

Joel Cumplido
505.670.3328
joel@garsagroup.com

Jonathon Rivera
505.913.0957
jonathon@garsagroup.com

FOR SALE & LEASE

Restaurant/Retail Space in Downtown Santa Fe

223 & 225 Johnson St. Santa Fe, NM 87501

AVAILABLE

±1,300 - ±3,000 SF | Land: ±0.25 Ac.

SALE PRICE

\$1,950,000

LEASE RATE

\$30.00-32.00/SF + NN

ZONING

BCD | Business Capital District



PROPERTY OVERVIEW

Joel Cumplido
505.670.3328
joel@garsagroup.com

Jonathon Rivera
505.913.0957
jonathon@garsagroup.com



AVAILABLE

- Unit 223: ±1,700 SF – *Restaurant*
- Unit 225: ±1,300 SF – *Retail*
- Total: ±3,000 SF
- Land: ±0.25 Ac.

SALE PRICE

\$1,950,000

LEASE RATE

\$30.00 - 32.00/SF + NN

ZONING

BCD | Business Capital District

HIGHLIGHTS

- A hard-to-find restaurant opportunity
- FF&E included
- Fenced patio seating and bar area
- Front retail space available
- Desirable location in downtown
- Liquor license available separately
- 5 parking spaces – Extra space see advisor
- Surrounded by:
 - Museums
 - Hotels & vacation rentals
 - Galleries
 - Professional offices
 - Retail business

223 & 225 Johnson St. Santa Fe, NM 87501

SALE/LEASE Restaurant/Retail Space in Downtown Santa Fe



MARKET AERIAL

Joel Cumplido
505.670.3328
joel@garsagroup.com

Jonathon Rivera
505.913.0957
jonathon@garsagroup.com



223 & 225 Johnson St. Santa Fe, NM 87501



2025 Forecasted by ESRI

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,249	37,014	65,492
Average HH Income	\$122,586	\$129,429	\$126,738
Total Business	1,936	4,366	5,636
Total Employees	22,787	52,517	65,155

SALE/LEASE Restaurant/Retail Space in Downtown Santa Fe



FLOOR PLAN

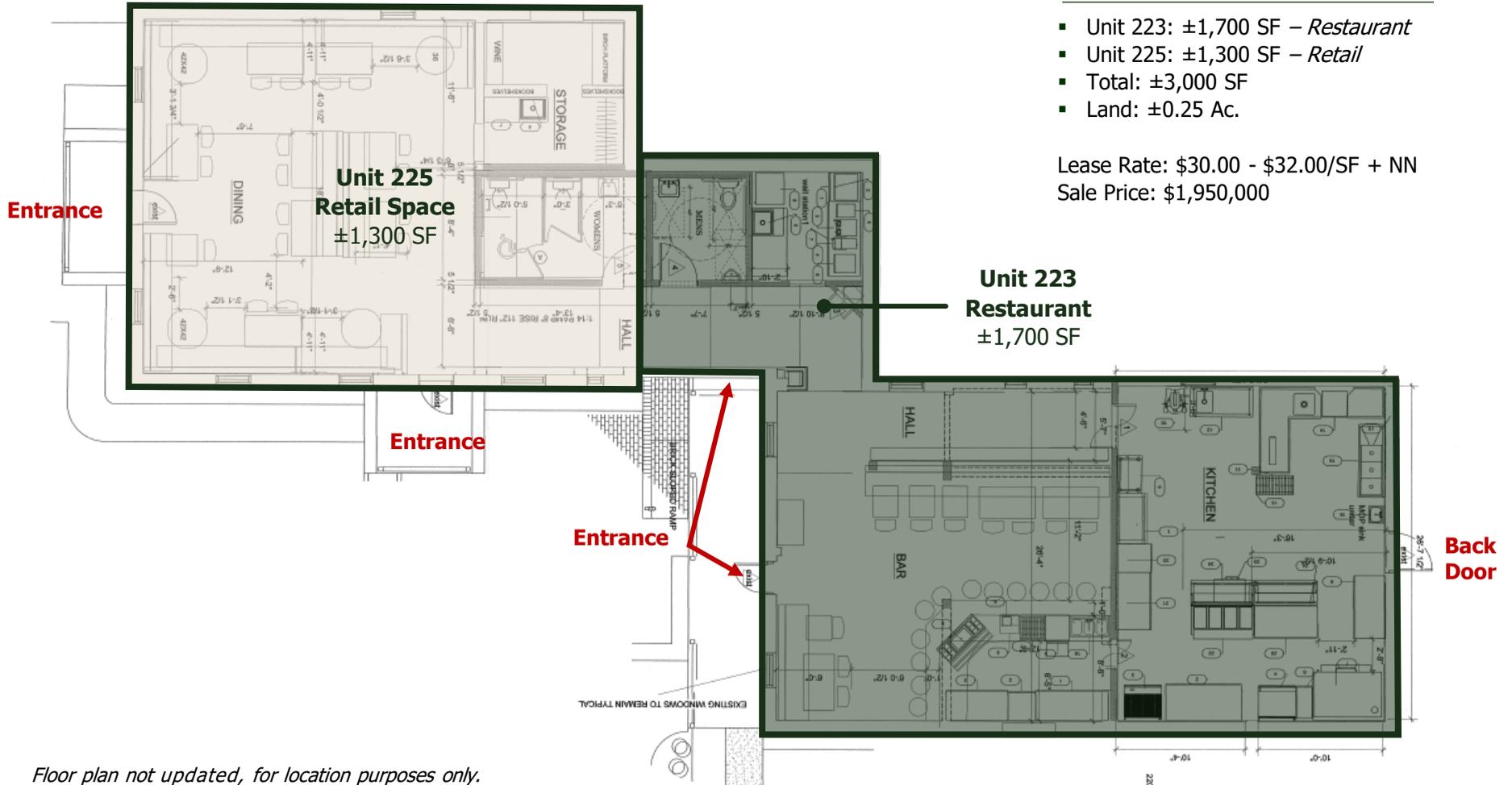
Joel Cumplido
505.670.3328
joel@garsagroup.com

