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FOR SALE

NNN Investment on High Traffic Intersection

820 Mercer St. & 905 S St. Francis Dr. Santa Fe, NM 87505

AVAILABLE	SALE PRICE	CAP RATE	ZONING
Building: ±4,479 SF | Land: ±0.35 Ac.	$1,100,000	6.98% (Proforma)	BCD | Business Capital District

GARSA GROUP
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

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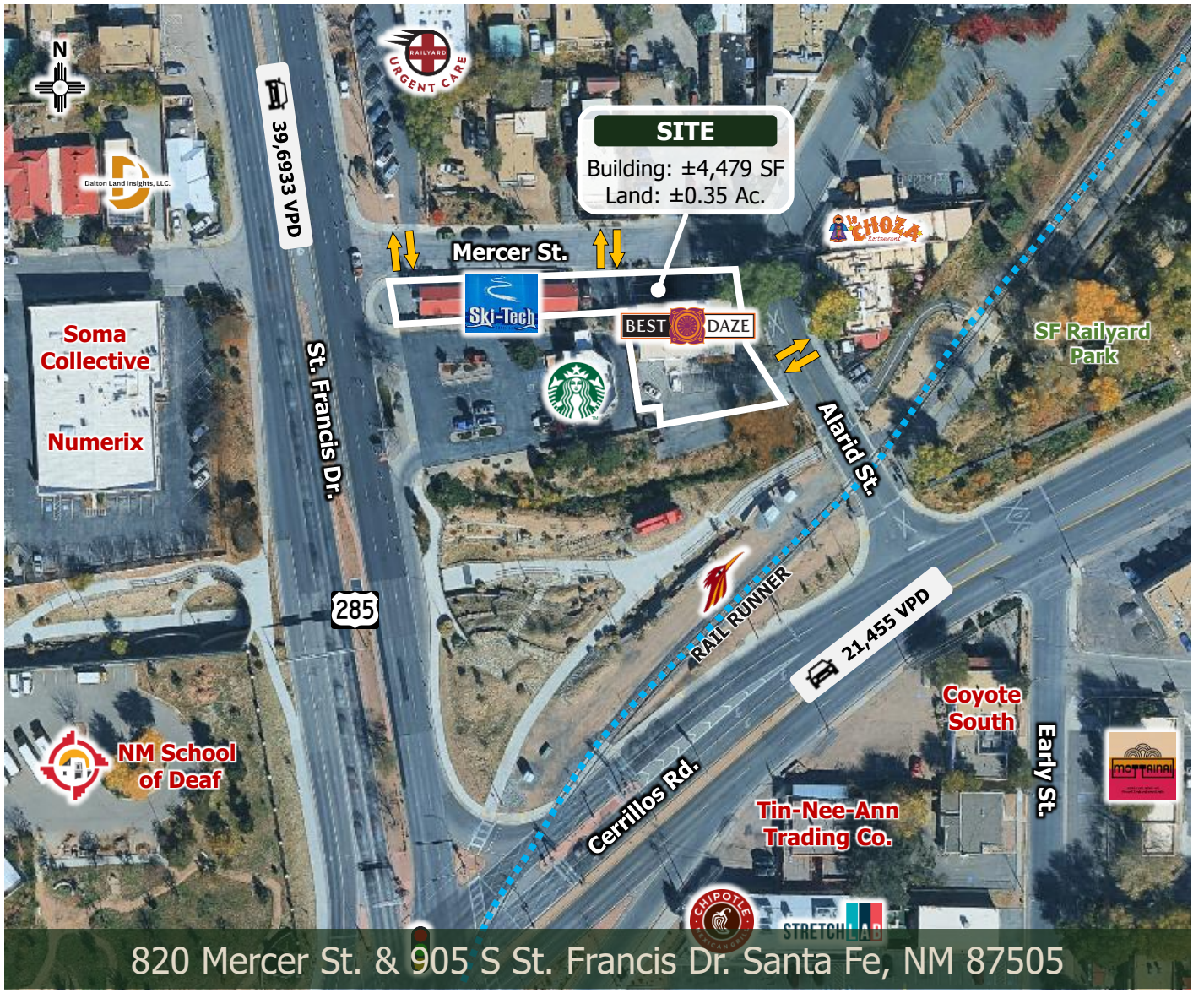

AVAILABLE
Building: ±4,479 SF
Land: ±0.35 Ac.

