

Plaza 810 - Professional Office Suite

810 Calle Mejia | Suite 103 | Santa Fe, NM 87501

Offering
Memorandum



nambe SINGLE-TENANT NNN INVESTMENT

NASunVista

got space

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All property showings are by appointment only. Please consult a NAI SunVista Advisor for more details.



418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501
505 988 8081 sunvista.com

Offering Memorandum

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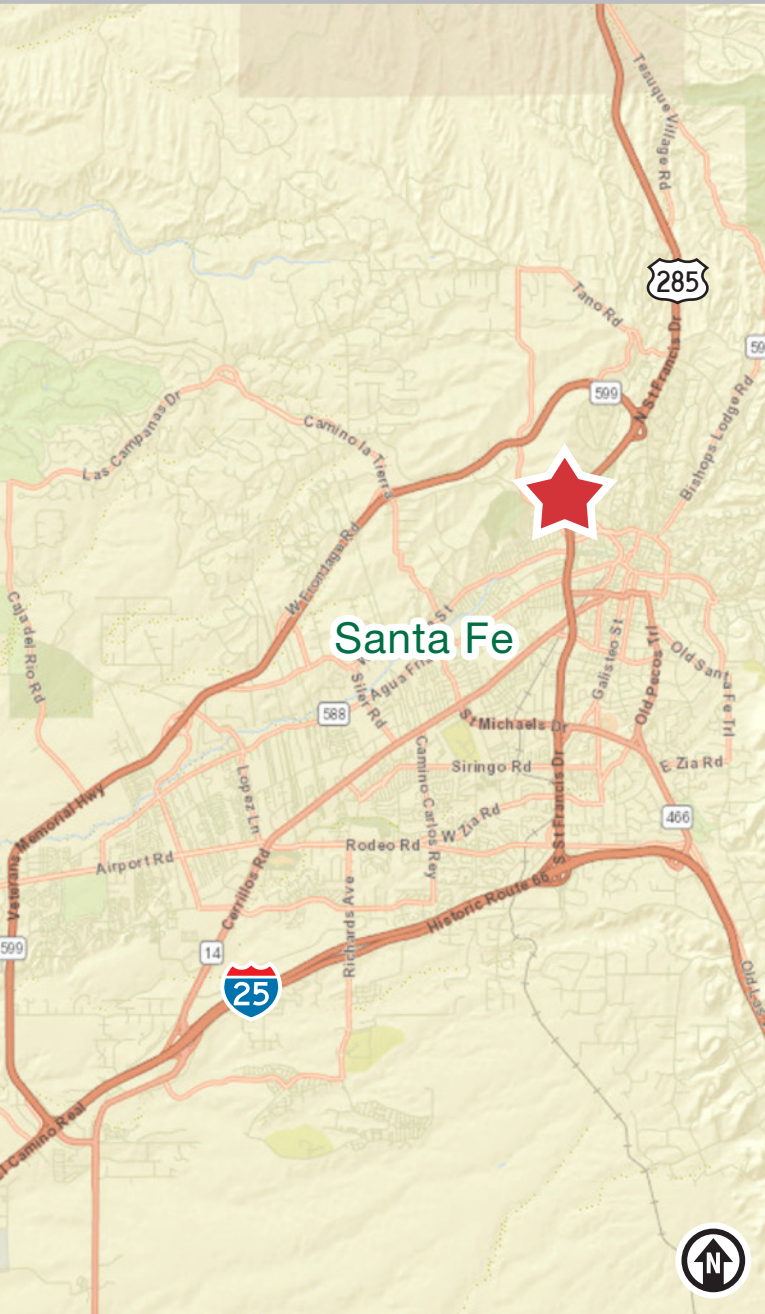
PROPERTY SUMMARY

NAI SunVista Santa Fe is pleased to offer for sale a single-tenant NNN investment in “The City Different”. The asset is located at 810 Calle Mejia, Suite 103, which is on the north side of the city, close to Downtown, District Court House and State Offices. This office is one of seven office condominiums in Plaza 810 and is cataloged as Office Class A. Currently occupied by a national credit tenant, Nambé is a well-recognized brand of serveware, barware, home décor and gifts items. It is a great investment opportunity to add to your own portfolio.



PROPERTY HIGHLIGHTS

- Single-Tenant NNN Lease
- Recent 5-year lease with one (1) 5-year option
- Monument signage
- Premier location on north side - Close to Downtown
- Neighboring tenants include Northside Dental, Santa Fe SPA, The Lodge at Santa Fe, DeVargas Center among others
- High-quality finishes
- Adequate parking



PROPERTY OVERVIEW

LOCATION

NWC Calle Mejia & Viento Dr.

