

For Sale

Santa Fe Office/Gallery Building

LOCATED JUST OFF CANYON RD. NEAR DOWNTOWN

208 Delgado St. | Unit 1 | Santa Fe, NM 87501

SEQ E. Alameda & Delgado St.



±2,882 SF
Available



Sale Price:
\$770,000

PROPERTY HIGHLIGHTS

- Close to professional services, restaurants, shopping & entertainment
- Near Canyon Rd. galleries, dining & shopping
- Convenient to the State Capital and courts
- 7 off-street parking spaces
- Zoning-allowed uses are residential, arts related business, art gallery and professional offices

NAISunVista

got space

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

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LOCATION

PROPERTY HIGHLIGHTS

- Close to professional services, restaurants, shopping & entertainment
- Near Canyon Rd. galleries, dining and shopping
- Convenient to the State Capital, courts and other state and governmental offices
- 7 off-street parking spaces
- Bathroom
- Kitchen area
- ±2,882 total SF
 - ±1,495 SF ground floor
 - ±1,387 SF finished basement

ZONING

- RC8AC with special permit for office use
- Allowed uses are residential, arts related business, art gallery, professional offices



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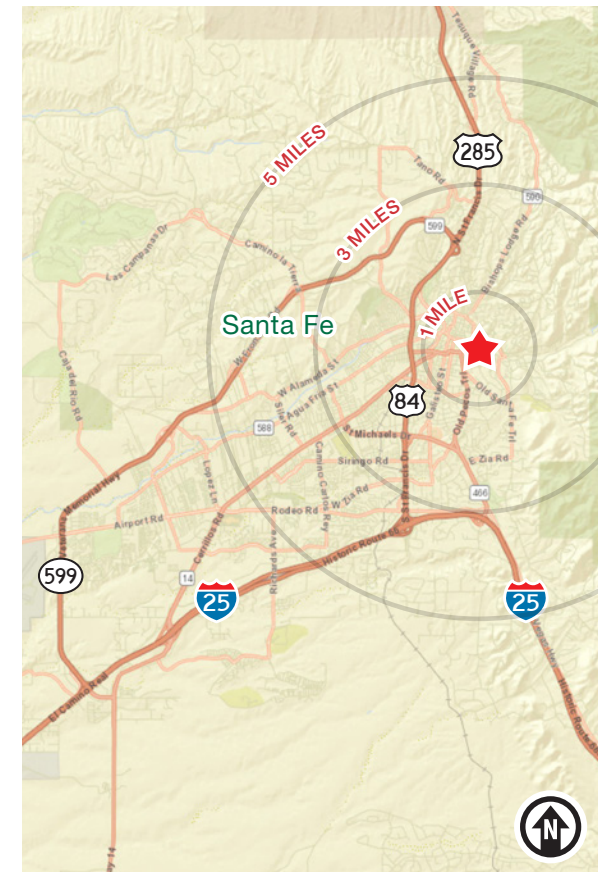
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,677	34,250	58,227
Average HH Income	\$111,246	\$96,774	\$93,589
Daytime Employment	21,099	54,427	66,681

2021 Forecasted by Esri



NAI SunVista

505 988 8081 | sunvista.com

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

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EXTERIOR



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GROUND FLOOR



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BASEMENT



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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.