SALE PRICE
$1,100,000

CAP RATE
6.98% (Proforma)

ZONING
BCD | Business Capital District

HIGHLIGHTS
- Fully leased
- Two NNN leases in place
- Easy access through St. Francis Dr. & Cerrillos Rd.
- Versatile property for change of use (Subject to approvals)
- Adequate parking
- Close proximity to downtown and railyard district
- Excellent visibility
- Located in high traffic intersection

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MARKET AERIAL

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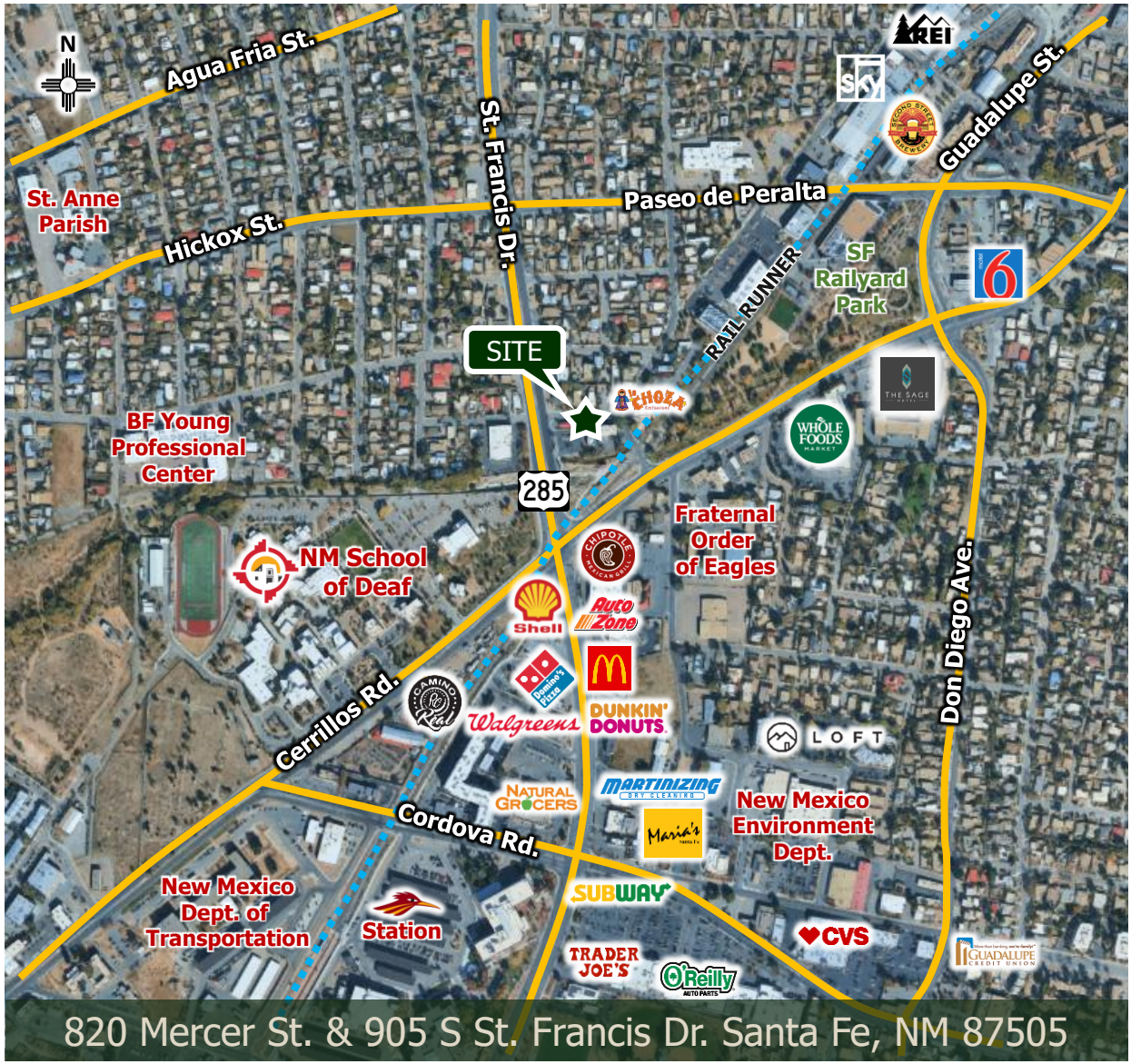



Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,006	46,947	77,708
Average HH Income	$117,923	$128,733	$131,876
Total Business	1,800	5,019	5,998
Total Employees	24,011	77,994	88,083

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PHOTOS

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