

SINGLE TENANT NET LEASED MEDICAL FACILITY

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



Allevio

Operating as



FOOT & ANKLE
SPECIALISTS

ABSOLUTE
Investment Realty

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SALE PRICE: \$1,500,000

CAP RATE: 6.00%

BUILDING SIZE +/- 3,960 SF

LAND SIZE* +/- 1.57 ACRES

FEATURES:


- Single Tenant - Net Leased Medical
- 10 Year Initial Term
- Term Commenced Jan 1, 2025
- Excellent Visibility
- Strong National Credit Tenant
- Tenant has Multiple Locations throughout Southwest
- Located Near 2 Large Hospitals
- Recently Renovated in 2022

* Total Parcel Size. Property is a condominium

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DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative for the NNN sale-leaseback of this attractive medical office building located in the heart of Santa Fe. This property is convenient to I-25 and near Santa Fe's 2 largest hospitals (Christos St. Vincent Regional Medical Center, Presbyterian Santa Fe Medical Center). This asset is an opportunity to own real estate in the prestigious and high-barrier to entry market of Santa Fe, NM.

New Lease Effective with Allevio Care, a nationwide. See Investment Summary and About the Tenant for more information.

[**ALLEVIO CARE WEBSITE >**](#)

[**VIEW FLYER WEBSITE >**](#)

[**DRONE VIDEO >**](#)

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PROPERTY INFORMATION

PROPERTY ADDRESS 3600 Rodeo Ln Unit A, Santa Fe, NM 87507

PROPERTY DESCRIPTION Medical

PROPERTY SIZE (+/-) 1.57 Acres
* Total Parcel Size. Property is a condominium

BUILDING SIZE (+/-) 3,960 SF

CONDOMINIUM ASSOCIATION The Property is part of an 8-unit condominium. Tenant pays all expenses & condo fees.

TENANCY Single (Tenant has Master Lease, but has right to sublet offices in the building).

LOCATION Santa Fe, New Mexico. Located near major medical facilities.

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 lease or purchase of this property and should not be distributed otherwise.



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INVESTMENT SUMMARY



The property a single-tenant net leased property. Allevio Care, operating as Foot & Ankle Specialists is the master tenant and is responsible for all expenses, repair & maintenance of the property. Foot and Ankle Specialists has been in this location since October 2017 and specializes in podiatry.

The property is located on Rodeo Drive on the south side of Santa Fe, near the city's 2 major hospitals. Net leased investment real estate is scarce in Santa Fe, making this the ideal opportunity for a savvy investor to acquire real estate in a highly desirable location.

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LEASE & FINANCIAL INFORMATION

TENANT	Ryan K. Anderson DPM PC dba Foot and Ankle Specialists
NOI	\$90,000
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM	10 years, Commencing January 1, 2025
RENTAL INCREASES	10% every 5 years
OPTION TERMS	2, 5-year Options
TENANCY	Single (Tenant may sublet offices at the building).
GUARANTY	Corporate

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ABOUT THE TENANT

Foot & Ankle Specialists, based in Bountiful UT, was recently acquired by Allevio Care, a healthcare management company with locations in Utah, Texas, and New Mexico. The operator of this clinic is Foot & Ankle Specialists, a podiatry specialist and foot & ankle surgeon with locations throughout Utah and New Mexico. Founded in 2003 by Dr. Ryan Anderson, Foot & Ankle Specialists has grown to 19 clinics, 2 vascular labs and one pathology lab.

