

FOR SALE & LEASE



MIXED USE INDUSTRIAL BUILDING NEAR SILER RD.

2891 COOKS ROAD, SANTA FE, NM 87507



FOR SALE \$1,450,000 (\$180/SF) FOR LEASE \$10,000/MO

REA | REAL ESTATE ADVISORS
901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, CCIM, SIOR
Director
office: (505) 539-3205
cell: (505) 577-3524
tai@tba.team
40315, New Mexico

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SITE MAP - 8,100± SF BUILDING ON 0.4 ACRES

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PROPERTY SUMMARY

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Property Summary

For Sale Price:	\$1,650,000
Building SF:	8,100 sf±
Occupancy:	Vacant
Lot Size:	0.4 Acres ±
Parking:	40 ±
Year Built:	1993
Year Renovated:	2021

Lease Offering Terms

Whole building (8,100 sf ±)	\$10,000/MO (\$15/SF/YR)
Ground floor flex industrial space (4,000 sf±)	\$4,000/MO rent
2nd floor office space (4,000 sf±)	\$6,000/MO rent
Minimum Lease Term:	5 years with 3% Annual Increase
Uses:	Uses must comply with all laws
Guaranty:	Personal guaranty of principals

Property Overview

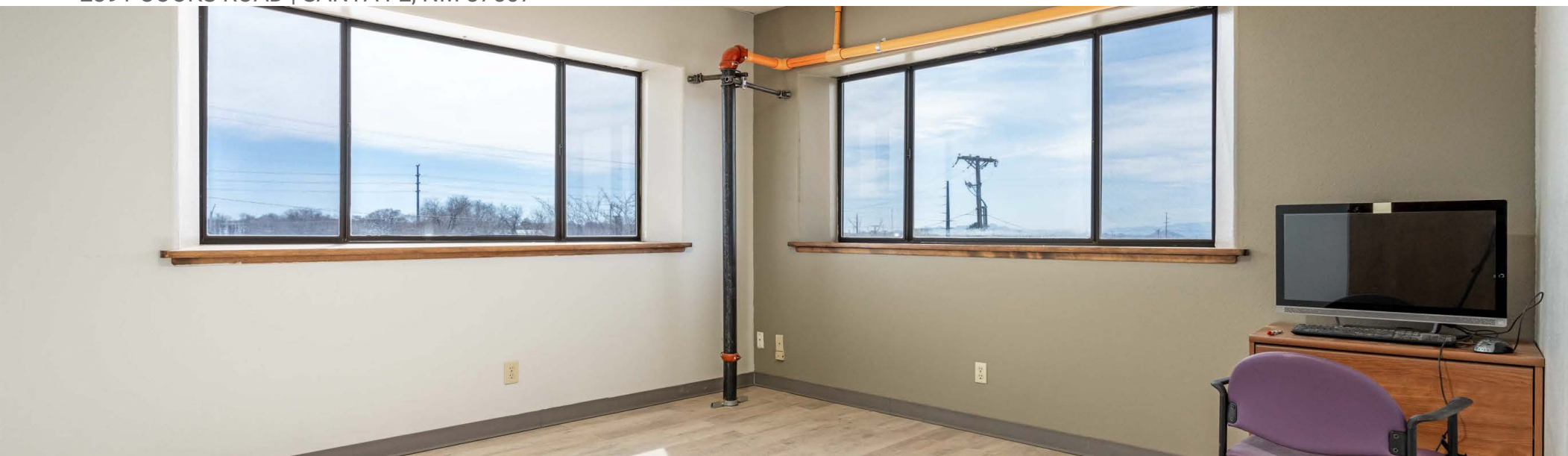
2891 Cooks Rd is an 8,100± SF building on 0.4± acres with its own driveway entrance. Also offered for lease. Centrally located in the Cook Industrial Subdivision in the Siler Road industrial corridor next to Dahl Plumbing and the former Nambe foundry. Building is an 8,100sf two-story steel building built in 1993 and renovated in 2021. Ground floor has large workshops, offices, and storage space. Upstairs consists of offices with views of the mountains. Building was recently renovated with fire sprinklers, secure roll up doors, mini split HVAC units, air exchanger, workshops, and Santa Fe style front offices. High end security/camera system available for sale separately. I-2 Industrial Zoning allows for use as office, industrial, manufacturing, automotive, contractors, trades, indoor/outdoor self-storage, construction materials, vehicle/fleet parking, food service, residential, religious, educational, and more. Utilities: Served by heavy electric, NM Gas Company and city water/sewer. Owner is a New Mexico Real Estate Licensee.

