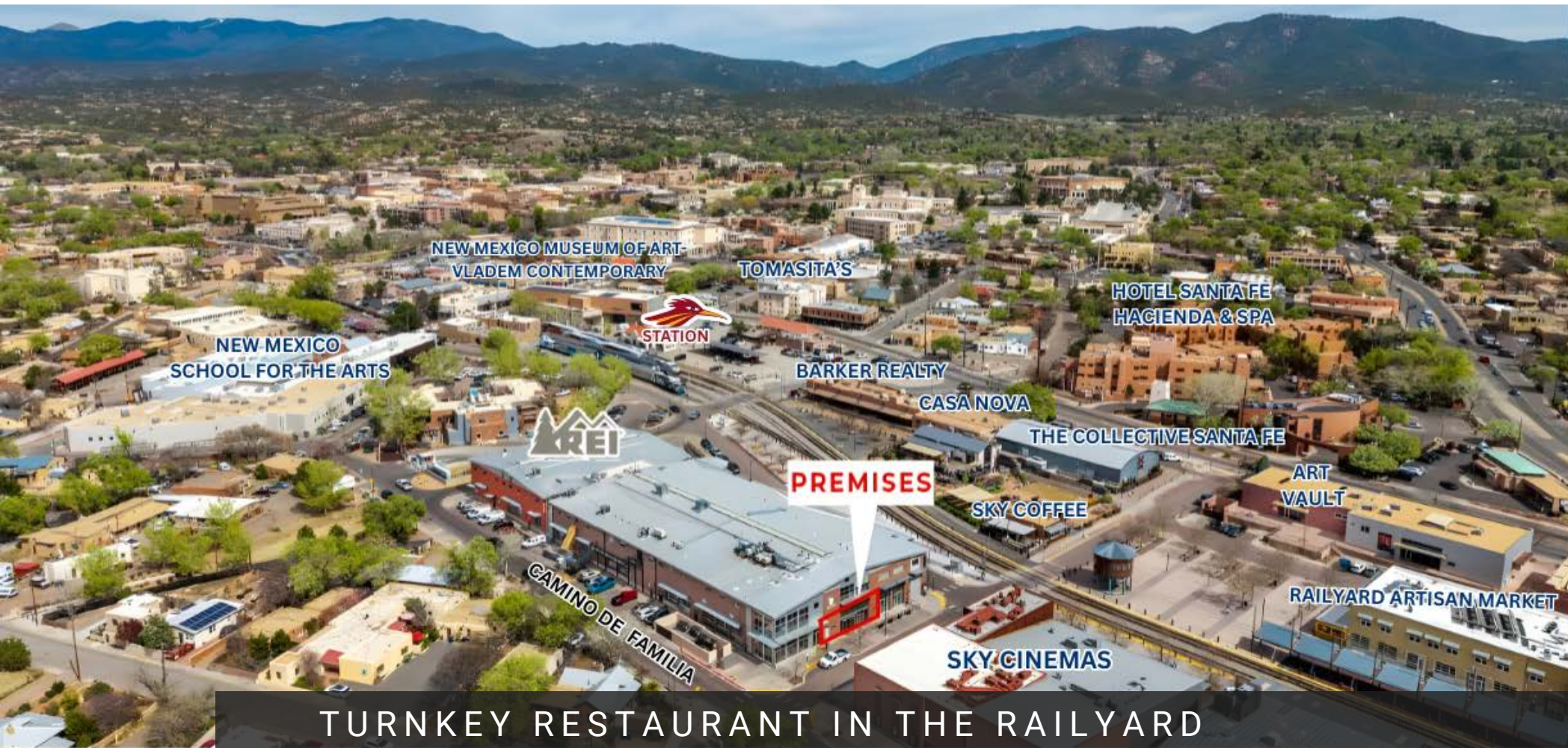


RETAIL FOR LEASE



1607A ALCALDESA STREET, SUITE 110A

1607 A ALCALDESA STREET, SANTA FE, NM 87501



TURNKEY RESTAURANT IN THE RAILYARD
\$28/SF + \$8/SF NNN | \$12,351 MONTHLY RENT

REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
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

JENNIFER DYESS
Associate Broker
office: (505) 539-3200
cell: (505) 303-0132
jennifer@reanm.com
53964, 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

1607 A ALCALDESA STREET | SANTA FE, NM 87501



Property Summary

Lease Rate:	\$28.00
Lease Term:	3 Years
Available SF:	4,117
Building Name:	Market Station
Estimated NNN:2026	\$8.00
Tenants/Units:	Multi
Type:	Retail

Property Overview

Suite 110A at Market Station offers 4,117 RSF in Santa Fe's vibrant Railyard District. Previously occupied by Restoration Pizza, this turnkey restaurant space includes an exhaust hood, grease trap, walk-in cooler, and commercial kitchen utility connections. Located across from Sky Cinema and steps from REI, the Santa Fe Farmers Market, and Railyard Park, the property benefits from strong pedestrian traffic from nearby hotels, the Plaza, and surrounding attractions. National chains are not permitted, supporting a curated mix of local and regional businesses.

