

**For Sale
or Lease**

Surgical Center and Clinic

NEAR CHRISTUS ST. VINCENT AND PRESBYTERIAN MEDICAL CENTERS

1620 Hospital Dr. | Santa Fe, NM 87505

SWC Galisteo St. & Hospital Dr.



SALE PRICE

Parcel 1	Medical Building	±15,398 SF	±0.9 Acres	\$3,650,000 (\$237/SF of Building)
Parcel 2	Parking Lot		±0.49 Acres	\$300,000 (\$14/SF of Land)
TOTAL		±15,398 SF	±1.39 Acres	\$3,950,000

LEASE RATE

±15,398 SF
Medical Building:
\$25.00/SF + NNN

got space

NAI SunVista

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 sunvista.com



FOR MORE INFORMATION:

Tai Bixby, CCIM

tai@sunvista.com

505 577 3524

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HIGHLIGHTS

- Excellent location in a dense medical services corridor
- Near Christus St. Vincent and Presbyterian Hospitals
- State licensed surgical center with 2 operating rooms & 4 recovery bays
- Designed to Medicare/Medicaid standards
- Single-tenant or multi-tenant opportunity
- Beautifully-finished clinic space
- New stucco & updated HVAC
- Exterior access to on grade level and lower level as well as elevator
- Backup generator
- 56 parking spaces on-site and 32 spaces in lot across street
- Seller will sell real estate or a partial interest in the ownership entity
- Zoning: C-1



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EXTERIOR



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AERIALS



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INTERIOR RECEPTION AREAS



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INTERIOR SURGICAL CENTER



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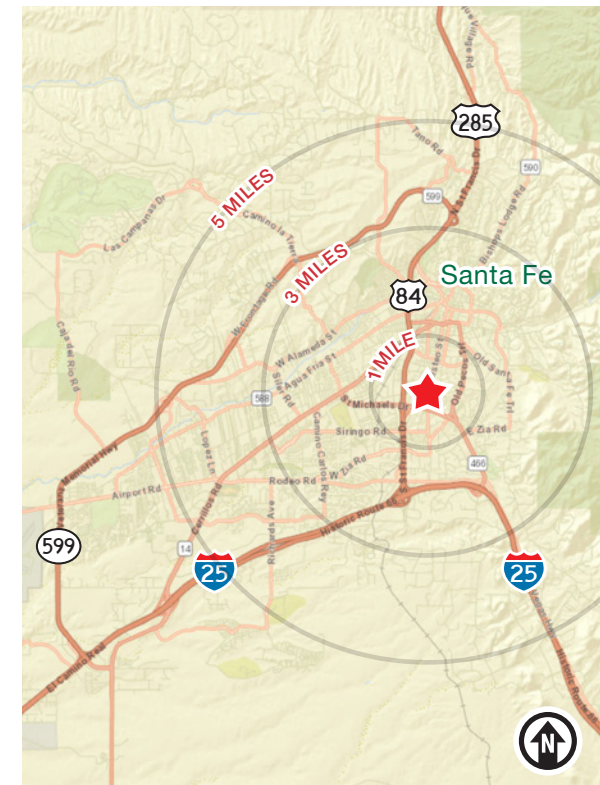
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2020		2020		2020	
Population	7,811		47,353		72,849	
Households	4,056		23,548		34,782	
Families	1,643		10,775		17,003	
Average Household Size	1.87		1.97		2.06	
Owner Occupied Housing Units	2,033		15,133		23,300	
Renter Occupied Housing Units	2,023		8,415		11,482	
Median Age	51.7		51.1		48.6	
Trends: 2020-2025 Annual Rate	State		State		State	
Population	0.54%		0.54%		0.54%	
Households	0.57%		0.57%		0.57%	
Families	0.39%		0.39%		0.39%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	1.11%		1.11%		1.11%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	511	12.6%	2,313	9.8%	3,386	9.7%
\$15,000 - \$24,999	348	8.6%	1,842	7.8%	2,694	7.7%
\$25,000 - \$34,999	389	9.6%	2,427	10.3%	3,663	10.5%
\$35,000 - \$49,999	681	16.8%	3,730	15.8%	5,467	15.7%
\$50,000 - \$74,999	764	18.8%	4,179	17.7%	6,024	17.3%
\$75,000 - \$99,999	422	10.4%	3,021	12.8%	4,265	12.3%
\$100,000 - \$149,999	473	11.7%	3,165	13.4%	4,582	13.2%
\$150,000 - \$199,999	219	5.4%	1,311	5.6%	2,109	6.1%
\$200,000+	249	6.1%	1,561	6.6%	2,593	7.5%
Median Household Income	\$52,219		\$56,665		\$56,956	
Average Household Income	\$78,749		\$83,904		\$86,852	
Per Capita Income	\$40,978		\$41,882		\$41,283	

