



For Lease Mixed-Use Retail / Industrial

1202 W Alameda St
Santa Fe, NM 87501

\$16.25/SF + NNN
3,784 SF SHOWROOM
6,837 SF WAREHOUSE

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NMREL - 40315



TABLE OF CONTENTS

1202 WEST ALAMEDA STREET

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Disclaimer 3

SECTION I - PROPERTY SUMMARY

Property Summary 5

Floor Plan 6

SECTION II - PHOTOS

Property Photos 8

Aerial 12

Survey 13

SECTION III - Santa Fe Market Assesment

SF Market Area Assessment 15

Location Maps 17

Custom Page 1 18

DISCLAIMER

1202 WEST ALAMEDA STREET

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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.

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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.

SECTION I

An aerial photograph of a university campus. The central focus is a tall, light-colored tower with a square top section containing a clock face and a smaller square tower on top with a flagpole. The flagpole has three flags: the United States flag, a blue flag with a white emblem, and a yellow flag. The campus consists of numerous multi-story buildings with light-colored walls and flat roofs, interspersed with green trees. In the background, a city and a large mountain range are visible under a clear blue sky.

PROPERTY SUMMARY

PROPERTY SUMMARY

1202 WEST ALAMEDA STREET



Property Summary

Lease Rate	\$16.25/sf + NNN
Estimated NNN	\$4.00/sf
Rent/month	\$17,922.94
Total Square Feet	10,621 sf
Retail	3,784 sf
Warehouse	6,837 sf
Lot Size:	1.7 Acres
Secured Yard Space	4,800 sf
Zoning:	C-2 PUD
Overhead Door / Grade	3
Dock High Door	2
Clear Height (Barn)	23' - 27'
Clear Height (Warehouse)	14'

Property Description

Nestled on spacious a 1.7-acre lot, this well-designed structure is not only functional but also strategically situated on one of the only commercially zoned lots on Alameda. The well-maintained property is a mix of both retail and warehouse, offering ample space for various business endeavors.

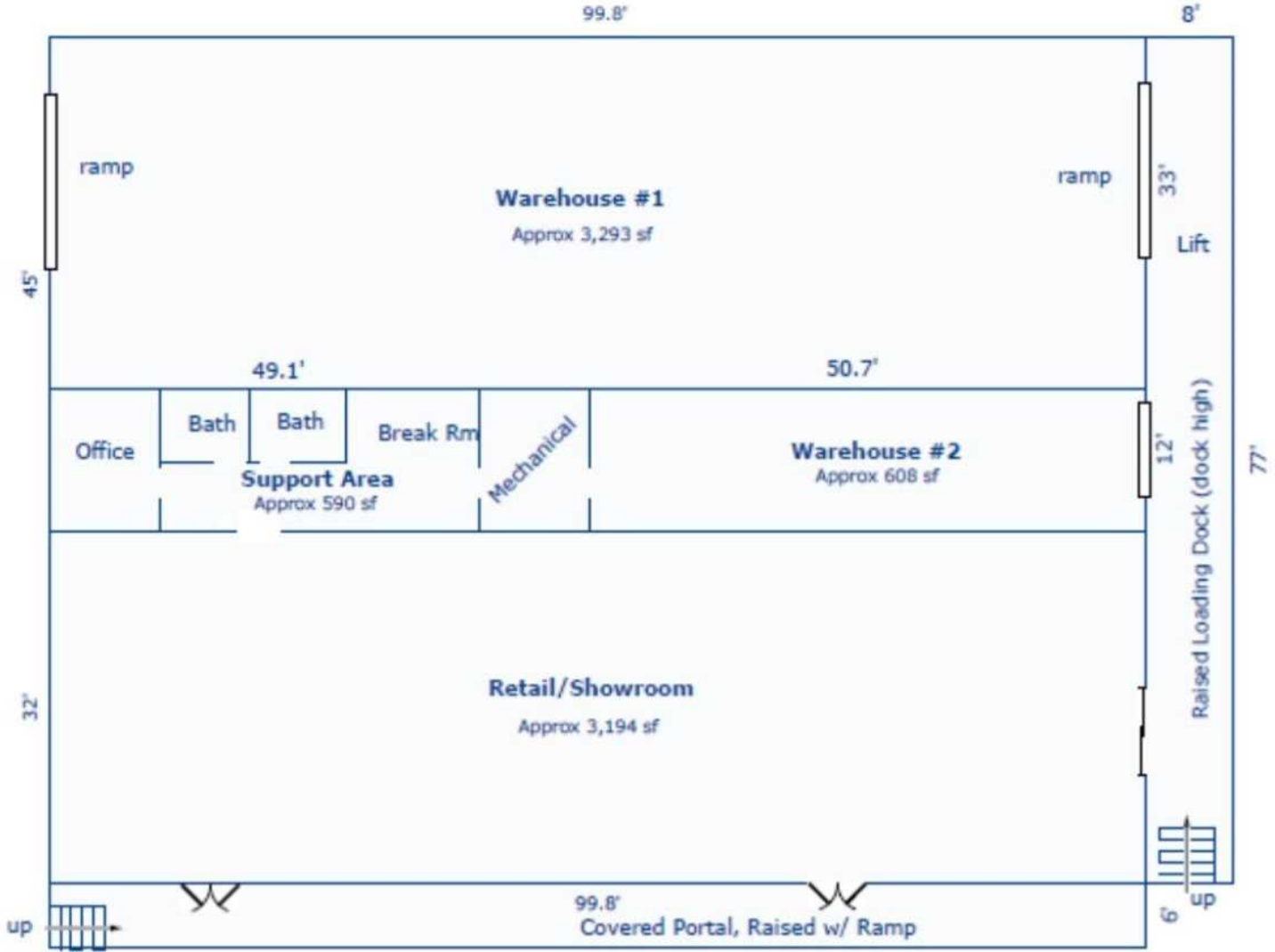
The retail/warehouse building features two dock high doors, and one grade level enhancing accessibility for deliveries and shipments. The barn has a 27' clear height and two drive-thru 21' wide overhead door.

