



\$449,000

2,666 SF ±
CLASS B

FLEX OFFICE SPACE FOR SALE

1482 S. SAINT FRANCIS DR, BLDG A
SANTA FE, NM 87501

\$449,000 | 2,666 SF ± | C-1 Zoning

SELLER FINANCING POSSIBLE! Excellent opportunity to purchase flexible office space in St. Francis Professional Center. Currently configured as two separate suites but can easily be reconfigured into a single office suite.

SANTA FE
PROPERTIES™



CONTACT:

✉ AYDENGRAMM@GMAIL.COM

📞 310-467-7017

♡ AYDENGRAMMREALESTATE.COM

✉ BRENDAN.BUSH@SFPROPS.COM

📞 (505) 619-3859



PROPERTY HIGHLIGHTS

- Seller financing offered
- Well located in St. Francis Professional Center complex
- Good layout for wellness practitioners or professional offices (legal, accounting, etc)
- Larger suite has offices on two floors, kitchenette, and large multi-use space for storage, break room, open concept workspace, etc.
- Each unit has lobby space in entranceway.
- Ample off-street parking
- Very reasonable association fees and a convenient central location make this a very desirable property.



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FACTS & FIGURES

- Pro forma NOI: \$37,700
- Pro forma Cap rate: 8.4%
- Price/Sq Ft : \$168.42
- Property Type: Mixed Use, Office
- Subtype: Traditional Office
- Investment Type: Owner/User
- Class: B
- Square Footage: 2,666
- Net Rentable (sq ft): 2,666
- Occupancy: Vacant
- Units: 2 (can be combined)
- Year Built: 1991
- Buildings: 1
- Stories: 2
- Zoning: C-1
- APN: 18402643



CONTACT:

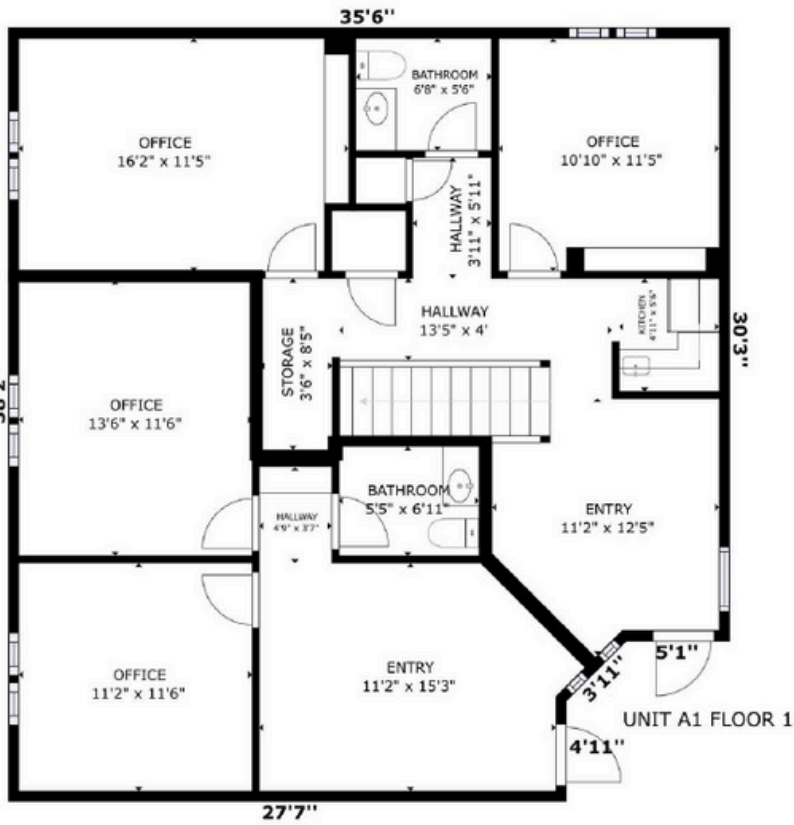
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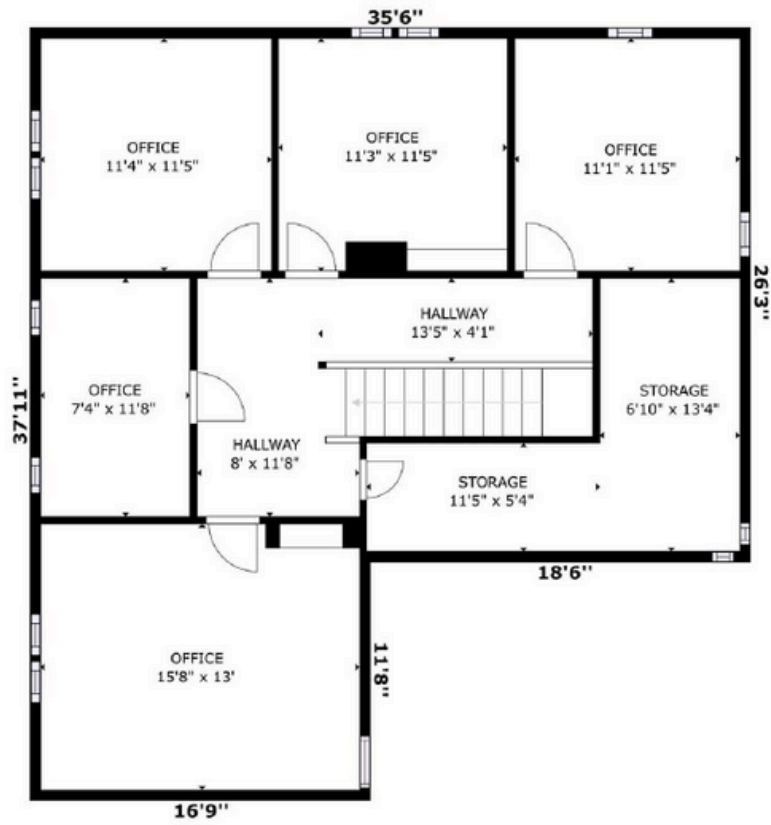
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UNIT A2 FLOOR 1



