

OFFICE / LAB / FLEX SPACE FOR SALE



124 SIRINGO ROAD

124 SIRINGO ROAD, SANTA FE, NM 87505



FOR SALE | \$1,700,000 (\$177/sf) | 9,592±SF on 0.9 AC LOT

REAR | REAL ESTATE ADVISORS

1227 Paseo de Peralta Santa Fe 87505
101 D Sun Ave NE Albuquerque, NM 87109

PRESENTED BY:

TAI BIXBY, CCIM, SIOR

Associate Broker
office: (505) 539-3205
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 SUMMARY

124 SIRINGO ROAD | SANTA FE, NM 87505



Property Summary

Price:	\$1,700,000
Building SF:	9,592
Price / SF:	\$177.23
Floors:	2
Lot Size:	0.90 Acres
Year Built:	1996
Parking:	54
Tenants/Units:	1
Type:	Office
Zoning:	C-1

Property Overview

A ±9,592 SF professional office and research facility located on ±0.90 acres along Siringo Road just east of St. Francis Drive with 54 parking spaces. This well-located property offers an excellent opportunity for an owner-user, research facility, medical office, or professional services firm seeking a central Santa Fe location with strong accessibility and abundant parking.

The two-story building was constructed in 1996 and includes a versatile floor plan with private offices, conference rooms, reception areas, laboratories, and collaborative workspace. The property also includes elevator access, a rooftop patio, and ample parking for employees and visitors.

Property offered for sale below \$1,800,000 appraisal, for sale “as-is” by prior lender who took the property back by foreclosure. C-1 Zoning allows for office, medical, dental, research, educational, religious and more. R&D tenant in place month to month.