Operator: <https://myfootandanklespecialistnm.com>

Tenant: <https://alleviocare.com>



TENANT INFORMATION

TENANT

Allevio Care, LLC

OPERATOR

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

AREAS OF SPECIALTY

Podiatry

YEARS IN BUSINESS

19+ (Founded 2003)

YEARS AT THIS LOCATION

8 – since 2017

STATES OPERATING

Utah, Texas, & New Mexico

CLINICS OPERATED

19 Total, 8 in Utah, 11 in New Mexico, 1 in Texas

SUPPORT FACILITIES

2 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

WEBSITES

www.footanklenm.com

CORPORATE HEADQUARTERS

596 West 750 South
Suite 300
Bountiful UT, 84010

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RENT SCHEDULE

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	1/1/2025	12/31/2025	\$7,500.00	\$90,000.00	
	2	1/1/2026	12/31/2026	\$7,725.00	\$92,700.00	3.00%
	3	1/1/2027	12/31/2027	\$7,956.75	\$95,481.00	3.00%
	4	1/1/2028	12/31/2028	\$8,195.45	\$98,345.43	3.00%
	5	1/1/2029	12/31/2029	\$8,441.32	\$101,295.79	3.00%
	6	1/1/2030	12/31/2030	\$8,694.56	\$104,334.67	3.00%
	7	1/1/2031	12/31/2031	\$8,955.39	\$107,464.71	3.00%
	8	1/1/2032	12/31/2032	\$9,224.05	\$110,688.65	3.00%
	9	1/1/2033	12/31/2033	\$9,500.78	\$114,009.31	3.00%
	10	1/1/2034	12/31/2034	\$9,785.80	\$117,429.59	3.00%
Option	11	1/1/2035	12/31/2035	\$10,079.37	\$120,952.47	3.00%
	12	1/1/2036	12/31/2036	\$10,381.75	\$124,581.05	3.00%
	13	1/1/2037	12/31/2037	\$10,693.21	\$128,318.48	3.00%
	14	1/1/2038	12/31/2038	\$11,014.00	\$132,168.03	3.00%
	15	1/1/2039	12/31/2039	\$11,344.42	\$136,133.08	3.00%
	16	1/1/2040	12/31/2040	\$11,684.76	\$140,217.07	3.00%
	17	1/1/2041	12/31/2041	\$12,035.30	\$144,423.58	3.00%
	18	1/1/2042	12/31/2042	\$12,396.36	\$148,756.29	3.00%
	19	1/1/2043	12/31/2043	\$12,768.25	\$153,218.98	3.00%
	20	1/1/2044	12/31/2044	\$13,151.30	\$157,815.54	3.00%
	21	1/1/2045	12/31/2045	\$13,545.83	\$162,550.01	3.00%
	22	1/1/2046	12/31/2046	\$13,952.21	\$167,426.51	3.00%
	23	1/1/2047	12/31/2047	\$14,370.78	\$172,449.31	3.00%
	24	1/1/2048	12/31/2048	\$14,801.90	\$177,622.79	3.00%
	25	1/1/2049	12/31/2049	\$15,245.96	\$182,951.47	3.00%



