

**Offering
Memorandum**

Office Condominium Investment



±1,550 SF For Sale

Lauren Landavazo

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Shelly Branscom CCIM

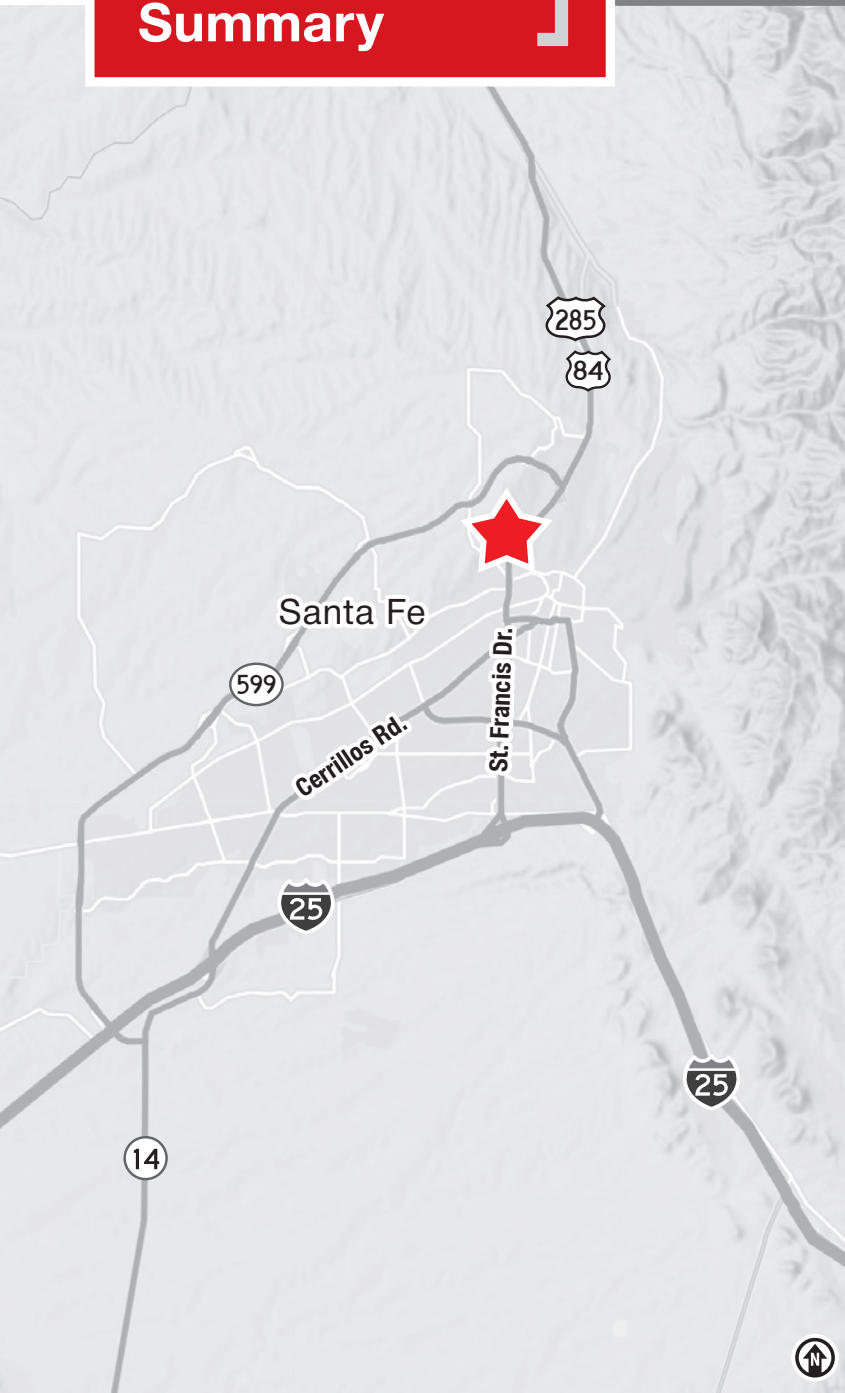
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SECURE-INCOME TENANT

810 Calle Mejia | Suite 101 | Santa Fe, NM 87501

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



Pricing

Sale Price	\$510,000
CAP Rate	6.33%
NOI	\$32,309

Mini-Pod

Rental Income	\$43,265
Total Operating Expenses	-\$10,956
Net Operating Income	\$32,309

Location

810 Calle Mejia
Suite 101
Santa Fe, NM 87501

NWQ US Hwy. 285/84 &
N. Guadalupe St.