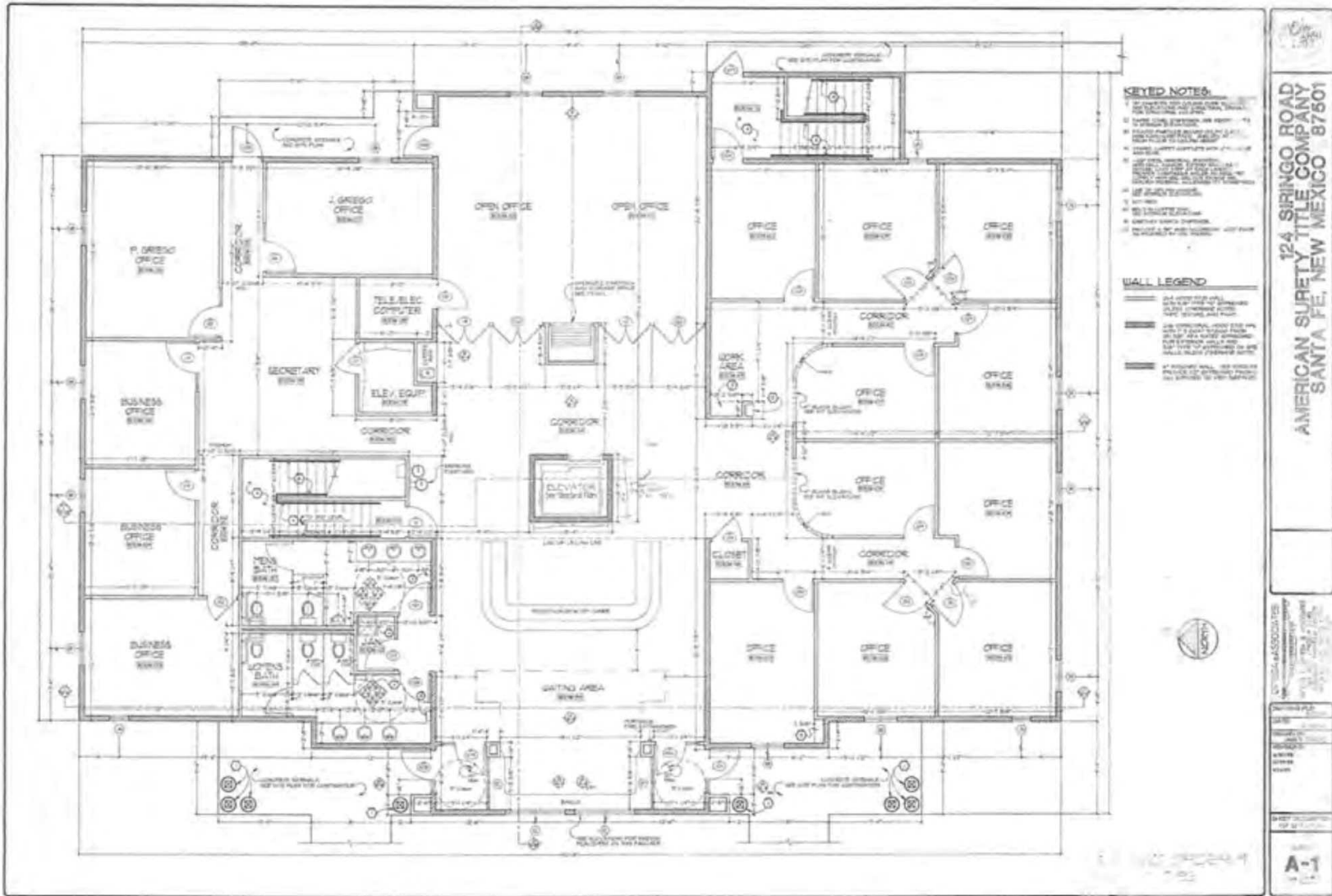
Location Overview

The property fronts Siringo Road just east of St. Francis Drive, one of Santa Fe’s primary north-south commercial corridors. The surrounding neighborhood is an established professional and medical office district located near Christus St. Vincent Regional Medical Center.

The location provides excellent connectivity to St. Michael’s Drive, Cerrillos Road, and Interstate 25, making it convenient for employees, clients, and visitors throughout the Santa Fe area.