ADDRESS

810 Calle Mejia Suite | Suite 103 | Santa Fe, NM 87501

OFFICE CONDO SIZE

±2,818 SF

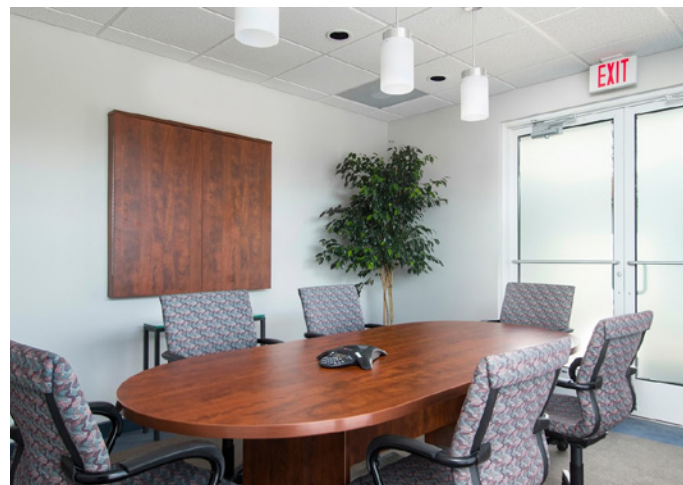
ZONING

C-1

OFFERING SUMMARY

Sale Price	\$766,150
Price/SF	\$271.87
Net Operating Income	\$49,800
Cap Rate	6.5%

