

INSTITUTIONAL BUILDING

32 Puesta Del Sol
Santa Fe, NM 87508

\$2,200,000 (\$246/sf) | 8,935± SF | 5.016± acres



Tai Bixby, CCIM (505) 577-3524





PROPERTY DESCRIPTION

- Modern institutional building built in 2004 that served as the high school building for the Santa Fe Waldorf School from 2004 to 2023.
- Features high ceilings, large assembly/atrium area, wood floors, institutional kitchen, administrative offices, classrooms, deep portals, outdoor patios, metal roof, and fire sprinklers.
- Beautiful rural setting in Santa Fe County in the southeast part of town with convenient access to Old Pecos Trail and I-25
- Large gravel parking area with parking for approximately 45± cars
- Residential Estate Zoning in Santa Fe County allows for permitted uses including residential, educational, child day care, religious, medical clinics, plant nursery, and stables.
- Conditional uses such as performance space, fitness club, leisure sports, movie ranch, community center, animal hospital, museum, club/lodge, and commercial greenhouse may be allowed with a Conditional Use Permit which can be obtained as described in the Santa Fe County Sustainable Development Land Use Code.
- Residential density is 1 dwelling unit per 2.5 acres.
- Utilities: NM Gas Co, PNM electricity, private septic and a well yielding 55 GPM.



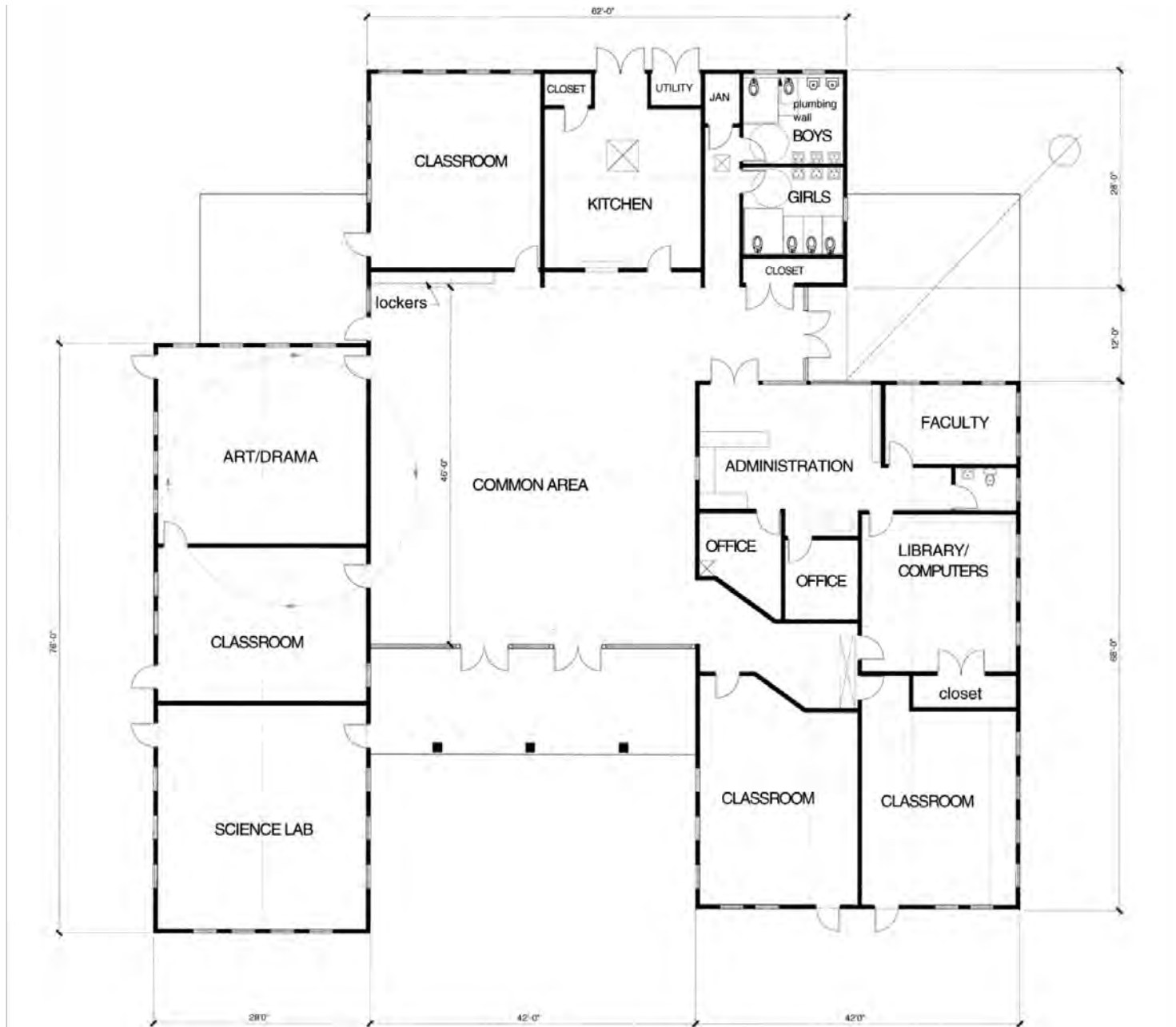
















SANTA FE | THE CITY DIFFERENT

The oldest capital city in the United States and the oldest city in New Mexico, Santa Fe is well-known as a center for arts that reflect the multicultural character of the region. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the mild climate, outdoor activities and cultural events that the area offers. Most tourist activity takes place in the historic downtown, especially on and around Santa Fe Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government during the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market. Seasonal activities, such as skiing at nearby Santa Fe Ski Basin in the winter and hiking are also a draw for tourists.



New Mexico
**State
Capitol**



SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2022 Demographics)



157,119
Population



69,202
Households



\$102,675
Avg. Household Income



\$55,426
Md. Disposable Income



8,451
Total Businesses



90,904
Total Employees

FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES

SANTA FE ACCOLADES

- One of Two Cities Recognized Worldwide for the Best Dining Destination *World Food Travel Association 2018*
- #3 Best Small City in U.S. to Live *Apartment Therapy 2018*
- Top Destination for Millennial Travelers *HomeToGo 2019*
- #2 Top 10 Small Cities in the US *Conde Nast Traveler 2019*
- One of the Best Cities for Outdoor Lovers *MarketWatch 2019*
- Top Ten Best Places to Get a Fresh Start *Livability 2019*
- #3 Top Cities for Women Entrepreneurs *Pennygeeks 2019*
- Best Most Romantic Destination in the U.S. *CBS Local 2019*
- Best Up & Coming Housing Market in NM *Insurify 2019*



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*



Tai Bixby, CCIM

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Tai has joined Real Estate Advisors Santa Fe Division with over 16 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.