Location Overview

The Siler Road area is Santa Fe's commercial and industrial hub. Home to businesses such as city and county government, warehouses, building supplies, bottling/packing, Moew Wolf, Dahl Plumbing, Homewise, breweries and more. This neighborhood features a number of commercial, arts, automotive and metal recycling activities.

PROPERTY PHOTOS

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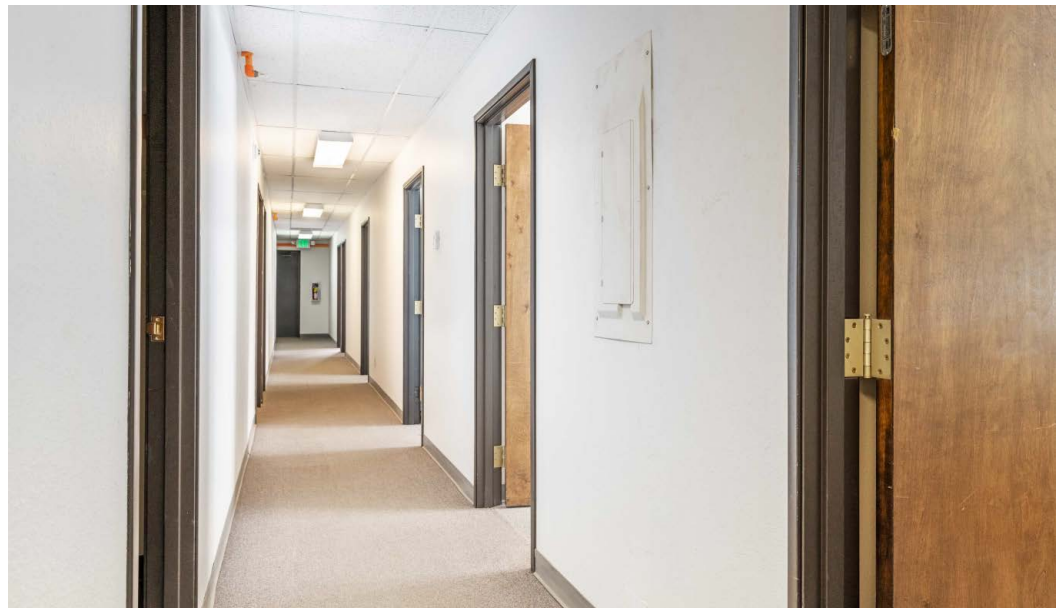
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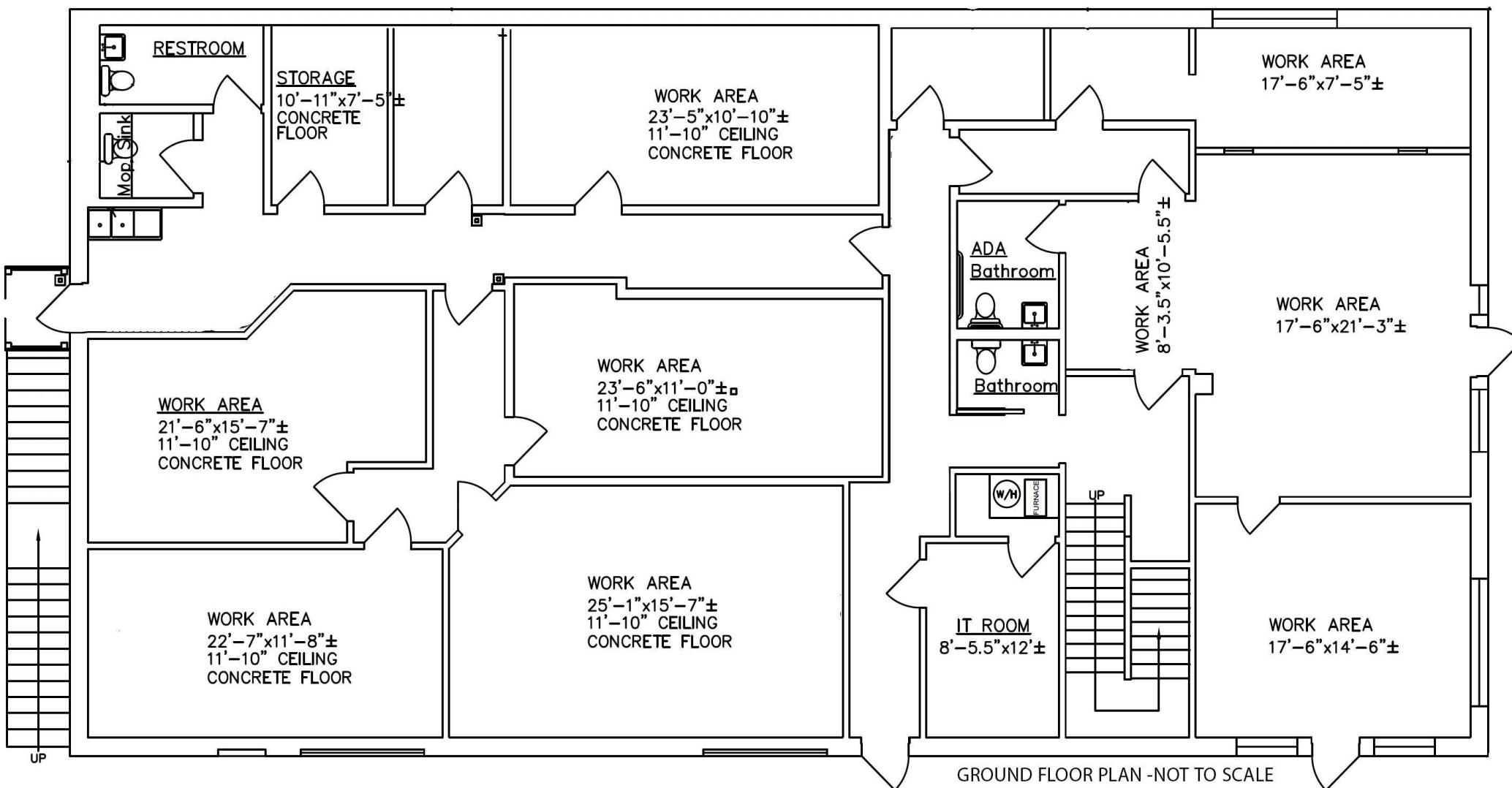
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GROUND FLOOR PLAN 45 FT. X 90 FT. BUILDING FOOT PRINT

