



SINGLE TENANT MEDICAL INVESTMENT

FOR SALE / 3600 RODEO LN, SANTA FE, NM 87507

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SALE PRICE: **\$ 1,426,154**

CAP RATE **6.50%**

NOI **\$92,700**

BUILDING SIZE **+/- 3,960 SF**

LAND SIZE **+/- 1.57 Acres**
(entire condo)

FEATURES

- 3.00% Annual Rent Escalations
- Single Tenant - SINGLE TENANT Medical
- 10 Year – Modified NNN (Minor Landlord Responsibilities)
- Multiple Locations throughout Southwest
- Located Near 2 Regional Hospitals



Absolute Investment Realty
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RITA CORDOVA ALFREDO BARRENECHEA
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rita@go-absolute.net alfredo@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative for the absolute NNN sale-leaseback of this attractive medical office building located on Rodeo Rd, in the heart of Santa Fe, NM. Nestled in the Sangre-DeCristo mountains, Santa Fe is the state capital, and the premier destination for vacationers and art and southwestern jewelry buyers, making it one of the highest barrier to entry markets in the United States.

This property is located 3 miles from Northern New Mexico's newest and largest regional medical center, Presbyterian Santa Fe Medical Center and 4.3 miles from Northern New Mexico's 2nd largest regional medical center, Cristus St. Vincent Regional Medical Center.

The Property is a stand-alone building that is part of a professional office & medical office condominium association in a very desirable area of Santa Fe. The immediate trade area includes Santa Fe's largest regional mall and power center, both less than 0.25 mi away, and Sam's Club, located directly across the street.



VIEW WEBSITE >



VIDEO >

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PROPERTY SUMMARY

PROPERTY ADDRESS	3600 RODEO LN, SANTA FE, NM 87507
PROPERTY DESCRIPTION	Single Tenant Not-Leased Medical
PROPERTY SIZE	+/- 1.57 Acres
TOTAL BUILDING SIZE	+/- 3,960 SF
ACCESS	Access from Rodeo Rd
VISIBILITY	Visibility from Rodeo Rd
SIGNAGE	Building mounted sign and free-standing sign

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the SALE or purchase of this property and should not be distributed otherwise.

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INVESTMENT SUMMARY



The property is a single-tenant SINGLE TENANT property. Allevio Care operating as Foot & Ankle Specialists is responsible for all expenses, repair & maintenance of the property other than roof & structure.

The Tenant/Guarantor is Allevio Care, a large, private medical owner group specializing in Podiatry at this location (See About Tenant for more details).

Tenant has been in this location since October 2017 and recently executed a new 10-year lease that commenced January 1, 2025. The lease has 3.00% annual rent escalations.

The owner has multiple other locations available for sale in Eugene Oregon and Throughout New Mexico, inquire with Broker for more information.

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LEASE & FINANCIAL INFORMATION

TENANT	Allevio Care, LLC
TRADE NAME	Foot & Ankle Specialists
NOI	\$92,700.00
LEASE TYPE	Modified NNN (Minor LL Responsibilities)
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE TERM	10 years
RENT COMMENCEMENT	January 1, 2025
RENTAL INCREASES	3.00% Annual
TENANCY	Single
GUARANTY	Corporate

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ABOUT THE TENANT

Foot and Ankle Specialists was founded by Dr Ryan Anderson in Bountiful, UT in 2003. By focusing on great patient care, offering innovative services, and partnering with the best trained foot surgeons, it grew to 22 clinics and 32 providers in 2025. An opportunity to partner with private equity backed management services platform provider, Allevio, was consummated in early 2025.

Allevio Care is a medical management services provider specializing in lower extremities. Allevio brings management experience, leadership, and capital to allow the group to continue to grow through partnering with other successful physicians and the ability to make them more successful through adding more cutting edge services.

Allevio has now grown to over 80 providers and is present in 7 states. Headquarters is in Murray, UT. The goal is to revolutionize foot and ankle care while continuing to offer best in class care in this specialty. Allevio is on track to meet it's 5 year goal of being the nation's largest podiatry group.

Operator: <https://myfootandanklespecialistnm.com>

Tenant: <https://alleviocare.com>



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TENANT INFORMATION

TENANT

Allevio Care, LLC

OPERATOR at THIS LOCATION

Foot & Ankle Specialists, Founded and Operated by Ryan K. Anderson DPM PC SBA

AREAS OF SPECIALTY

Allevio Care: Lower Extremities, Primarily Podiatry, pain medicine, vascular services.
This Location: Podiatry

YEARS IN BUSINESS

Foot & Ankle Specialists: 23 (Founded 2003)

YEARS AT THIS LOCATION

Since October 2017

STATES OPERATING

Allevio Care: 7 total.
Foot & Ankle Specialists: 4: Utah, Texas, Oregon, New Mexico

CLINICS OPERATED

Allevio Care: Approx. 40+ locations, 80+ providers
Foot & Ankle Specialists: 22 locations, 32 providers:
8 in Utah, 11 in New Mexico, 1 in Texas, 1 in Oregon.

