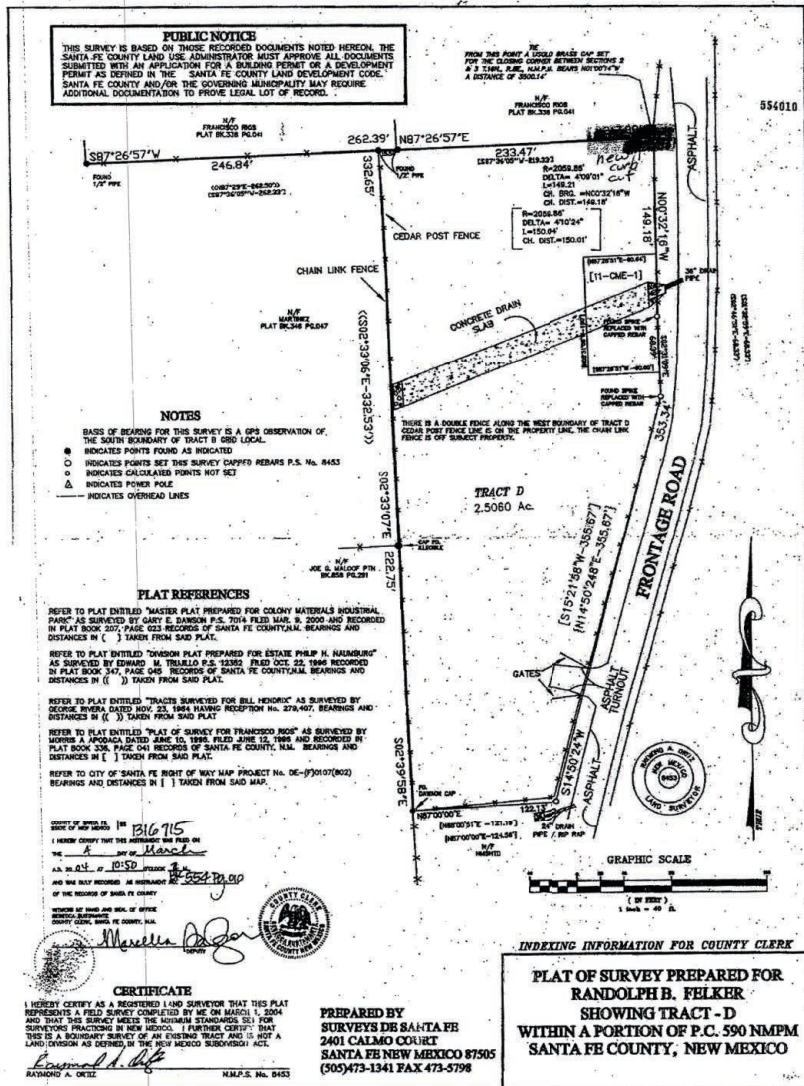
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## PROPERTY HIGHLIGHTS