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SECOND FLOOR PLAN

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SECOND FLOORPLAN - NOT TO SCALE

[illegible]

AERIAL VICINITY

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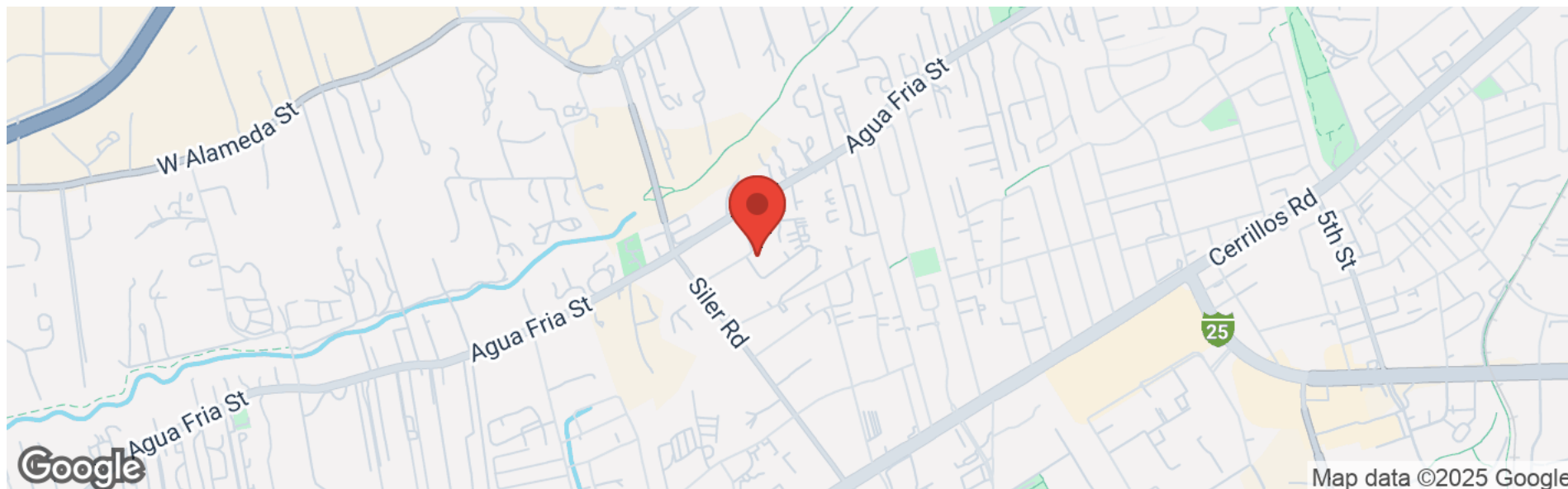
BUSINESS MAP