Lease Terms

- Size: 4,117 RSF
- Base Rent: \$28.00 per square foot annually
- Additional Rent: Triple Net (NNN) \$8.00PSF (Estimated for 2026)
- Term: 3 years with annual rent increases
- Use: Ideal for restaurant, café, or retail
- Tenant Approval: Subject to SF Railyard Community Corporation approval
- Tenant Mix: Local and regional businesses only (no national chains)

This is a unique opportunity to open a restaurant or retail concept in one of Santa Fe's most dynamic districts—where arts, culture, entertainment, and food intersect and where both locals and visitors naturally gather throughout the day and evening.

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

JENNIFER DYESS
Associate Broker
O: (505) 539-3200
C: (505) 303-0132
jennifer@reanm.com
53964, New Mexico

PROPERTY PHOTOS

500 MARKET STREET | SANTA FE, NM 87501



PROPERTY PHOTOS

500 MARKET STREET | SANTA FE, NM 87501



PROPERTY PHOTOS

500 MARKET STREET | SANTA FE, NM 87501



PROPERTY DESCRIPTION

1607 A ALCALDESA STREET | SANTA FE, NM 87501



Market Station at The Santa Fe Railyard

Located in the heart of Santa Fe's vibrant Railyard District, Suite 110A in the Market Station project offers a rare opportunity for a restaurant, coffee shop, or retail concept to establish itself in one of the city's most active pedestrian environments. The space contains 4,117 rentable square feet and was previously occupied by Restoration Pizza. Making it well suited for a new food and beverage operator.

This turn key restaurant space is equipped with an exhaust hood, grease trap, walk in cooler and utility connections typical for commercial kitchen equipment.

This location benefits from exceptional foot traffic and visibility generated by the surrounding Railyard attractions. The property sits directly across the street from Sky Cinema (formerly Violet Crown) and within steps of REI, Santa Fe Farmers Market, the Railyard Park, breweries, galleries, museums, and the New Mexico School for the Arts. Proximity to the Plaza, the nearby hotels and constant stream of moviegoers, visitors, and local residents create strong day-and-evening activity, making the location particularly well positioned for dining, coffee, and experiential retail uses.

The property is professionally managed and is part of the larger Santa Fe Railyard development. In keeping with the character of the district, national chain tenants are not permitted by covenant, creating a curated environment focused on local and regional businesses. All leases are subject to approval by the Santa Fe Railyard Community Corporation.