SUPPORT FACILITIES

Foot & Ankle Specialists: 1 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

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RENT ROLL

	Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1		1/1/2025	12/31/2025	\$7,500	\$90,000	
	2		1/1/2026	12/31/2026	\$7,725	\$92,700	3.00%
	3		1/1/2027	12/31/2027	\$7,957	\$95,481	3.00%
	4		1/1/2028	12/31/2028	\$8,195	\$98,345	3.00%
	5		1/1/2029	12/31/2029	\$8,441	\$101,296	3.00%
	6		1/1/2030	12/31/2030	\$8,695	\$104,335	3.00%
	7		1/1/2031	12/31/2031	\$8,955	\$107,465	3.00%
	8		1/1/2032	12/31/2032	\$9,224	\$110,689	3.00%
	9		1/1/2033	12/31/2033	\$9,501	\$114,009	3.00%
	10		1/1/2034	12/31/2034	\$9,786	\$117,430	3.00%



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INTERIOR PHOTOS



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SITE CLOSE UP



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TRADE AREA



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

AVERAGE HOUSEHOLD INCOME



\$66k

ESTIMATED HOUSEHOLDS

5-Mile Radius
41,486

3-Mile Radius
24,618

1-Mile Radius
3,871

POPULATION



1-Mile Radius
9,028
Median Age
44.0



3-Mile Radius
57,413
Median Age
40.9

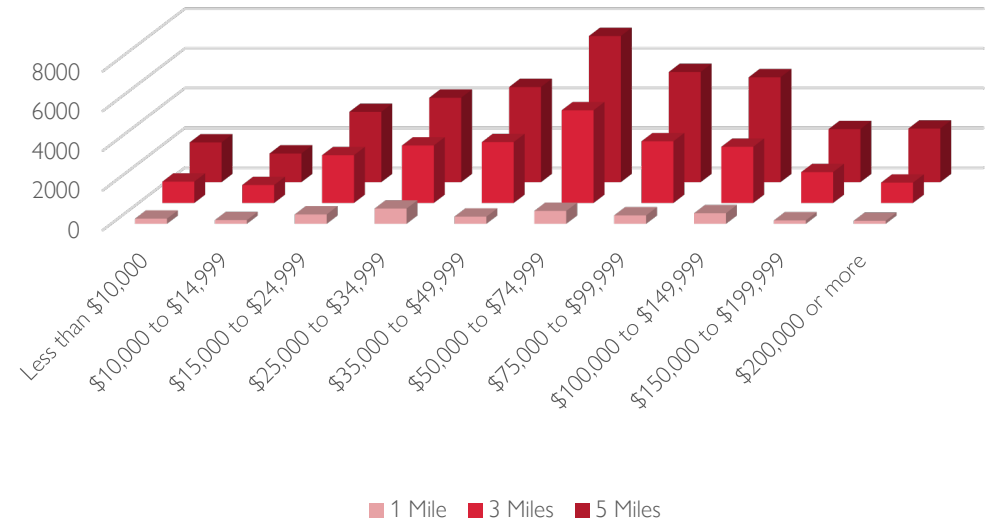


5-Mile Radius
91,214
Median Age
44.4

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Household Income



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SANTA FE, NM

A Blend of Culture, History, and Commercial Real Estate Opportunities

Santa Fe, the capital city of New Mexico, is a vibrant destination known for its rich history, diverse culture, and stunning landscapes. Founded in 1610, it's the oldest state capital in the United States and the third-oldest city in the country.

City Facts:

- Population: Approximately 84,000 residents as of 2021
- Elevation: 7,199 feet above sea level, making it the highest state capital
- Climate: Semi-arid with 300+ days of sunshine annually
- Known for: Adobe architecture, art galleries, and Native American culture

Commercial Real Estate Market:

- Office Space: Average lease rates around \$20-\$25 per square foot annually
- Retail Market: Strong demand in tourist areas, particularly the historic Plaza district
- Industrial Space: Limited inventory with growing demand, especially near major highways
- Hospitality Sector: Thriving market due to year-round tourism

Santa Fe's commercial real estate market benefits from the city's unique charm, thriving arts scene, and steady tourism. The blend of historic properties and modern developments offers diverse opportunities for investors and businesses in retail, office, and hospitality sectors.

SANTA FE MSA DEMOGRAPHICS



Population

89,646



Growth Since 2020

2.19%



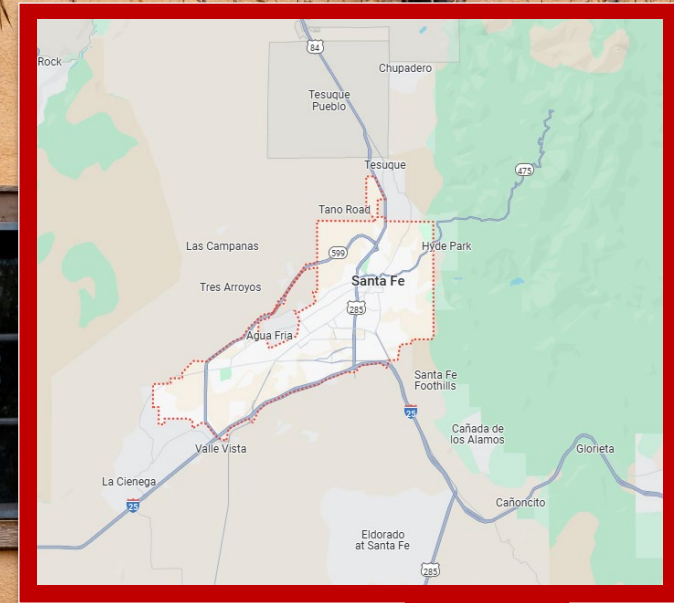
Median HH Income

\$37,084

2020 Estimates

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.



RITA CORDOVA Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or SALE investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



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