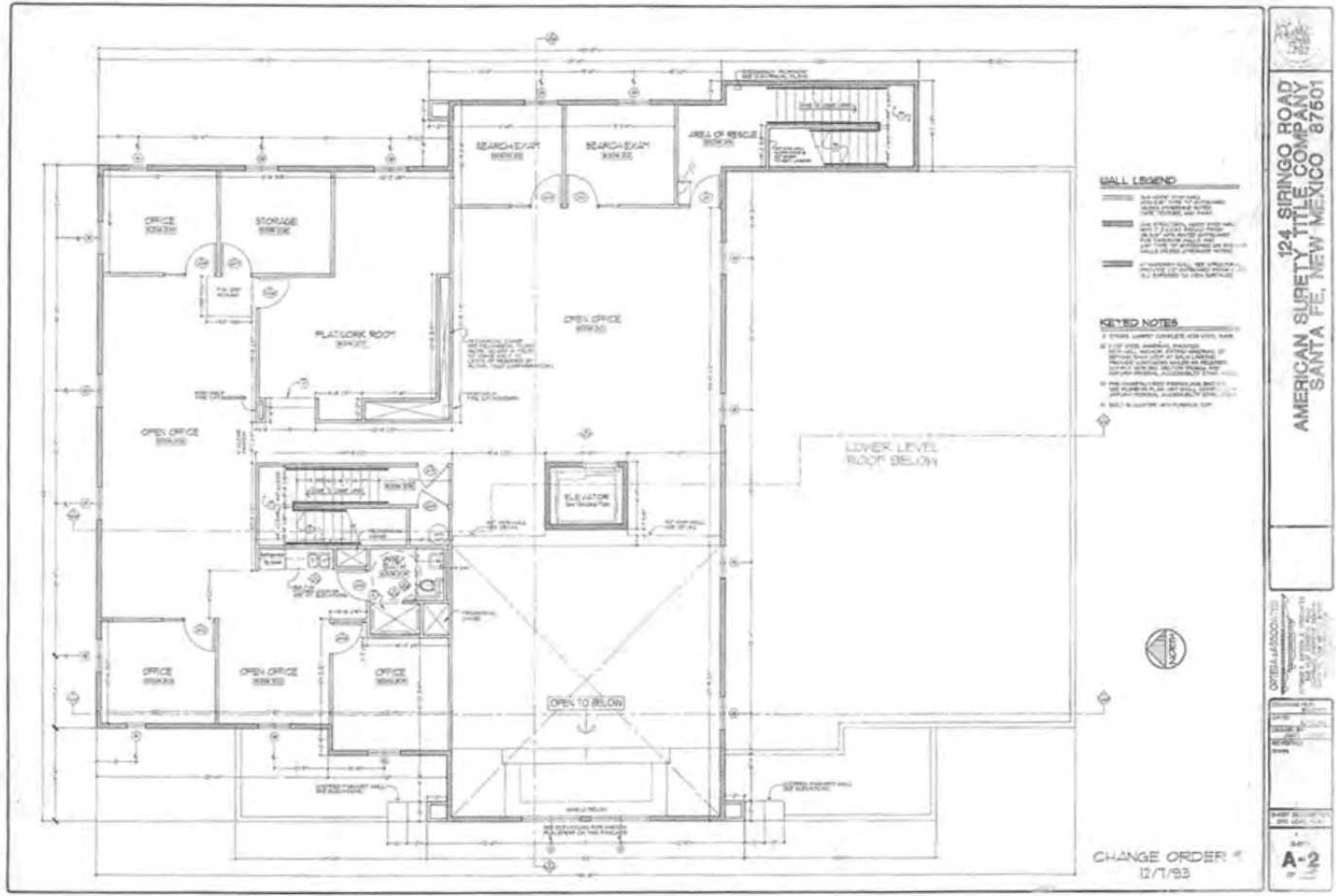
GROUND FLOOR PLAN

124 SIRINGO ROAD | SANTA FE, NM 87505



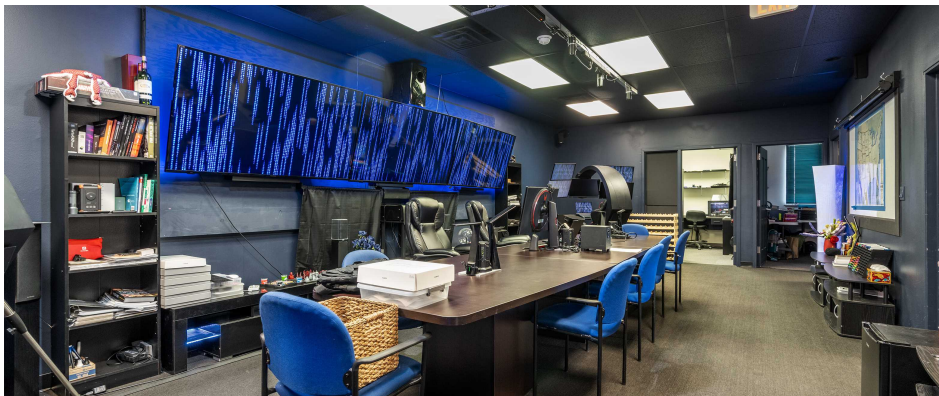
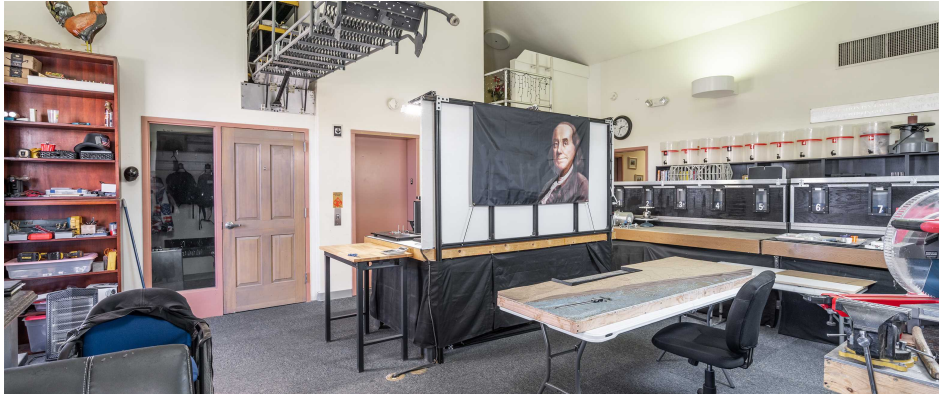
2ND FLOOR PLAN