C-2 zoning allows for commercial uses including, retail, medical, office, educational, community center, religious and more. Subject to provisions of the PUD ordinance.

Landlord prefers a single tenant for the entire property.

FLOOR PLAN

1202 WEST ALAMEDA STREET



SECTION II

PHOTOS



PROPERTY PHOTOS

1202 WEST ALAMEDA STREET



PROPERTY PHOTOS

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PROPERTY PHOTOS

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AERIAL

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SURVEY

1202 WEST ALAMEDA STREET

ALTA/NSPS Land Title Survey prepared for Ranch-Way Feeds

ALTA/NSPS LAND TITLE OF A LOT 1-A, LAST RECORDED ON SURVEY PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 640, PAGE 026, AS DOCUMENT NO. 1459,298 AND LOT 1-A LIES WITHIN THE SANTA FE GRANT PROJECTED SECTION 23, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. LOT 1-A IS LOCATED AT 1202 WEST ALAMEDA STREET IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO

NOTES TO TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. NEW SURVEY MONUMENTS PLACED AT CORNERS OF LOT 1-A AS INDICATED ON THE MAP AT RIGHT. EXISTING SURVEY MONUMENTS FOUND AND NOTED ON THE SURVEY MAP AS SHOWN HEREON.
2. THE ADDRESS OF THE SURVEYED PROPERTY LOT 1-A IS 1202 WEST ALAMEDA STREET, CITY OF SANTA FE, NEW MEXICO AS OBSERVED ON THE SUBJECT BUILDING WHILE CONDUCTING THE FIELD WORK.
3. FLOOD ZONE CLASSIFICATION A PORTION OF THE SUBJECT PROPERTY LOT 1-A LIES IN ZONE X OUTSIDE OF A 100 YEAR FLOOD HAZARD ZONE AND A PORTION OF LOT 1-A LIES WITHIN ZONE AE, A 100 YEAR FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD PANEL NO. 58466H0101, DATED EFFECTIVE DECEMBER 04, 2010. SAID ZONE X WAS SCALED FROM SAID FEMA MAP AND DEPICTED ON THIS 2016 SURVEY AT RIGHT.
4. THE EXISTING DIMENSIONS OF THE EXISTING BUILDINGS AT GRAND LEVEL IS SHOWN ON THE MAP AT RIGHT AS NOTED HEREON.
5. SUBSTANTIAL FEATURES OBSERVED IN THE COURSE OF CONDUCTING THE SURVEY ARE SHOWN ON THE MAP AT RIGHT AND AS NOTED HEREON.

