

COMMERCIAL FOR SALE



FLEX COMMERCIAL BUILDING IN THE AIRPORT BUSINESS PARK

7510 MALLARD WAY, SANTA FE, NM 87501



FOR SALE \$2,275,000 | \$207/SF | 10,969 SF± | 0.781 AC±

REA | REAL ESTATE ADVISORS

901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, SIOR, CCIM, CCIM, SIOR

Director

office: (505) 577-3524

cell: (505) 577-3524

tai@tba.team

40315, 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



Price: \$2,275,000

Price Per SF: \$207/SF

Building SF: 10,969 SF ±

Lot Size: 0.781 AC ±

Zoning: I-1 Zoning



Property Description

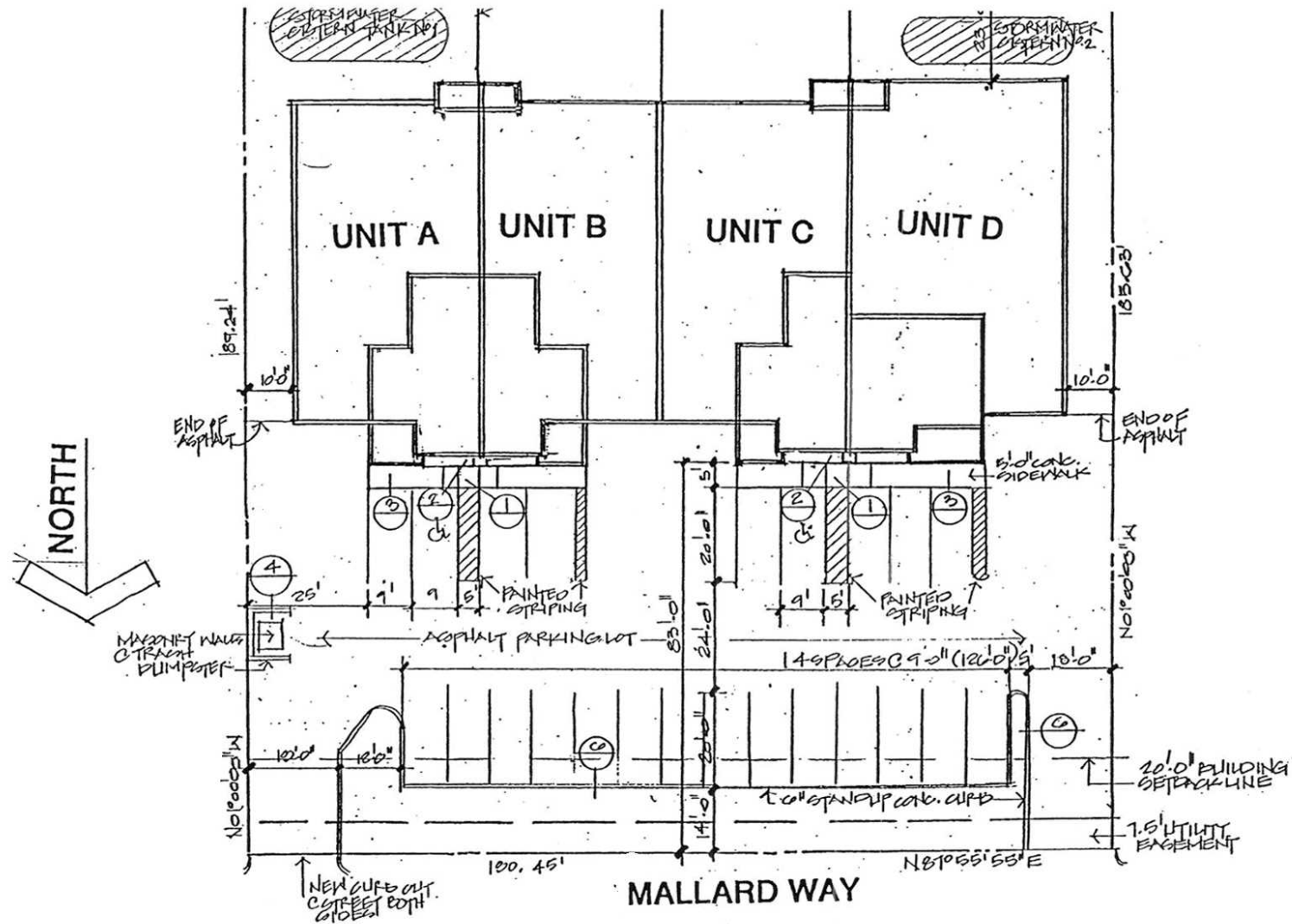
Flex Commercial Building in the Airport Business Park