124 SIRINGO ROAD | SANTA FE, NM 87505



PROPERTY PHOTOS

124 SIRINGO ROAD | SANTA FE, NM 87505

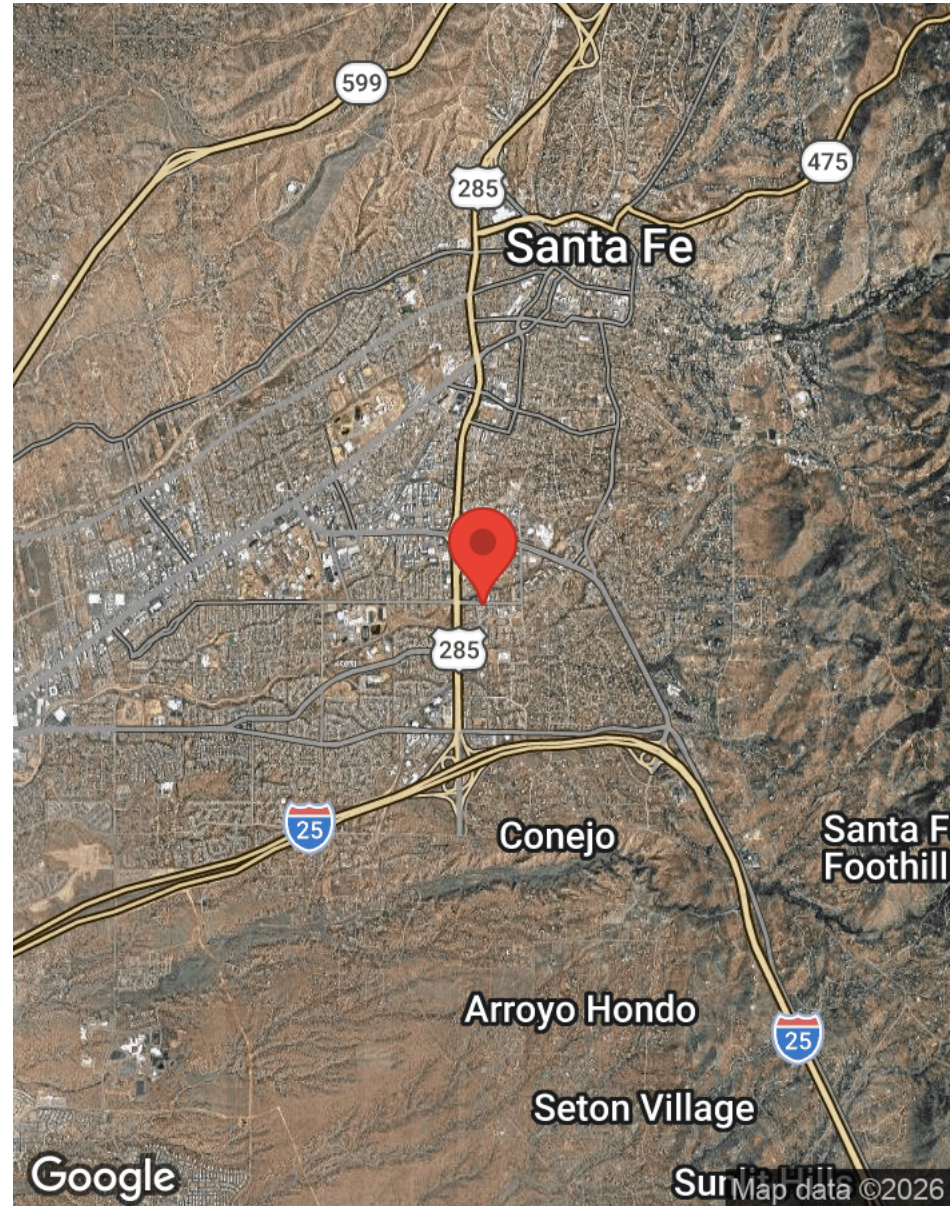


REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

TAI BIXBY, CCIM, SIOR
Associate Broker
O: (505) 539-3205
C: (505) 577-3524
tai@tba.team
40315, New Mexico