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EXTERIOR PROPERTY PHOTOS



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INTERIOR PROPERTY PHOTOS



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SANTA FE



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TRADE AREA



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SITE CLOSE UP



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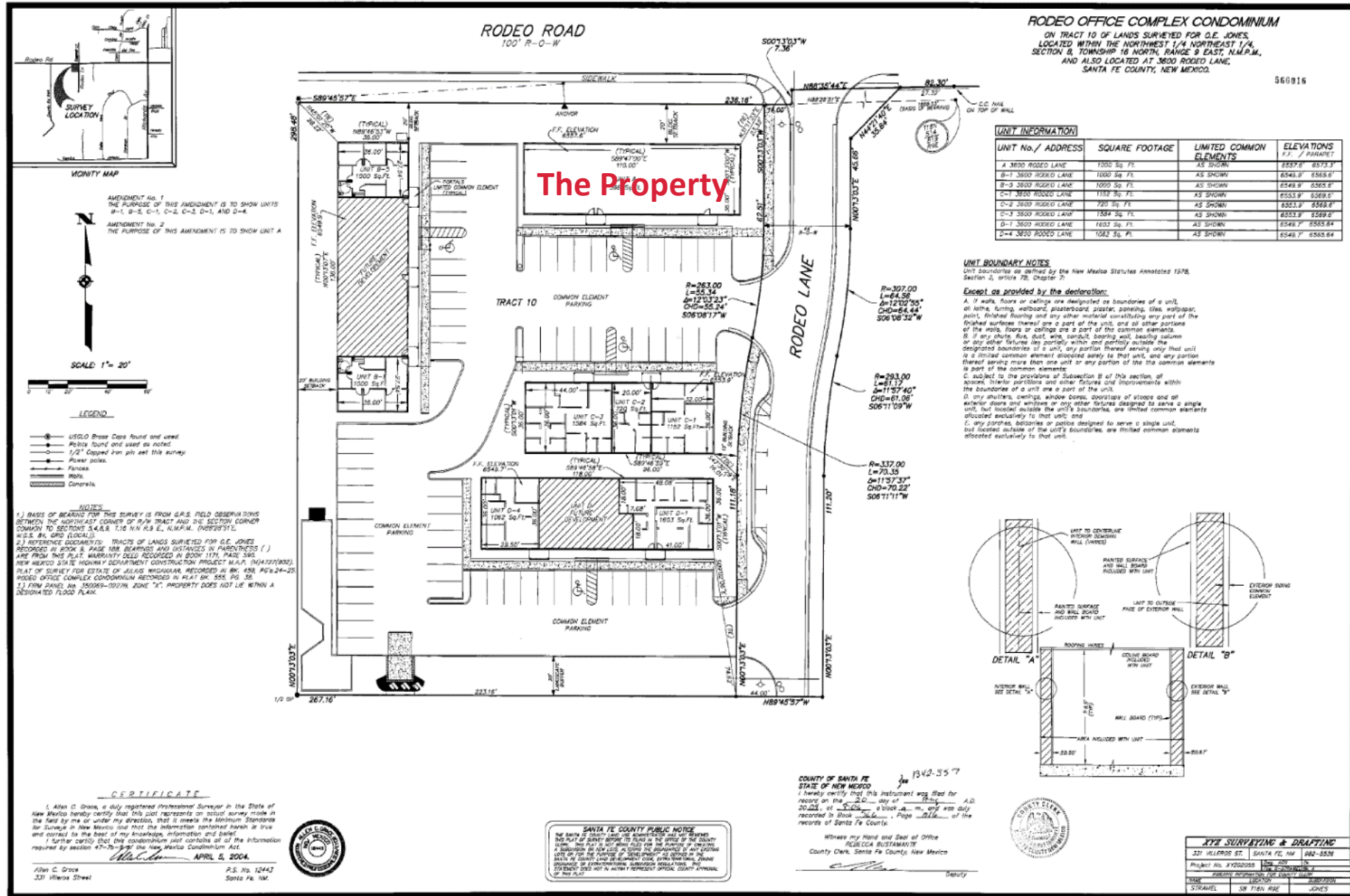
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SITE SURVEY



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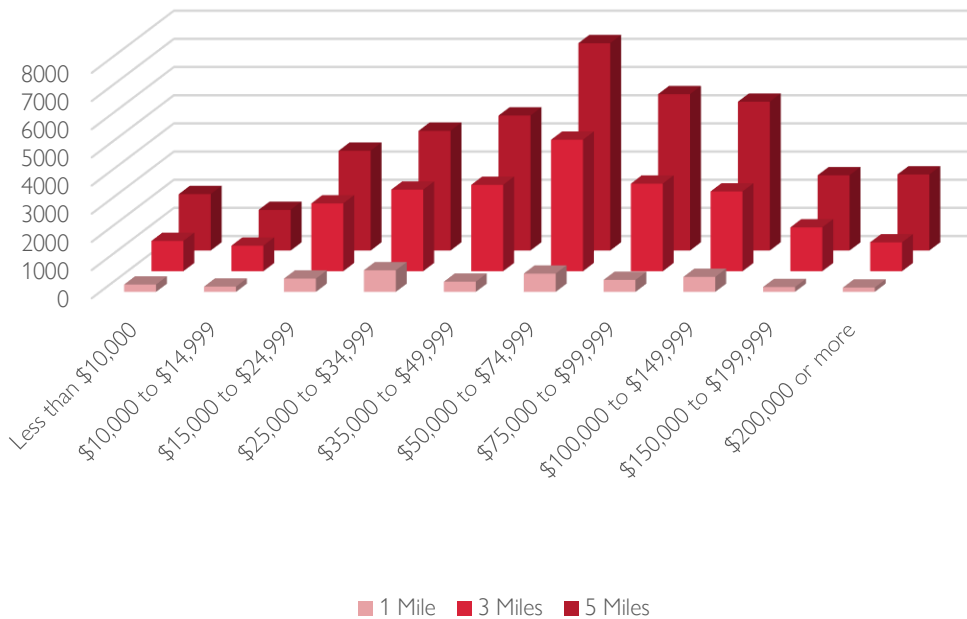
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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	9,028	\$54,575	44.0
3 Mi	57,413	\$61,104	40.9
5 Mi	91,214	\$66,901	44.4