NOTES TO EXCEPTIONS LISTED IN COMMITMENT FOR TITLE INSURANCE

- COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 201128-210748-ALB EFFECTIVE DATE: MAY 08, 2006. EXCEPTION NUMBERS TAKEN FROM SCHEDULE 4 - SECTION 4 OF SAID COMMITMENT.
- EX. 08 TO 10 REFERS TO EASEMENT TO CITY OF SANTA FE, SAID EASEMENT IS THE DRAINAGE EASEMENT SHOWN ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY LOT 1-A. SAID EASEMENT IS LABELED WITH THE TAG: **EX. 10**
 - EX. 09 TO 11 REFERS TO CONVEYANCE ON AGREEMENT, SAID INSTRUMENT NO. 146436, SAID AGREEMENT WITH NO. 3 CALLS FOR A LOT LINE ADJUSTMENT SURVEY COMPLETED GRANTING A PERPETUAL OVER FLOW PARKING EASEMENT TO THE CITY OF SANTA FE THE RECORD LOT LINE ADJUSTMENT SURVEY PLAT BOOK 641, PAGE 008 DOES NOT DENY SAID PARKING EASEMENT.
 - EX. 12 TO 14 REFERS TO EASEMENTS SHOWN ON A RECORD SURVEY PLAT, FILED IN PLAT BOOK 482, PAGE 001. SAID EASEMENTS ARE LABELED WITH THE TAG: **EX. 14**
 - EX. 15 REFERS TO "TRENDS OF EASEMENT, IF ANY," RELATIVE TO THE ELECTRIC ANCHOR SOIL UTILITY LINE WITH POLE, WATER AND ELECTRIC METERS, AS SHOWN ON THIS NEW SURVEY, SO EASEMENTS AND LINES IN THE COMMITMENT OTHER THAN THOSE SHOWN AND NOTED HEREON, THE ITEMS CALLED OUT ON THIS EXCEPTION ARE LABELED WITH THE TAG: **EX. 15**
 - EX. 16 TO 18 REFERS TO EASEMENTS SHOWN ON A RECORD SURVEY PLAT, FILED IN PLAT BOOK 640, PAGE 001. SAID EASEMENTS ARE LABELED WITH THE TAG: **EX. 16**

MAP HORIZONTAL SCALE: 1" = 30'

- MAP LEGEND**
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - NEARBY STATE SURVEY MONUMENT
 - SURVEY POINT COMPUTED
 - NOT SET
 - HOW OR FORMER OWNERS PROPERTY MARKS
 - WIRE FENCE
 - WOOD FENCE
 - UTILITY POLE WITH OVERHEAD
 - UTILITY LINE
 - ELECTRIC ANCHOR SOIL
 - ELECTRIC WATER
 - NATURAL GAS WATER
 - WATER WATER
 - WATER SPOUT
 - MEASURED DATA BY THIS SURVEY
 - RECORD DATA FROM RECORD INSTRUMENT
 - TITLE COMMITMENT EXCEPTION NUMBER ITEM