UNIT A1 FLOOR 2

FLOOR PLAN

Unit A1

- 2,166 sq/ft ±
- Two floors
- Large Foyer
- Seven (7) separate offices
- Multiple storage spaces
- Kitchenette
- Half bathroom

Unit A2

- 500 sq/ft ±
- Large Foyer
- Two (2) separate offices
- Half bathroom

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SANTA FE - THE CITY DIFFERENT

- **Strong & Growing Economy** – Santa Fe has a metro population of approximately 90,000 and serves as the economic and cultural hub of Northern New Mexico, with a GDP of over \$8 billion.
- **Booming Tourism Industry** – With over 2 million visitors annually, Santa Fe's tourism sector generates over \$1 billion in revenue, benefiting retail, hospitality, and service businesses.
- **Business-Friendly Tax Incentives** – New Mexico offers tax credits for job creation, technology investment, and renewable energy, plus a 5.9% corporate income tax rate, lower than many neighboring states.
- **High-Income Customer Base** – Santa Fe has a median household income of approximately \$65,000, and is home to affluent residents and high-spending tourists, supporting luxury retail, dining, and service industries.
- **Creative & Skilled Workforce** – Santa Fe ranks among the top U.S. cities for artists per capita, with a strong workforce in creative industries, tech, healthcare, and sustainable energy.
- **Strategic Location & Accessibility** – Santa Fe is just 1 hour from Albuquerque and its international airport, with direct access via Interstate 25 and the Santa Fe Regional Airport offering connections to major U.S. cities.
- **High Quality of Life & Low Cost of Living** – Compared to other arts and tech hubs like Austin or Boulder, Santa Fe offers a lower cost of living while maintaining an excellent work-life balance with scenic beauty and outdoor recreation.
- **Sustainability Leader** – The city has committed to 100% renewable energy by 2040 and offers incentives for green businesses, making it an ideal location for eco-conscious entrepreneurs.
- **Diverse & Supportive Business Community** – Santa Fe has over 5,000 small businesses, with organizations like the Santa Fe Chamber of Commerce and local incubators offering funding, mentorship, and networking opportunities.



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— ABOUT US

Ayden Gramm, Associate Broker, License #53193

Ayden Gramm has won the Top Producer award every full year he's been a broker. He has built his business on integrity, authenticity, perseverance, response time, and credibility - because that's what he would expect when working with a Realtor. He is committed to providing quality service in hopes of becoming his clients' Realtor for life.

Brendan Bush, Associate Broker, License #REC-2024-0907

Brendan's purpose in real estate is to listen deeply, understand what matters most to you, and create a personal buying or selling experience that supports your vision. As a broker, Brendan leverages his background in technology and his skills in communication and negotiation to create a seamless, customer-focused experience.



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