DEMOGRAPHICS

2020 Demographics	1 mile	3 mile	5 mile
Total Population 	7,811	47,353	72,849
Average HH Income 	\$78,749	\$83,904	\$86,852
Daytime Employment 	22,432	62,207	73,680

2020 Forecasted by Esri



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FLOOR PLANS

UPPER LEVEL

Medical Clinic: ±8,343 SF



Not to scale. Drawings shown are approximate and may not show actual location of partitions. Square footage is estimated. If square footage and accurate floor plans are of material concern, prospective buyers/tenants should have the space measured by a qualified professional.



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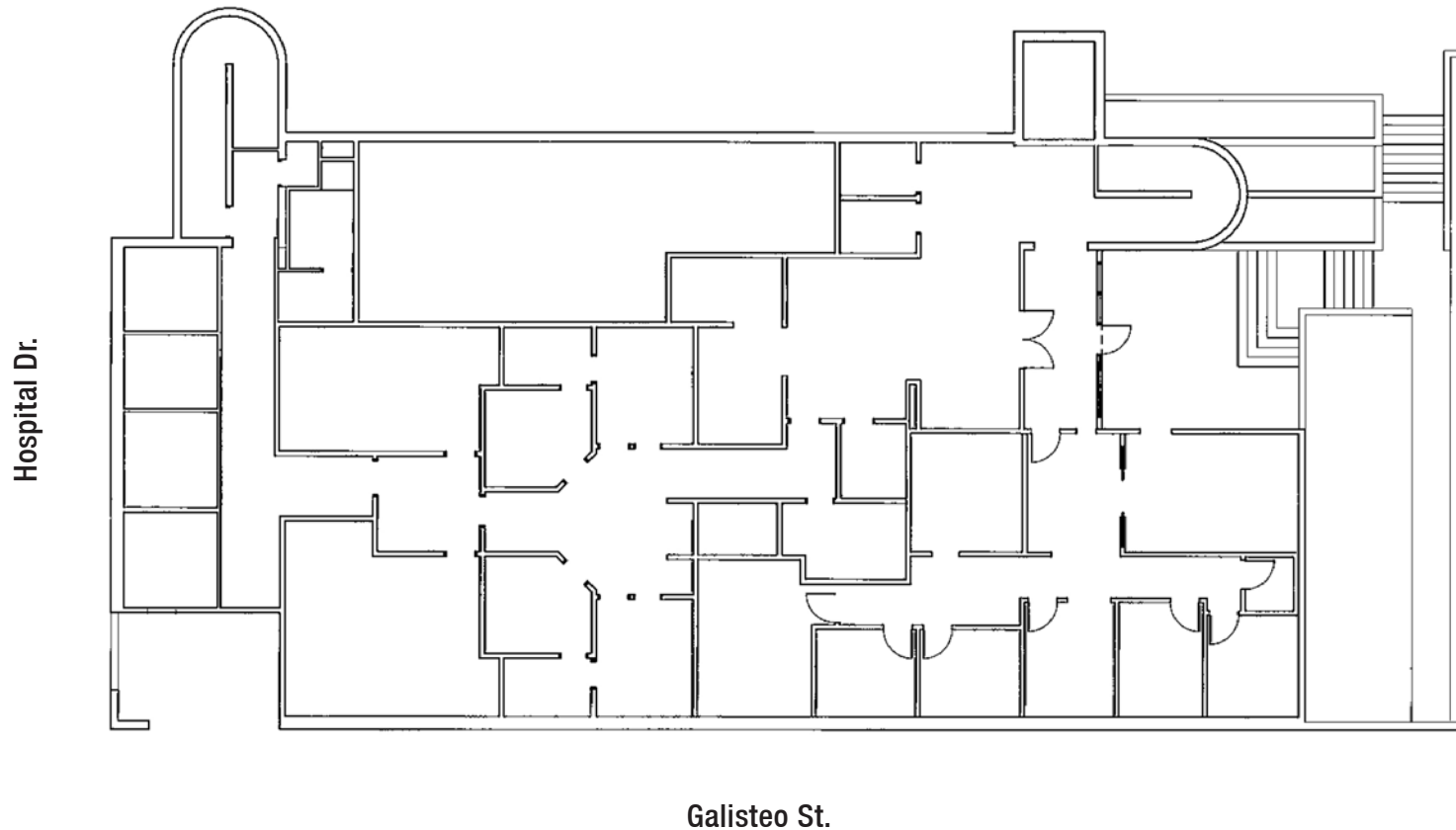
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FLOOR PLANS