PROPERTY PHOTOS



PROPERTY
PHOTOS



nambe

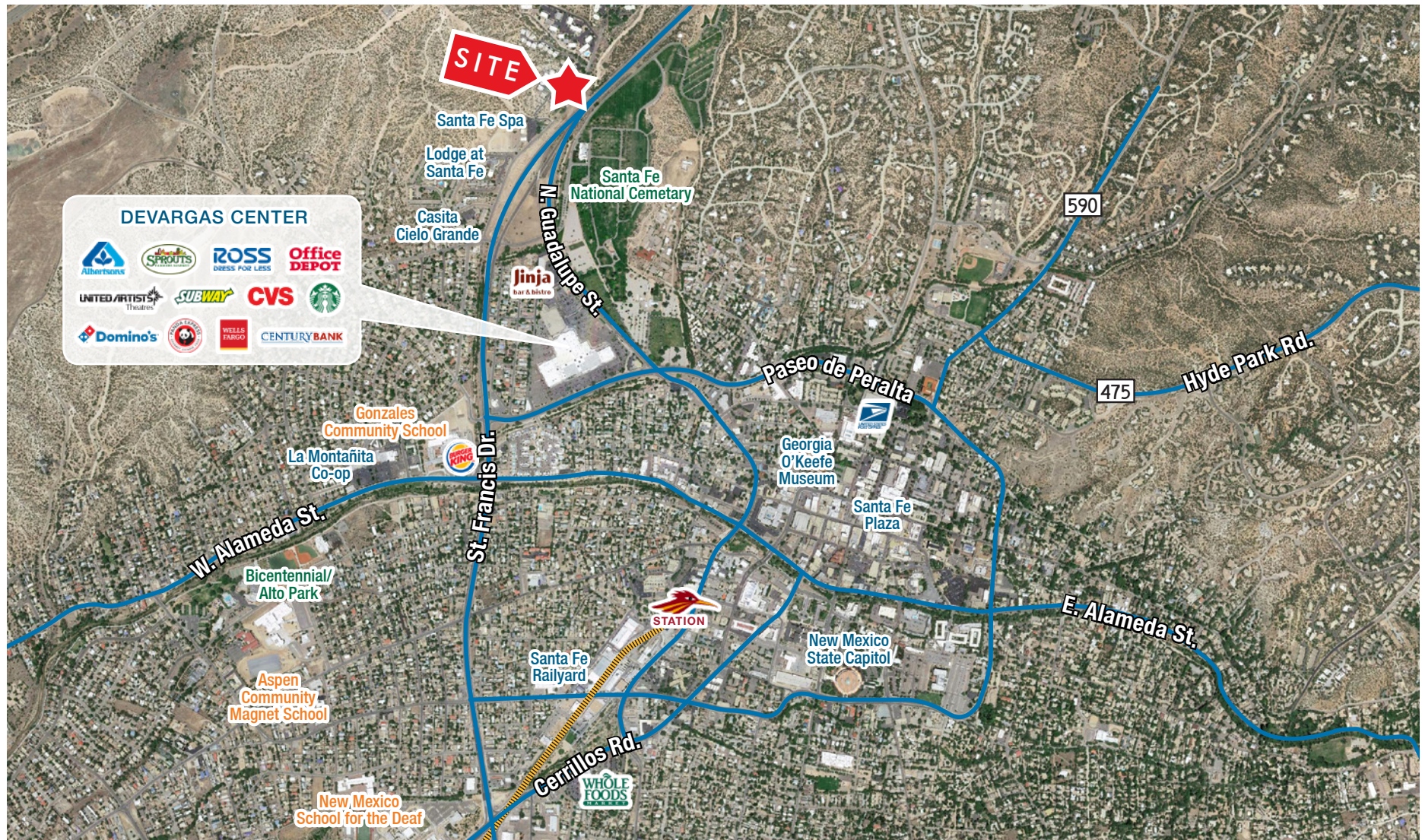
TENANT OVERVIEW

Recognized for its award-winning designs for more than 60 years, Nambé's commitment to timeless beauty, artistic integrity and uncompromising quality is evident in the brand's collection of serveware, barware, home décor and gift items. Nambé collaborates with the world's most esteemed designers to develop products that bring function and style into the home. From The British Museum in London to the Museum of Modern Art in New York, Nambé pieces are exhibited in renowned galleries around the world. nambe.com

TENANT	Nambé Mills, LLC
TENANT'S TRADE NAME	Nambé
HEADQUARTERS	New Jersey & Santa Fe, NM
YEAR FOUNDED	1951