LOCATION MAPS

124 SIRINGO ROAD | SANTA FE, NM 87505



REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

TAI BIXBY, CCIM, SIOR
Associate Broker
O: (505) 539-3205
C: (505) 577-3524
tai@tba.team
40315, New Mexico

BUSINESS MAP

124 SIRINGO ROAD | SANTA FE, NM 87505



M Midtown Bistro

B Bonita Restaurant

Starbucks

United States Postal Service

Blake's Lotaburger

Chow's Asian Bistro

MD Morgan Dentistry

Inspire Santa Fe Medical Group

Nexus Health - Primary Care

St. Michael's High School

Santa Ana Skin Care Clinic

AERIAL

124 SIRINGO ROAD | SANTA FE, NM 87505

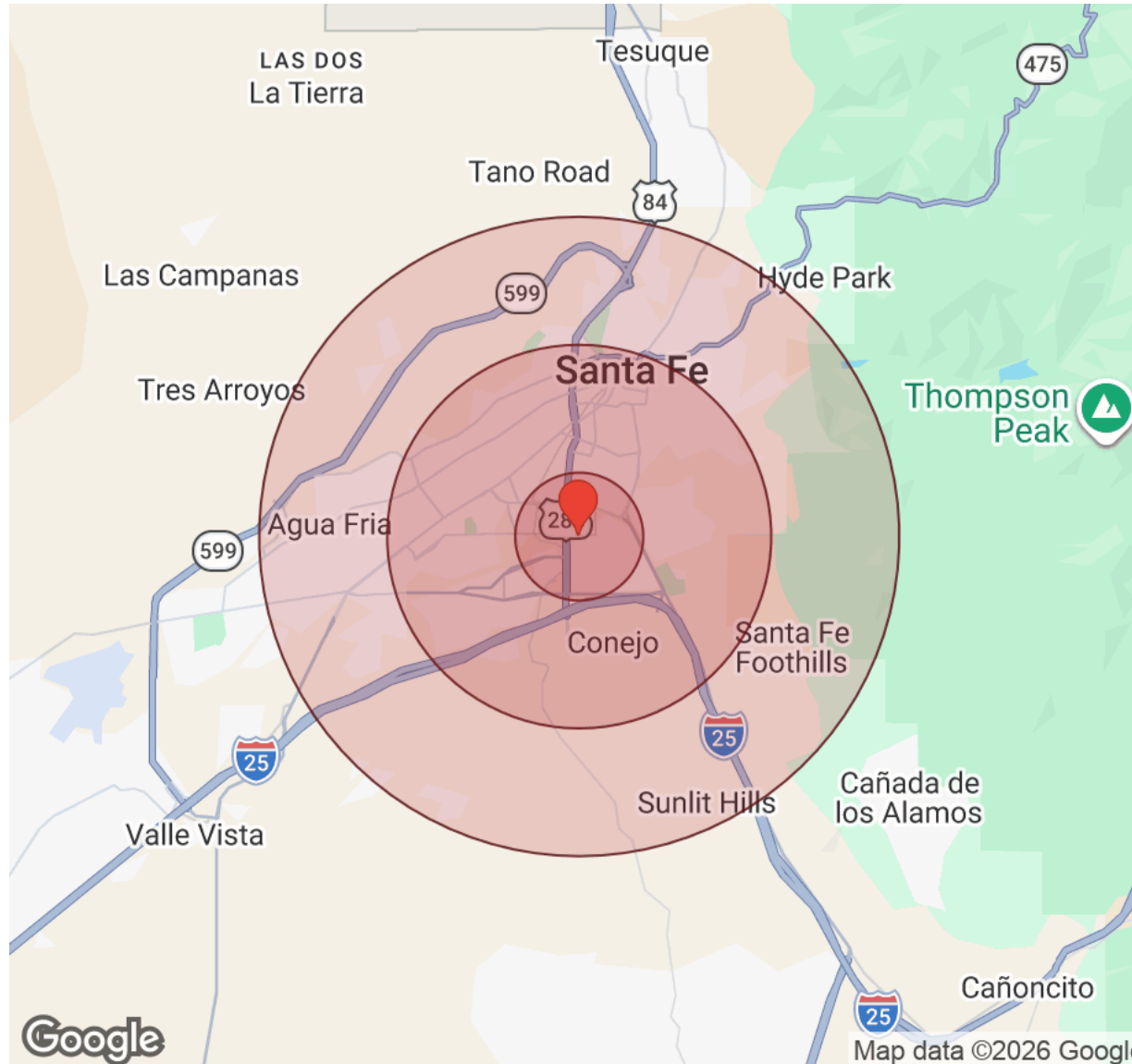


REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

TAI BIXBY, CCIM, SIOR
Associate Broker
O: (505) 539-3205
C: (505) 577-3524
tai@tba.team
40315, New Mexico

DEMOGRAPHICS

124 SIRINGO ROAD | SANTA FE, NM 87505



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,732	24,408	40,780
Female	4,038	26,562	43,496
Total Population	7,770	50,970	84,275

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,642	24,134	38,750
Black	172	846	1,205
Am In/AK Nat	106	632	1,003
Hawaiian	5	20	34
Hispanic	3,387	22,906	39,238
Asian	267	1,055	1,787
Multiracial	152	1,126	1,820
Other	39	245	430

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,748	30,201	46,798
Occupied	4,243	26,476	41,225
Owner Occupied	1,899	15,224	25,052
Renter Occupied	2,344	11,252	16,173
Vacant	506	3,725	5,572

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	919	5,706	9,992
Ages 15 - 24	688	4,662	8,379
Ages 25 - 54	2,550	16,934	28,836
Ages 55 - 64	968	6,857	11,108
Ages 65+	2,645	16,812	25,960

Income	1 Mile	3 Miles	5 Miles
Median	\$82,837	\$76,732	\$78,242
Under \$15k	396	2,342	3,236
\$15k - \$25k	285	1,799	3,113
\$25k - \$35k	238	2,213	3,326