LOWER LEVEL

Surgery Center: ±7,055 SF



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Santa Fe

TRADE AREA ANALYSIS

Santa Fe | The City Different and the State Capital

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 reflects the multicultural character of the city. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the climate and related outdoor activities (such as skiing in years of adequate snowfall; hiking in other seasons) plus cultural activities of the city and the region. Most tourist activity takes place in the historic downtown, especially on and around the Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government since 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, which takes place each year during the second full weekend of July.

Santa Fe by the numbers (ESRI 2020 Demographics)



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

SANTA FE ART REPORT CARD

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," according to the *Four Seasons website*

Santa Fe is the third-largest art market in the United States, after New York and Los Angeles.

Santa Fe Accolades

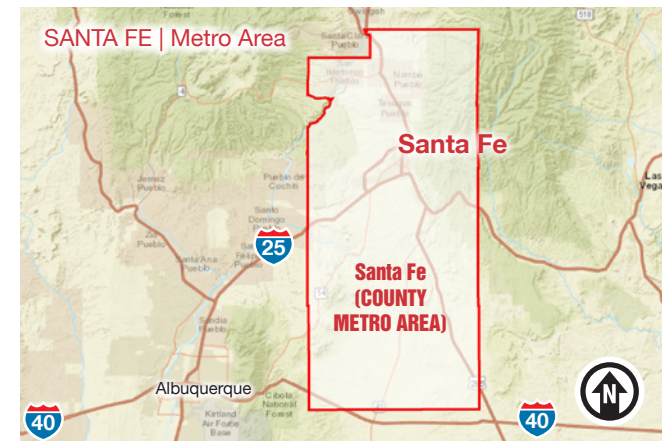
One of 2 cities recognized worldwide for the Best Food/Beverage Destination Experience by World Food Travel Association 2018
#3 Best Small City in U.S. to Live Apartment Therapy 2018
Top Destination for Millennial Travelers HomeToGo 2019
#2 Top 10 Small Cities in the US by Conde Nast Traveler 2019
One of the Best Cities for Outdoor Lovers MarketWatch 2019
One of the Greenest Cities in the U.S. CubeSmart Self Storage 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 from Insurify 2019



19 minutes:
average commute



SKI SANTA FE
averages
225 inches of snow a year.



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