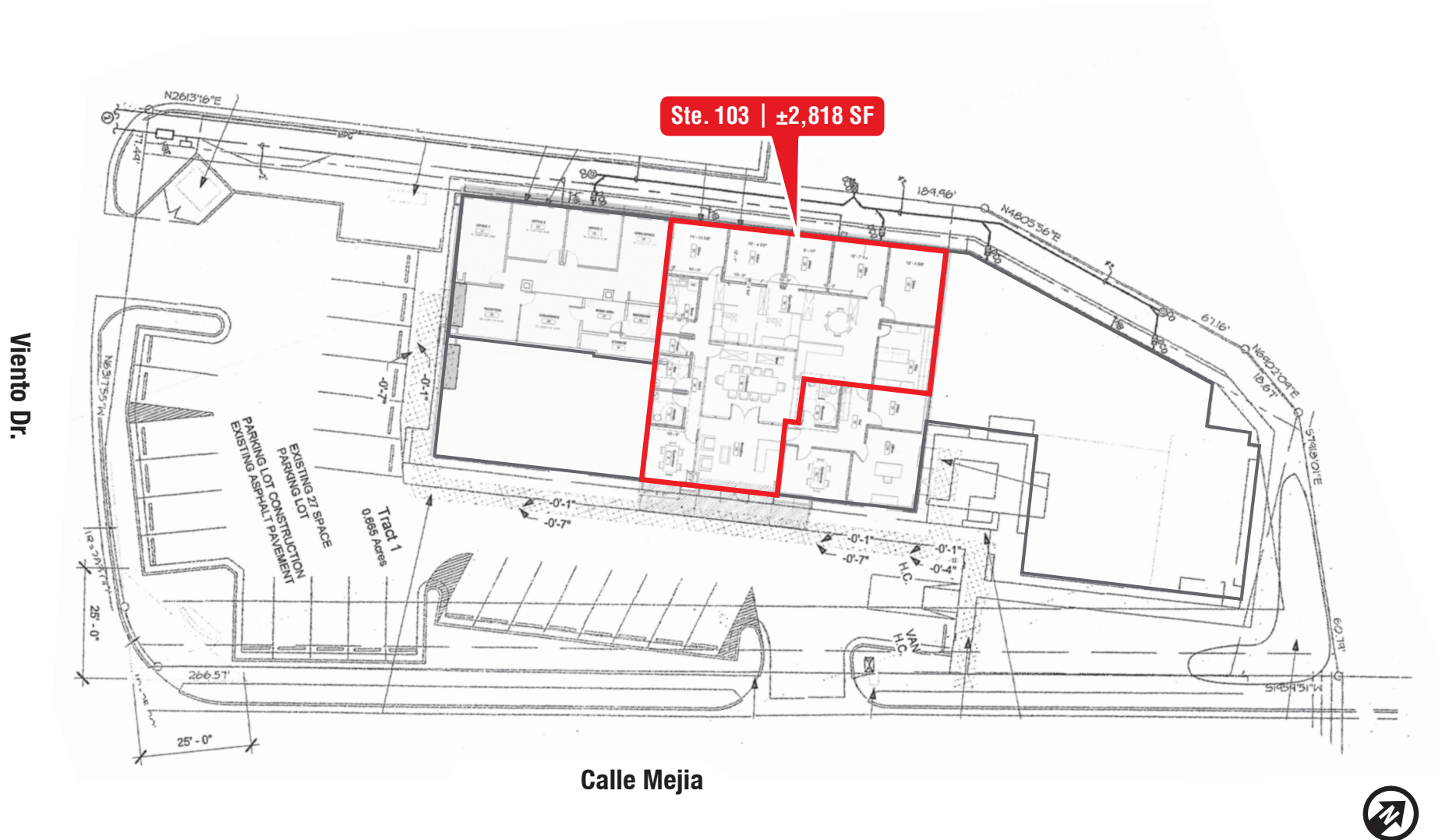
HIGH-ALTITUDE AERIAL



LOW-ALTITUDE AERIAL

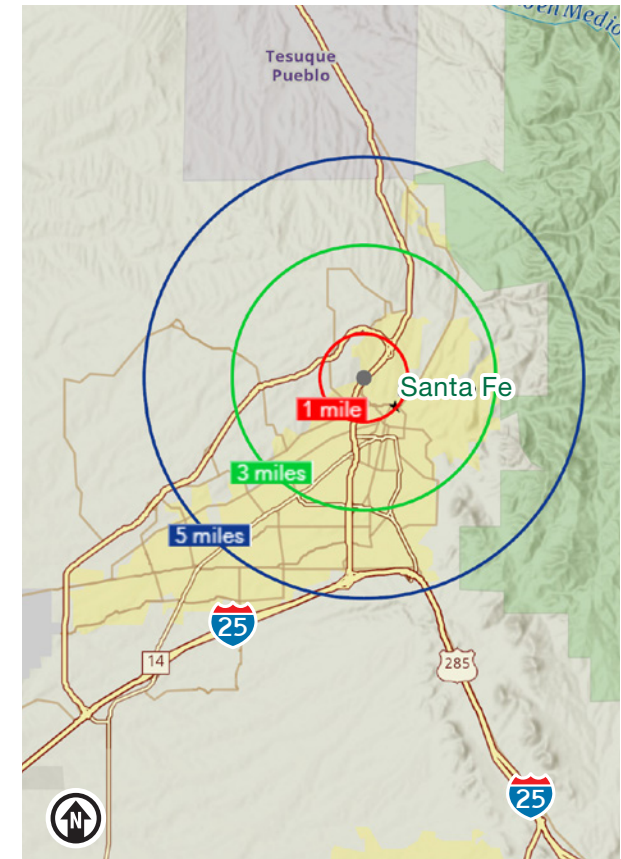


SITE
PLAN



AREA DEMOGRAPHICS

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	4,655		29,008		57,578	
Households	2,775		15,564		28,754	
Families	1,048		6,514		13,582	
Average Household Size	1.66		1.83		1.97	
Owner Occupied Housing Units	1,694		9,811		19,087	
Renter Occupied Housing Units	1,081		5,753		9,667	
Median Age	56.8		55.4		52.4	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	311	11.2%	1,701	10.9%	2,942	10.2%
\$15,000 - \$24,999	227	8.2%	1,406	9.0%	2,413	8.4%
\$25,000 - \$34,999	261	9.4%	1,449	9.3%	2,820	9.8%
\$35,000 - \$49,999	326	11.7%	1,880	12.1%	3,577	12.4%
\$50,000 - \$74,999	581	20.9%	2,335	15.0%	4,772	16.6%
\$75,000 - \$99,999	323	11.6%	1,902	12.2%	3,740	13.0%
\$100,000 - \$149,999	375	13.5%	2,139	13.7%	3,766	13.1%
\$150,000 - \$199,999	204	7.4%	1,080	6.9%	2,015	7.0%
\$200,000+	165	5.9%	1,672	10.7%	2,710	9.4%
Median Household Income	\$58,743		\$62,238		\$61,465	
Average Household Income	\$82,644		\$97,747		\$94,146	
Per Capita Income	\$48,357		\$52,301		\$46,813	
Population by Age	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	121	2.6%	947	3.3%	2,219	3.9%
5 - 9	119	2.6%	928	3.2%	2,242	3.9%
10 - 14	140	3.0%	1,006	3.5%	2,382	4.1%
15 - 19	117	2.5%	956	3.3%	2,362	4.1%
20 - 24	187	4.0%	1,156	4.0%	2,632	4.6%
25 - 34	424	9.1%	2,880	9.9%	5,991	10.4%
35 - 44	484	10.4%	2,944	10.1%	5,993	10.4%
45 - 54	588	12.6%	3,494	12.0%	6,917	12.0%
55 - 64	917	19.7%	5,580	19.2%	10,378	18.0%
65 - 74	936	20.1%	5,426	18.7%	10,019	17.4%
75 - 84	429	9.2%	2,531	8.7%	4,593	8.0%
85+	191	4.1%	1,160	4.0%	1,851	3.2%



2021 Forecasted by Esri

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 2021 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.