PROPERTY DESCRIPTION

- Flex commercial building with many possible configurations. 4 internal units each with an 8' x 8' roll up door, an office, bathroom, warehouse space with high ceilings and security shutters. Currently each space is interconnected.
- Suitable for use by an owner-user or as a multitenant investment property. Existing tenants can stay to occupy approximately 25% of the space.
- Fully fenced site with paved parking and 23 paved parking spaces.
- City of Santa Fe I-1 Zoning allows for many uses including industrial, storage, automotive, warehouse, construction trades, cabinet shop, office, pet grooming, kennel, educational, religious, and more.
- Located near the intersection of Airport Road and 599 with convenient access to I-25 and Albuquerque and Los Alamos. Nearby businesses include luxury car storage, Tractor Supply, the Santa Fe Airport and a future Franks Supply.
- Utilities include heavy electrical service, 3 phase, 1,600 amps; city water/sewer; and natural gas.
- Property is in the Airport Business Park which ensures an attractive neighborhood via the application of covenants and restrictions regulating architecture, landscaping, fencing, noise, odors, and certain uses.
- Seller will lease back Suite A for 5 years at market rents with an option to terminate the lease after 1 year (2,559sf lease back + 8,410/sf Vacant).
- Building is equipped with air conditioning, climate control, humidity control, plumbing for industrial gasses, heating, and floor drains. Ceilings are lined with uni-strut allowing for easy installation of lighting & other utilities.

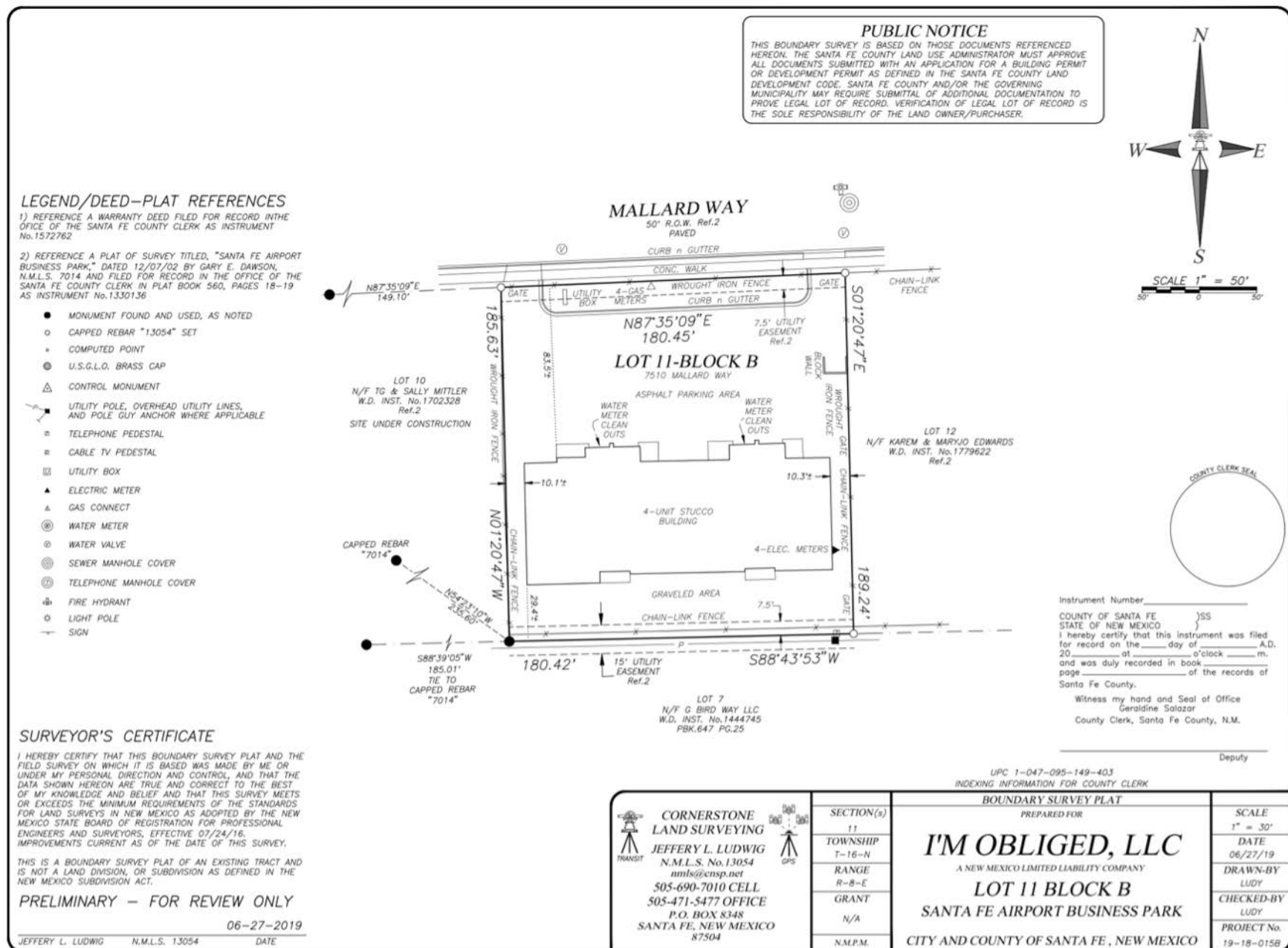
Flex Commercial Building in the Airport Business Park