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LOCATION MAPS

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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





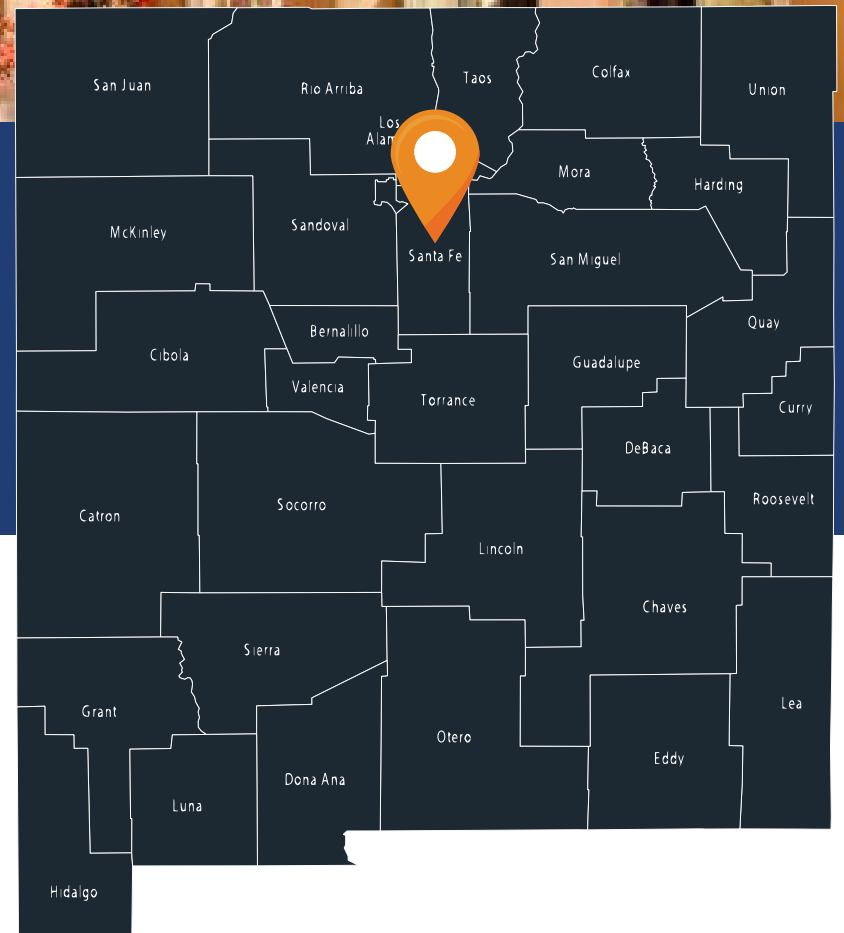
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 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