Jonathon Rivera
505.913.0957
jonathon@garsagroup.com

AVAILABLE

- Unit 223: ±1,700 SF – *Restaurant*
- Unit 225: ±1,300 SF – *Retail*
- Total: ±3,000 SF
- Land: ±0.25 Ac.

Lease Rate: \$30.00 - \$32.00/SF + NN
Sale Price: \$1,950,000



223 & 225 Johnson St. Santa Fe, NM 87501

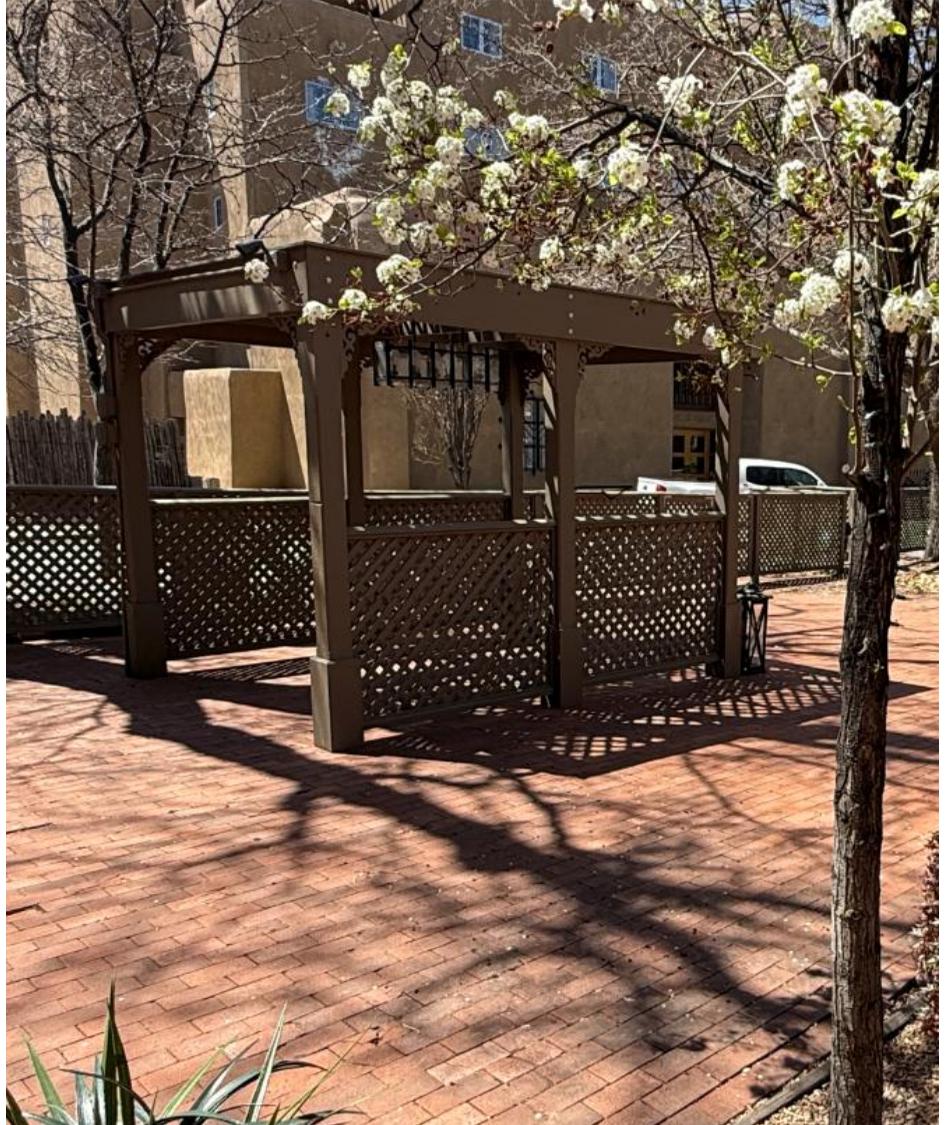
SALE/LEASE Restaurant/Retail Space in Downtown Santa Fe



PHOTOS

Joel Cumplido
505.670.3328
joel@garsagroup.com

Jonathon Rivera
505.913.0957
jonathon@garsagroup.com



The information contained in this flyer is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

505.473.3434
www.garsagroup.com
418 Cerrillos Rd. | Suite 11
Santa Fe, NM 87501