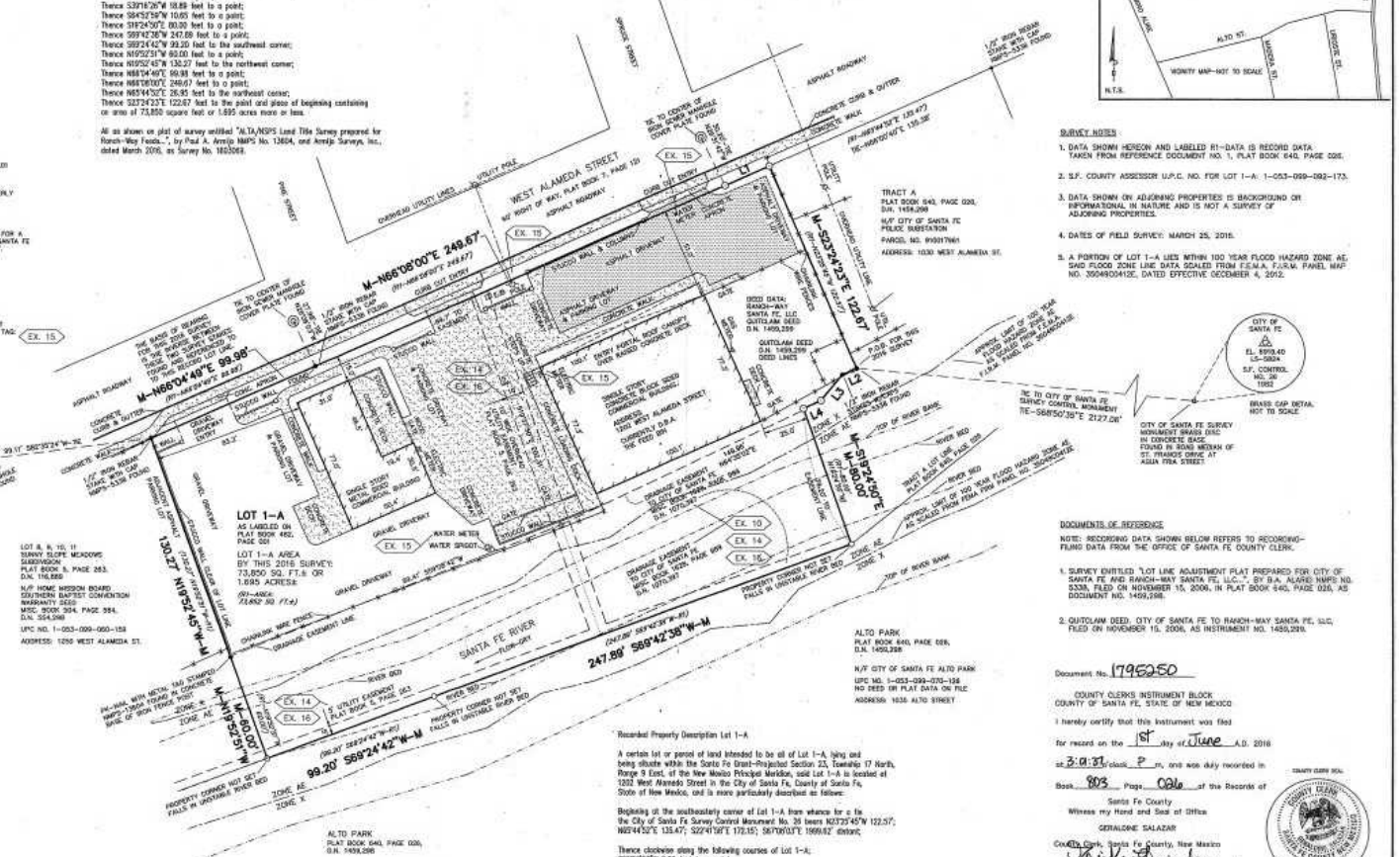
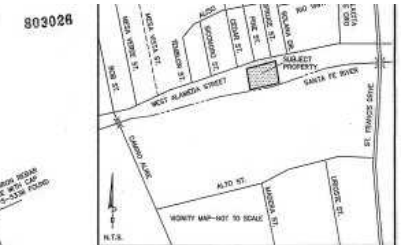
208 AS SURVEYED PROPERTY DESCRIPTION LOT 1-A

A certain lot or parcel of land intended to be all of Lot 1-A, lying and being situate within the Santa Fe Grant-Projected Section 23, Township 17 North, Range 9 East, of the New Mexico Projected Meridian, said lot 1-A is located at 1202 West Alameda Street in the City of Santa Fe, County of Santa Fe, State of New Mexico, and is more particularly described as follows:

Beginning at the southeasterly corner of Lot 1-A from whence for a tie the City of Santa Fe Survey Control Monument No. 28 bears S89°37'32" 272.78 feet to a point; Thence clockwise along the following corners of Lot 1-A; S62°52'21" W 636 feet to a point; Thence S27°37'27" W 1248 feet to a point; Thence S84°52'59" W 1035 feet to a point; Thence S12°42'57" W 20.20 feet to a point; Thence S99°42'38" W 247.89 feet to a point; Thence S27°42'42" W 20.20 feet to the southwest corner; Thence N12°52'21" W 63.00 feet to a point; Thence N12°52'47" W 123.27 feet to the southwest corner; Thence N69°54'49" W 99.90 feet to a point; Thence N69°54'07" W 246.67 feet to a point; Thence N69°54'32" W 20.95 feet to the northeast corner; Thence S23°52'21" W 123.27 feet to the point of beginning containing an area of 73,850 square feet or 1.695 acres more or less.

All as shown on plat of survey entitled "ALTA/NSPS Land Title Survey prepared for Ranch-Way Feeds," by Paul A. Arango MAPS No. 12604, and Arango Surveys, Inc., dated March 2016, as Survey No. 165336.

CITY OF SANTA FE PUBLIC NOTICE
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



- SURVEY NOTES**
1. DATA SHOWN HEREON AND LABELED R1-DATA IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1, PLAT BOOK 640, PAGE 026.
 2. S.F. COUNTY ASSESSOR U.P.C. NO. FOR LOT 1-A: 1-053-089-092-113.
 3. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.
 4. DATES OF FIELD SURVEY: MARCH 25, 2016.
- A PORTION OF LOT 1-A LIES WITHIN 100 YEAR FLOOD HAZARD ZONE AE. SAID FLOOD ZONE LINE DATA SCALED FROM FEMA FLOOD PANEL MAP NO. 58466H0101, DATED EFFECTIVE DECEMBER 4, 2010.

- DOCUMENTS OF REFERENCE**
- NOTE: RECORDED DATA SHOWN BELOW REFERS TO RECORDED-FILED DATA FROM THE OFFICE OF SANTA FE COUNTY CLERK.
1. SURVEY ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR CITY OF SANTA FE AND RANCH-WAY SANTA FE, L.L.C.", BY B.A. ARANGO MAPS NO. 5338, FILED ON NOVEMBER 15, 2008, IN PLAT BOOK 640, PAGE 026, AS DOCUMENT NO. 1469,598.
 2. QUILTMAN DEED, CITY OF SANTA FE TO RANCH-WAY SANTA FE, L.L.C., FILED ON NOVEMBER 11, 2008, AS INSTRUMENT NO. 1469,298.

Document No. 1796250
 N/T CITY OF SANTA FE ALTO PARK
 U.P.C. NO. 1-053-089-070-126
 NO DEED OR PLAT DATA ON FILE
 ADDRESS: 1636 ALTO STREET

Recorded Property Description Lot 1-A
 A certain lot or parcel of land intended to be all of Lot 1-A, lying and being situate within the Santa Fe Grant-Projected Section 23, Township 17 North, Range 9 East, of the New Mexico Projected Meridian, said lot 1-A is located at 1202 West Alameda Street in the City of Santa Fe, County of Santa Fe, State of New Mexico, and is more particularly described as follows:
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All as shown on plat of survey entitled "Lot Line Adjustment Plat prepared for City of Santa Fe and Ranch-Way Santa Fe, L.L.C.", by B.A. Arango MAPS No. 5338 and Arango Surveys, L.L.C., filed in the Office of the County Clerk.