UNIT SIZE PER USAGE:			
UNIT	OFFICE	WAREHOUSE	TOTAL
A	C704.F.	10094.F.	25594.F
B	C704.F.	10094.F.	25594.F
C	C704.F.	10094.F.	25594.F
D	7805.F.	25124.F	32929.F
TOTAL			10,9649.F.

LEGAL DESCRIPTION:

7510 MALLARD WAY.
LOT 11
SANTA FE AIRPORT BUSINESS PARK
SANTA FE COUNTY, N.M.



Property Photos

Flex Commercial Building in the Airport Business Park



Property Photos

Flex Commercial Building in the Airport Business Park



Property Photos

Flex Commercial Building in the Airport Business Park



Property Photos

Flex Commercial Building in the Airport Business Park



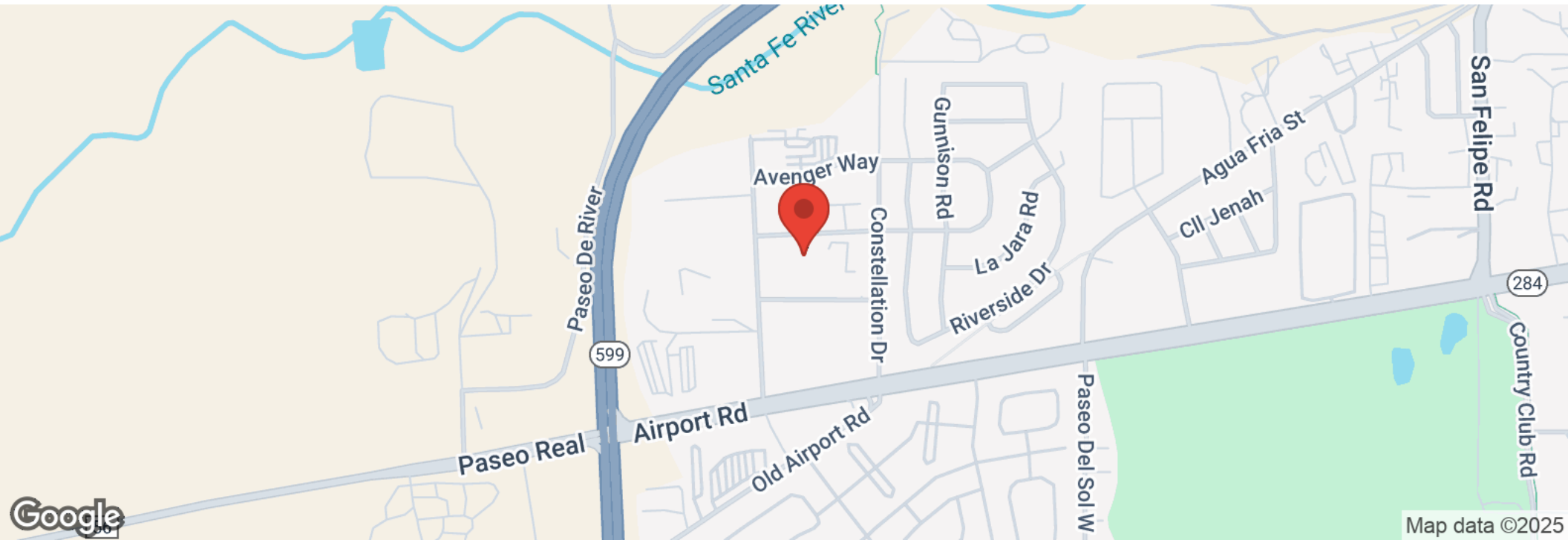
Property Photos

Flex Commercial Building in the Airport Business Park



Location Maps

Flex Commercial Building in the Airport Business Park



Vicinity Map

Flex Commercial Building in the Airport Business Park



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





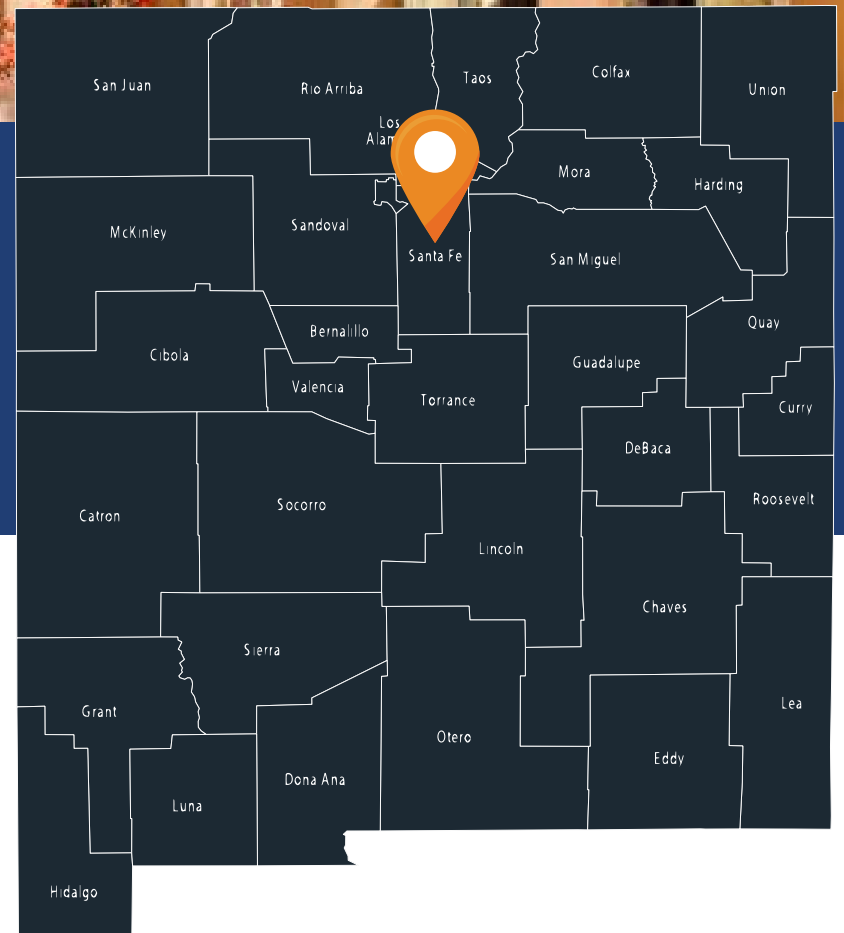
TOP 10 EMPLOYERS

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

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)