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

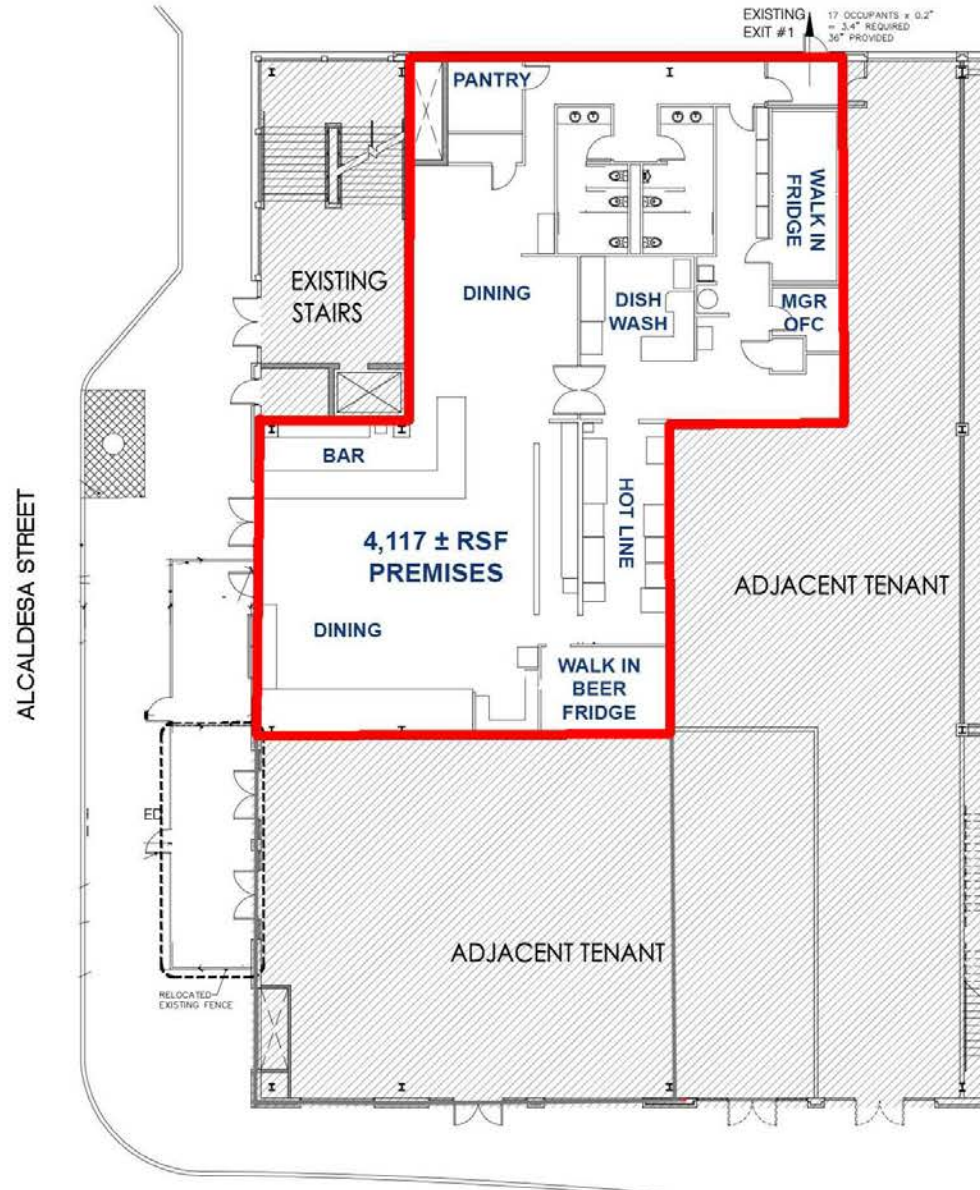


TAI BIXBY, CCIM, SIOR
Associate Broker
O: (505) 539-3205
C: (505) 577-3524
tai@tba.team
40315, New Mexico

JENNIFER DYESS
Associate Broker
O: (505) 539-3200
C: (505) 303-0132
jennifer@reanm.com
53964, New Mexico