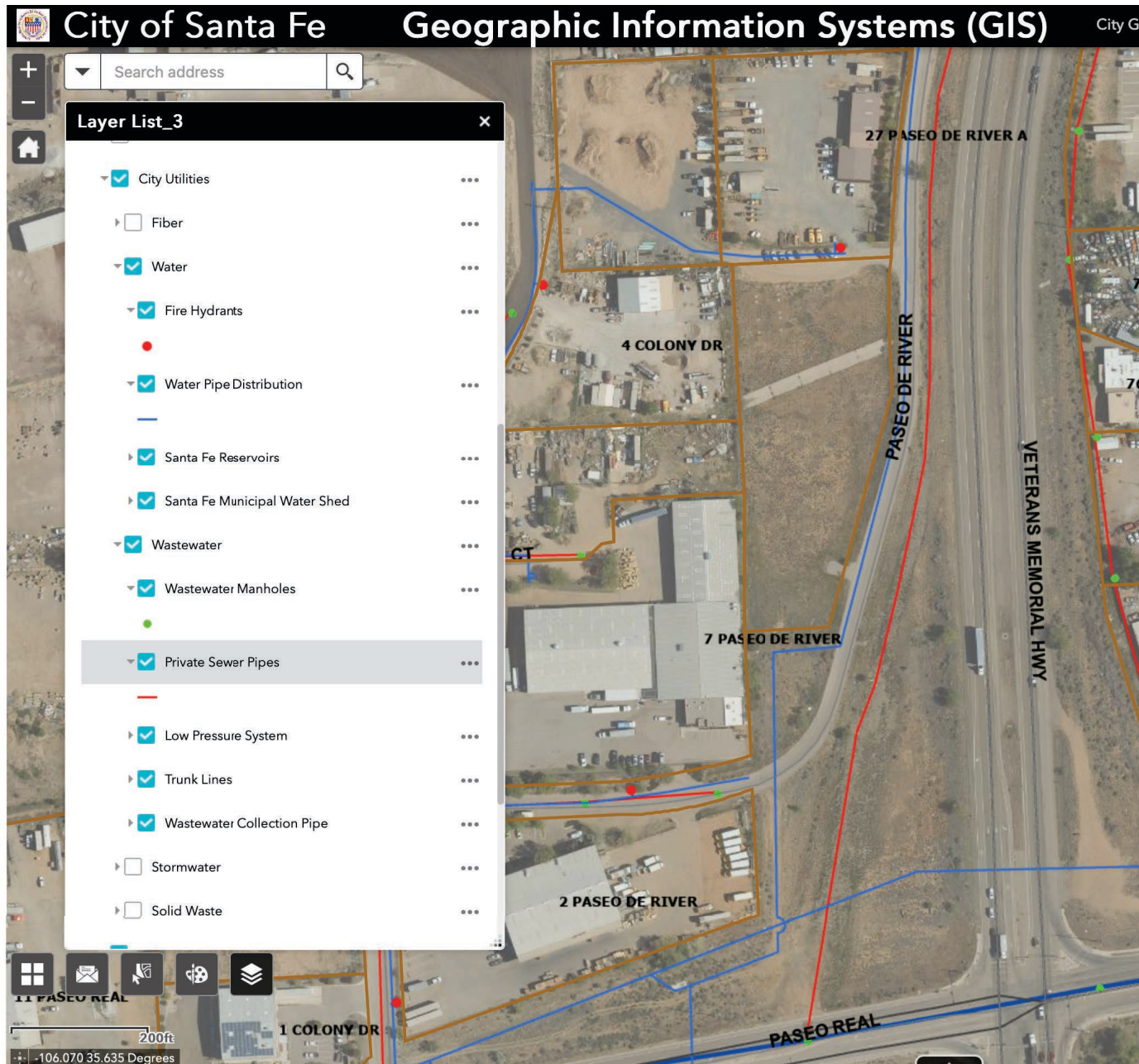
- \$1,090,000 (\$10.00/sf) for 2.5± acre gently sloping site
- Great visibility from Airport Road and 599 Bypass. Access from Airport Road and Paseo de River frontage road.
- I-1 zoning allows for commercial uses including industrial, storage, heavy equipment, automotive, warehouse, construction materials, contractors, trades, educational, religious, mixed use and more. Subject to Scenic Highway Corridor rules/setbacks and easements.
- Not subject to business park covenants/restrictions.
- Access to city water, city sewer and public electric service.
- Lot split is possible to create 2 lots subject to approval by the City and County. North lot would have access from Paseo de River and the north driveway via existing 38 ft wide access and utility easement. South lot would have access from the Paseo de River via the existing 24 ft wide paved turnout.











