# Surgical Center and Clinic

NEAR CHRISTUS ST. VINCENT AND PRESBYTERIAN MEDICAL CENTERS

**1620 Hospital Dr. | Santa Fe, NM 87505**

**For Sale or Lease**

- Surgical Center and Clinic
- 1620 Hospital Dr. | Santa Fe, NM 87505

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### Sale Price

<table>
<thead>
<tr>
<th>Parcel 1</th>
<th>Medical Building</th>
<th>±15,398 SF</th>
<th>±0.9 Acres</th>
<th>$3,650,000  ($237/SF of Building)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 2</td>
<td>Parking Lot</td>
<td>±15,398 SF</td>
<td>±0.49 Acres</td>
<td>$300,000  ($14/SF of Land)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>±15,398 SF</td>
<td>±1.39 Acres</td>
<td>$3,950,000</td>
</tr>
</tbody>
</table>

### Lease Rate

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

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**For More Information:**

Tai Bixby, CCIM
tai@sunvista.com
505 577 3524

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**Visit Our YouTube Channel to See this Property Video**

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NAI SunVista
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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

FOR SALE OR LEASE

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INTERIOR RECEPTION AREAS
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FOR MORE INFORMATION:

LOCATION

SITE
• Building: ±15,398 SF
• Land: ±0.99 Acres
• Parking: 56 Spaces

SITE
• Land: ±0.49 Acres
• Parking: 32 Spaces

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## Demographics

### 1, 3 & 5 Mile

<table>
<thead>
<tr>
<th>Summary</th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tr>
<td>Population</td>
<td>7,811</td>
<td>47,353</td>
<td>72,849</td>
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<tr>
<td>Households</td>
<td>4,056</td>
<td>23,548</td>
<td>34,782</td>
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<tr>
<td>Families</td>
<td>1,643</td>
<td>10,775</td>
<td>17,003</td>
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<tr>
<td>Average Household Size</td>
<td>1.87</td>
<td>1.97</td>
<td>2.06</td>
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<tr>
<td>Owner Occupied Housing Units</td>
<td>2,033</td>
<td>15,133</td>
<td>23,300</td>
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<tr>
<td>Renter Occupied Housing Units</td>
<td>2,023</td>
<td>8,415</td>
<td>11,482</td>
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<tr>
<td>Median Age</td>
<td>51.7</td>
<td>51.1</td>
<td>48.6</td>
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<table>
<thead>
<tr>
<th>Trends: 2020-2025 Annual Rate</th>
<th>State</th>
<th>State</th>
<th>State</th>
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<tbody>
<tr>
<td>Population</td>
<td>0.54%</td>
<td>0.54%</td>
<td>0.54%</td>
</tr>
<tr>
<td>Households</td>
<td>0.57%</td>
<td>0.57%</td>
<td>0.57%</td>
</tr>
<tr>
<td>Families</td>
<td>0.39%</td>
<td>0.39%</td>
<td>0.39%</td>
</tr>
<tr>
<td>Owner HHs</td>
<td>0.59%</td>
<td>0.59%</td>
<td>0.59%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>1.11%</td>
<td>1.11%</td>
<td>1.11%</td>
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<table>
<thead>
<tr>
<th>Households by Income</th>
<th>2020</th>
<th>2020</th>
<th>2020</th>
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<tbody>
<tr>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>&lt;$15,000</td>
<td>511</td>
<td>12.6%</td>
<td>2,313</td>
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<tr>
<td>$15,000 - $24,999</td>
<td>348</td>
<td>8.6%</td>
<td>1,842</td>
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<tr>
<td>$25,000 - $34,999</td>
<td>389</td>
<td>9.6%</td>
<td>2,427</td>
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<tr>
<td>$35,000 - $49,999</td>
<td>681</td>
<td>16.8%</td>
<td>3,730</td>
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<td>$50,000 - $74,999</td>
<td>764</td>
<td>18.8%</td>
<td>4,179</td>
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<tr>
<td>$75,000 - $99,999</td>
<td>422</td>
<td>10.4%</td>
<td>3,021</td>
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<tr>
<td>$100,000 - $149,999</td>
<td>473</td>
<td>11.7%</td>
<td>3,165</td>
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<tr>
<td>$150,000 - $199,999</td>
<td>219</td>
<td>5.4%</td>
<td>1,311</td>
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<tr>
<td>$200,000+</td>
<td>249</td>
<td>6.1%</td>
<td>1,561</td>
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<tr>
<td>Median Household Income</td>
<td>$52,219</td>
<td>$56,665</td>
<td>$56,956</td>
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<tr>
<td>Average Household Income</td>
<td>$78,749</td>
<td>$83,904</td>
<td>$86,852</td>
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<tr>
<td>Per Capita Income</td>
<td>$40,978</td>
<td>$41,882</td>
<td>$41,283</td>
</tr>
</tbody>
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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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FLOOR PLANS

LOWER LEVEL

Surgery Center: ±7,055 SF

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SITE PLAN

Building: ±15,398 SF
Land: ±0.99 Acres
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)

The State Capital 150,818 Population 65,337 Households $87,142 Average Household Income $50,910 Median Disposable Income 8,640 Total Businesses 91,810 Total Employees

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