TRAFFIC COUNTS

Rodeo Rd	18,025 VPD
Cerrillos Rd	33,704 VPD



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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

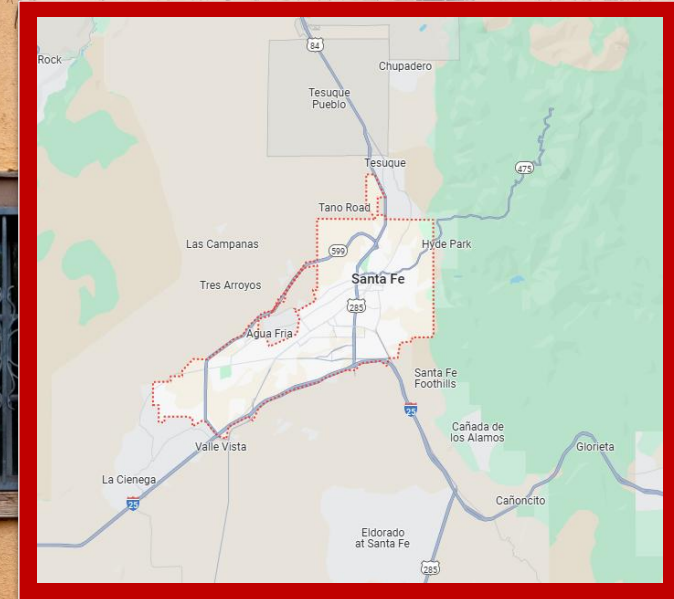
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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

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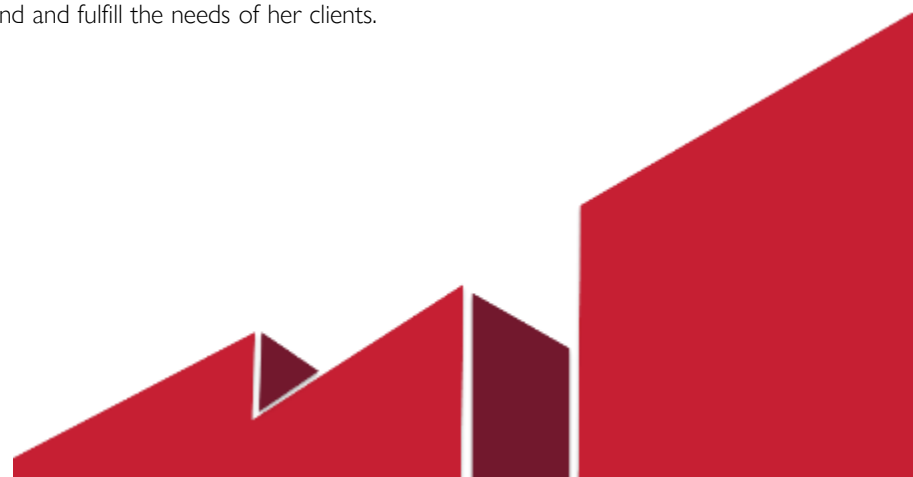
Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



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, insurance 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 advice 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 lease 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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