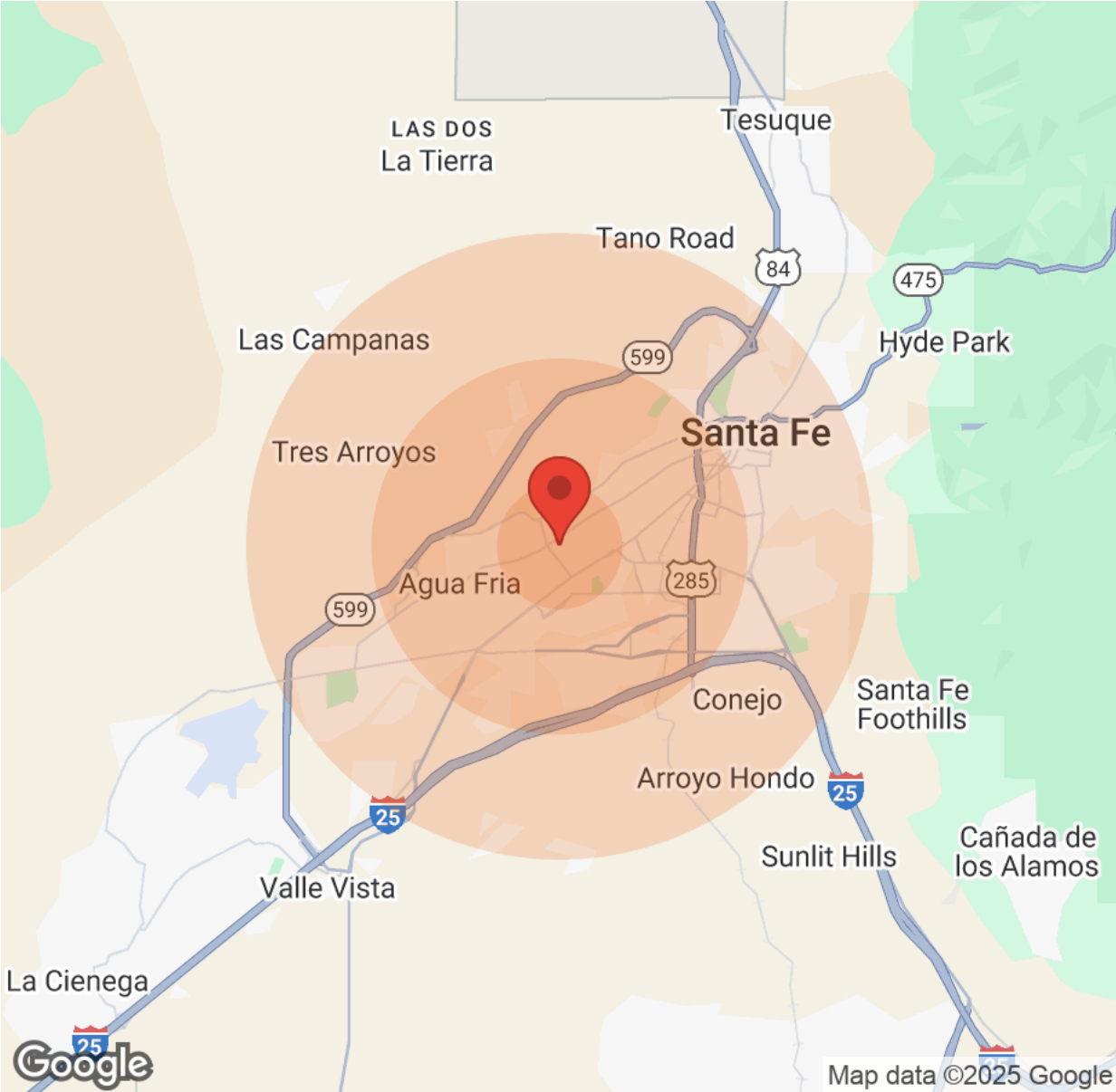
Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

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



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,968	25,929	42,078
Female	2,977	27,333	44,827
Total Population	5,945	53,262	86,905
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,013	8,587	14,298
Ages 15-24	730	5,908	9,936
Ages 25-54	2,421	20,840	33,249
Ages 55-64	827	7,771	12,303
Ages 65+	954	10,156	17,119
Race	1 Mile	3 Miles	5 Miles
White	4,569	41,660	68,169
Black	30	185	261
Am In/AK Nat	35	409	621
Hawaiian	1	1	1
Hispanic	3,768	31,171	48,870
Multi-Racial	2,580	21,640	34,876
Income	1 Mile	3 Miles	5 Miles
Median	\$43,726	\$48,210	\$50,785
< \$15,000	343	4,167	5,449
\$15,000-\$24,999	303	3,105	4,851
\$25,000-\$34,999	521	2,571	3,930
\$35,000-\$49,999	366	3,300	5,514
\$50,000-\$74,999	502	4,545	7,361
\$75,000-\$99,999	191	2,477	4,341
\$100,000-\$149,999	184	2,563	4,237
\$150,000-\$199,999	10	547	1,143
> \$200,000	68	607	1,355
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,622	25,788	42,584
Occupied	2,417	23,472	37,475
Owner Occupied	1,587	13,793	23,001
Renter Occupied	830	9,679	14,474
Vacant	205	2,316	5,109

PROFESSIONAL BIO

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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)

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2891 COOKS ROAD

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