FLOOR PLAN

500 MARKET STREET | SANTA FE, NM 87501



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

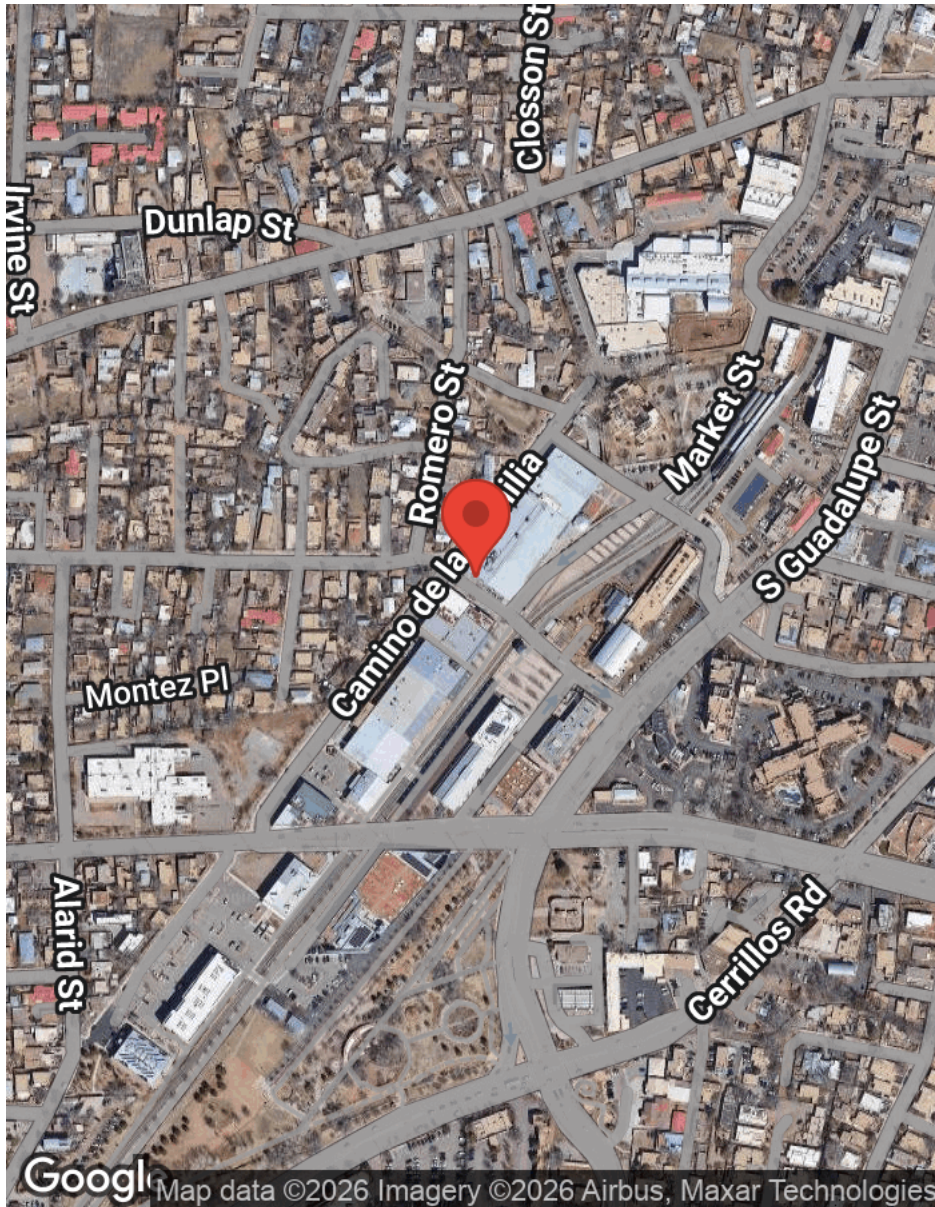


TAI BIXBY, CCIM, SIOR
Associate Broker
O: (505) 539-3205
C: (505) 577-3524
tai@tba.team
40315, New Mexico

JENNIFER DYESS
Associate Broker
O: (505) 539-3200
C: (505) 303-0132
jennifer@reanm.com
53964, New Mexico

LOCATION MAPS

500 MARKET STREET | SANTA FE, NM 87501



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

JENNIFER DYESS
Associate Broker
O: (505) 539-3200
C: (505) 303-0132
jennifer@reanm.com
53964, New Mexico

BUSINESS MAP

1607 A ALCALDESA STREET | SANTA FE, NM 87501



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

JENNIFER DYESS
Associate Broker
O: (505) 539-3200
C: (505) 303-0132
jennifer@reanm.com
53964, New Mexico



Santa Fe's Railyard District

Located in the heart of Santa Fe's vibrant Railyard District, the property sits within one of the city's most dynamic cultural and commercial destinations. The Railyard blends historic character with modern development and has become a central gathering place for both visitors and local residents. Anchored by attractions such as the Santa Fe Farmers' Market, SITE Santa Fe, the Railyard Artisan Market, and the Sky Railway, the district draws consistent year-round activity.

Designed as a pedestrian-friendly environment, the Railyard features open public spaces, art installations, and a curated mix of restaurants, galleries, and boutique retailers. The area regularly hosts community events, markets, and cultural programming, creating a lively atmosphere that supports strong daily foot traffic and sustained visitor engagement.

Positioned directly within this highly sought-after district, the property benefits from exceptional visibility and access in one of Santa Fe's most recognizable destinations. The combination of tourism, cultural activity, and local patronage reinforces the Railyard's reputation as a premier hub within Santa Fe's economic and social landscape.



CONTACT

📞 (505) 577-3524

✉️ tai@tba.team

📍 1227 Paseo de Peralta
Santa Fe, NM 87501

🌐 www.reatnm.com

TAI BIXBY CCIM, SIOR

PARTNER, NM LICENSE 40315

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





CONTACT

📞 (505) 539-3208

✉️ jennifer@reanm.com

📍 1227 Paseo de Peralta
Santa Fe, NM 87501

🌐 www.reanm.com

EDUCATION

University of North Texas

- BBA Business Information Systems

JENNIFER DYESS

ASSOCIATE BROKER, NM LICENSE 53964

PROFESSIONAL EXPERIENCE

Jennifer Dyess is a licensed real estate professional based in Santa Fe, specializing in the retail sector with expertise in investment sales, leasing, and property analysis. With years of experience in both residential and commercial transactions, Jennifer has built a reputation for maximizing value and profitability for her clients through strategic real estate planning. Her primary focus on retail properties, combined with her ability to navigate complex deals in unique markets, makes her a trusted advisor to buyers, sellers, and investors alike. Jennifer's commitment to delivering results has led to her involvement in numerous high-value transactions and recognition as one of the top commercial realtors in the industry.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors

ACHIEVEMENTS

- CoStar Power Broker Award Retail Lease Represented Josh Gerwin of Dr. Field Goods in his acquisition of Santa Fe Bar & Grill restaurant (Santa Fe, NM)
- Represented James Beard nominated Don Artemio restaurant in their first US restaurant location (Fort Worth, TX)
- Represented Seller in a commercial land transaction which brought Rocketship Charter school to an underserved community. (Fort Worth, TX)
- Represented Landlord in 45,000SF Retail Lease for national gym & fitness center; transaction valued at over \$10 million. (Arlington, TX)



DISCLAIMER

1607 A ALCALDESA STREET



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

JENNIFER DYESS

Associate Broker
O: (505) 539-3200
C: (505) 303-0132
jennifer@reanm.com
53964, 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.