\$35k - \$50k	319	2,898	4,433
\$50k - \$75k	625	3,716	5,756
\$75k - \$100k	822	3,897	5,756
\$100k - \$150k	764	4,224	6,453
\$150k - \$200k	377	2,269	3,844
Over \$200k	416	3,117	5,306



CONTACT

📞 (505) 577-3524

✉️ tai@tba.team

📍 1227 Paseo de Peralta
Santa Fe, NM 87501

🌐 www.reanm.com

TAI BIXBY CCIM, SIOR

PARTNER

PROFESSIONAL EXPERIENCE

Tai has joined Real Estate Advisors in the Santa Fe Division with over 18 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.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Certified Commercial Investment Manager (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Member of Agua Fria Planning Committee for Santa Fe County Planning Department 2015-2016
- 2004 President of Commons on the Alameda Homeowner's Association
- National Association of Realtors
- Realtors Association of NM,
- Santa Fe Association of Realtors (SFAOR)
- Commercial Association of Realtors (CARNM)

ACHIEVEMENTS

- CCIM Mega Deal of the Year 2024
- LIN Lease of the year over \$500,000



DISCLAIMER

124 SIRINGO ROAD

All materials and information received or derived from REA | Real Estate Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither REA | Real Estate Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. REA | Real Estate Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. REA | Real Estate Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. REA | Real Estate Advisors does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by REA | Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.

REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

PRESENTED BY:

TAI BIXBY, CCIM, SIOR

Associate Broker
O: (505) 539-3205
C: (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.