RECORDING INFORMATION FOR COUNTY CLERK
 OWNER: RANCH-WAY SANTA FE, L.L.C.
 SANFELMAN INSTRUMENT NO. 1469,299
 LOCATION: LOT 1-A, PLAT BOOK 640, PAGE 008
 WITHIN THE SANTA FE GRANT
 PROJECTED SECTION 23 10TH, R9E, N17SD, R9E, E34N
 ADDRESS: 1202 WEST ALAMEDA STREET
 CITY AND COUNTY OF SANTA FE, NEW MEXICO

ARMANDO SURVEYS, INC.
 PAUL A. ARANGO, L.M.P.S., NO. 13004
 P.O. BOX 24426, SANTA FE, NM 87502-3426
 PH: (505) 471-1025 FAX: (505) 471-1025

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR RANCH-WAY FEEDS

LINE DATA	BY
L1: M-N65°44'52" W 26.95'	(R)-RECORD DATA
L2: M-S69°50'21" W 8.68'	(R)-RECORD DATA
L3: M-S39°16'26" W 18.89'	(R)-RECORD DATA
L4: M-S64°52'59" W 10.63'	(R)-RECORD DATA

NEW MEXICO SURVEYOR CERTIFICATION
 I, PAUL A. ARANGO, CERTIFY THAT I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PREPARED UNDER MY DIRECTION IN MARCH 2016 AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.
 I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION
 TO RANCH-WAY SANTA FE, L.L.C. AND RANCH-WAY, INC. AND RELIAY USA, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 7, AND 8 OF TABLE A. THEREOF.
 THE FIELDWORK WAS COMPLETED ON MARCH 25, 2016.

Paul A. Arango
 APRIL 01, 2016

SECTION III



Santa Fe Market Assesment

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 LANLs 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





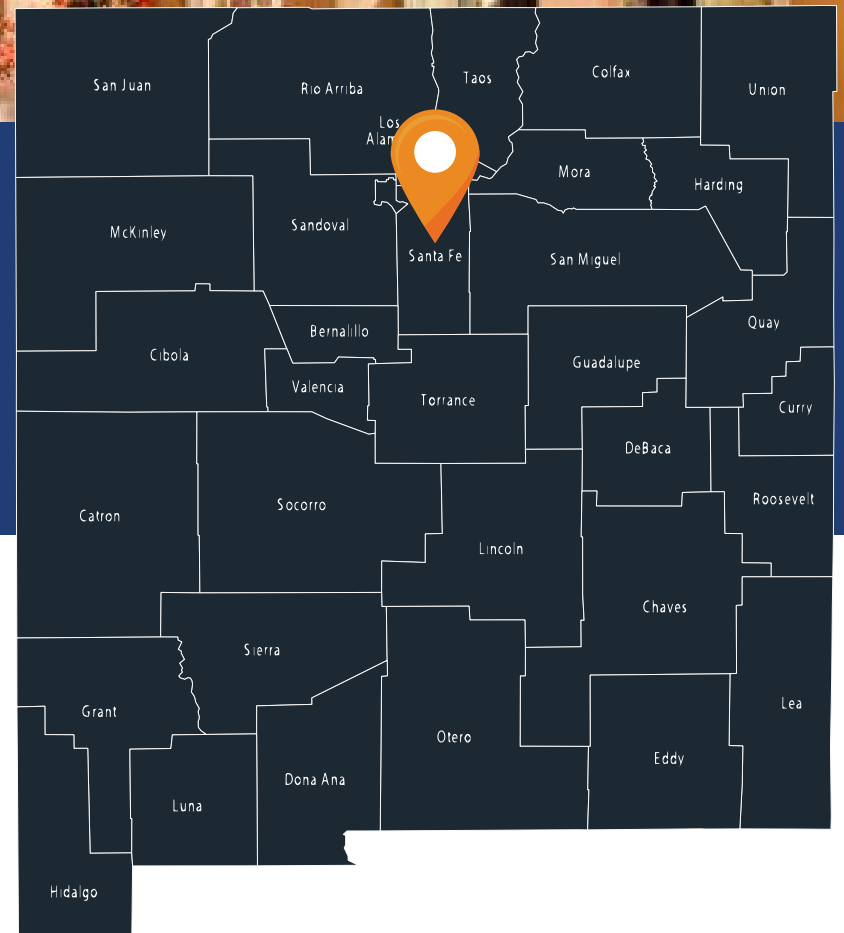
TOP 10 EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Sante Fe Opera (Seasonal)
8. Walmart
9. Sante Fe New Mexican
10. Meow Wolf Arts Collective

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



LOCATION MAPS

1202 WEST ALAMEDA STREET



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YOUR SUCCESS IS OUR FOCUS