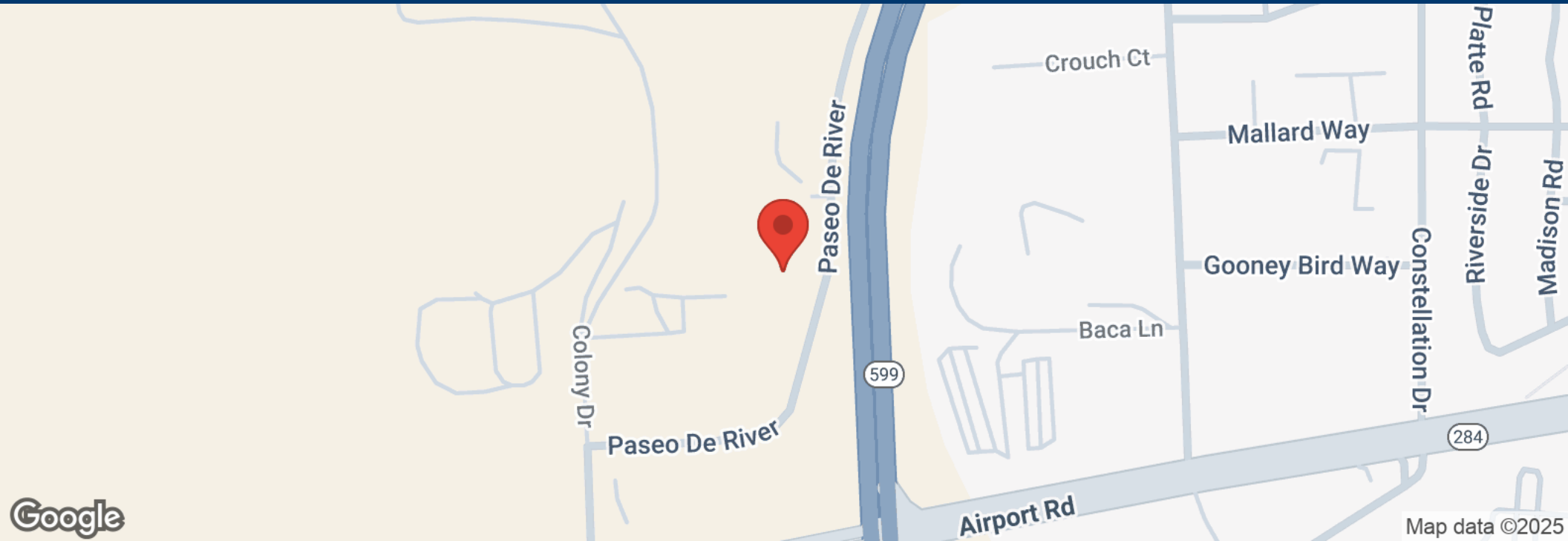












# SANTA FE

## 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 LANL’s 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







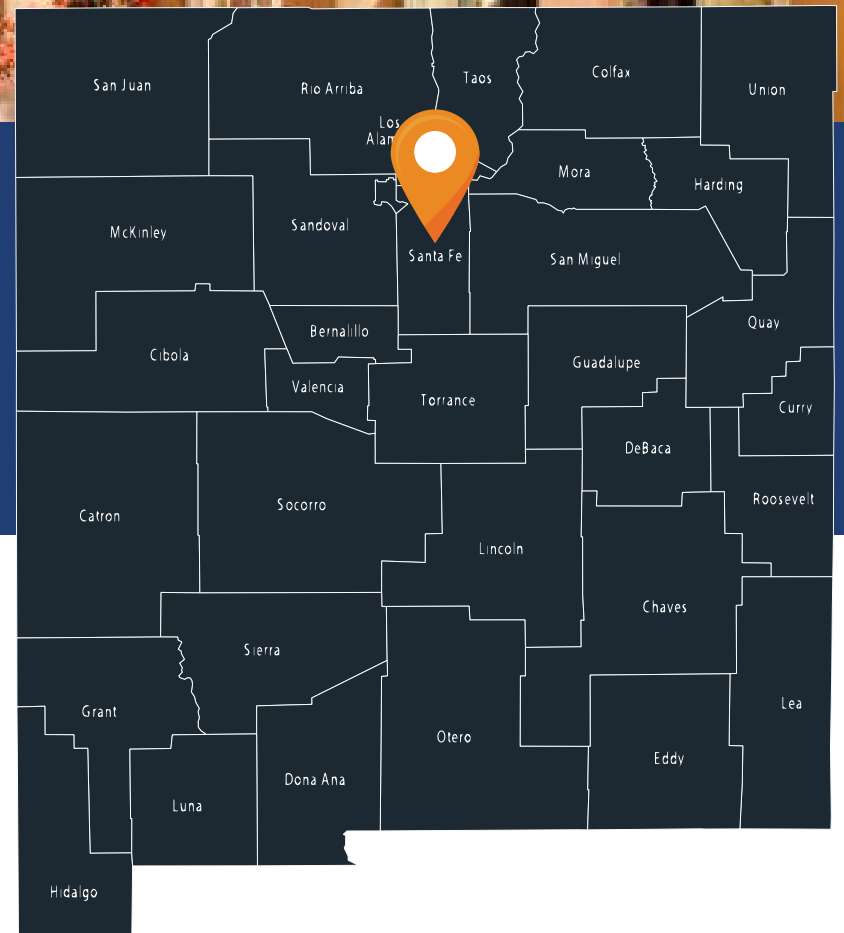
## TOP 10 EMPLOYERS

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

## 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





**Tai Bixby, SIOR, CCIM**

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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.