SUITE SIZE
±1,550 SF

ZONING
C-2

Highlights

- Corporate-signed, credit-worthy tenant with annual rent escalations
- 20-year tenant
- Current lease expires 5/31/2030 with one 5-year option to renew
- Prominent/convenient location with quick access to downtown
- Strong demographics and nearby amenities
- Functional office buildout
- Renovated in 2025
- Condo dues: \$4.12/SF
- Owner responsible for HVAC and property taxes



Edward Jones is a large, privately held financial-services and wealth-management firm headquartered in St. Louis, Missouri. Founded in 1922, it is best known for a relationship-driven model in which local financial advisors work directly with individual investors and families on investing, retirement, education savings, estate considerations, and broader financial planning.

As of 2026, Edward Jones has 20,000+ financial advisors, serves more than 9 million clients, and oversees roughly \$2.4–\$2.5 trillion in client assets across the U.S. and Canada. Its network reaches 68% of U.S. counties, giving it an unusually large physical presence compared with many wealth-management competitors.

This Santa Fe Edward Jones office has been at the 810 Calle Mejia location for 20 years. The current lease expires 5/31/2030 with one 5-year option to renew.



Location

810 Calle Mejia | Suite 101 | Santa Fe, NM 87501





Photos

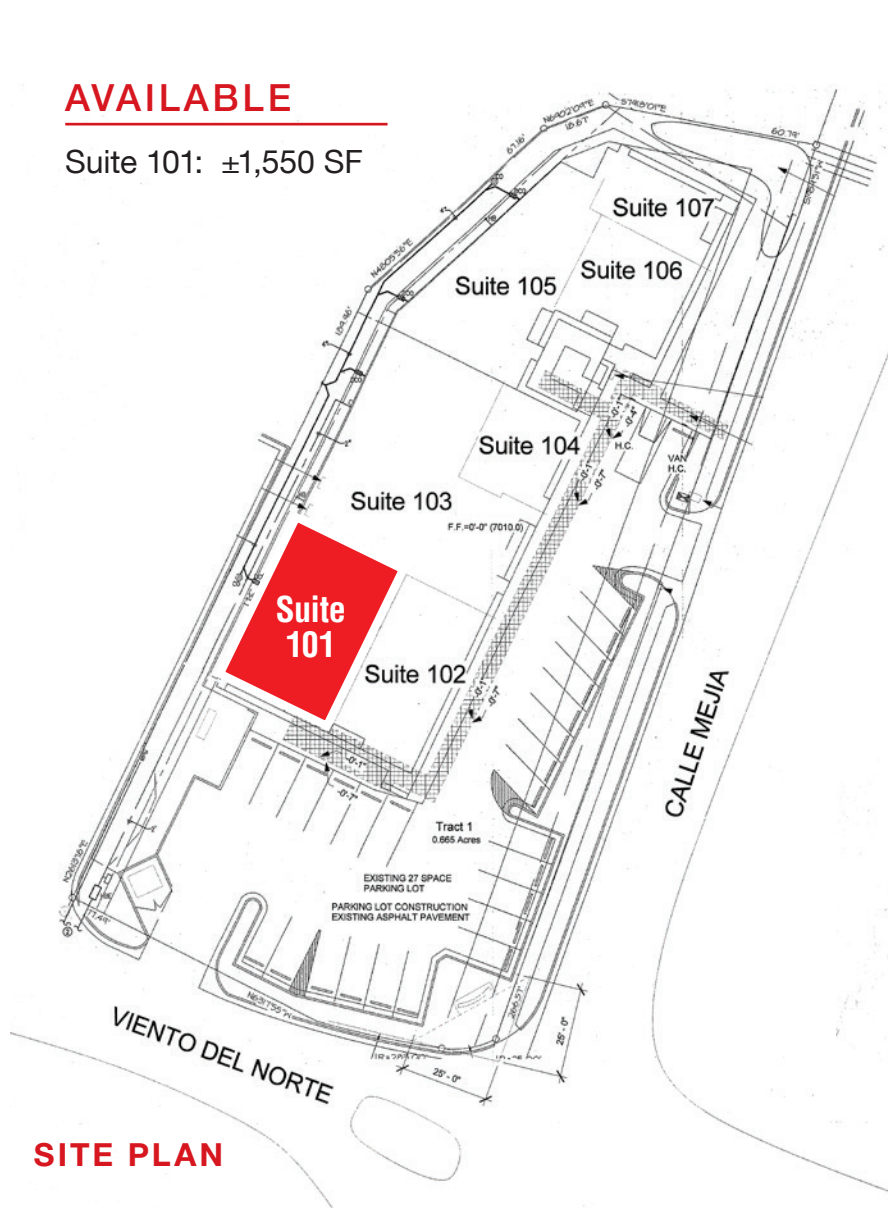
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AVAILABLE

Suite 101: $\pm 1,550$ SF



SITE PLAN



FLOOR PLAN

MAIN
ENTRANCE



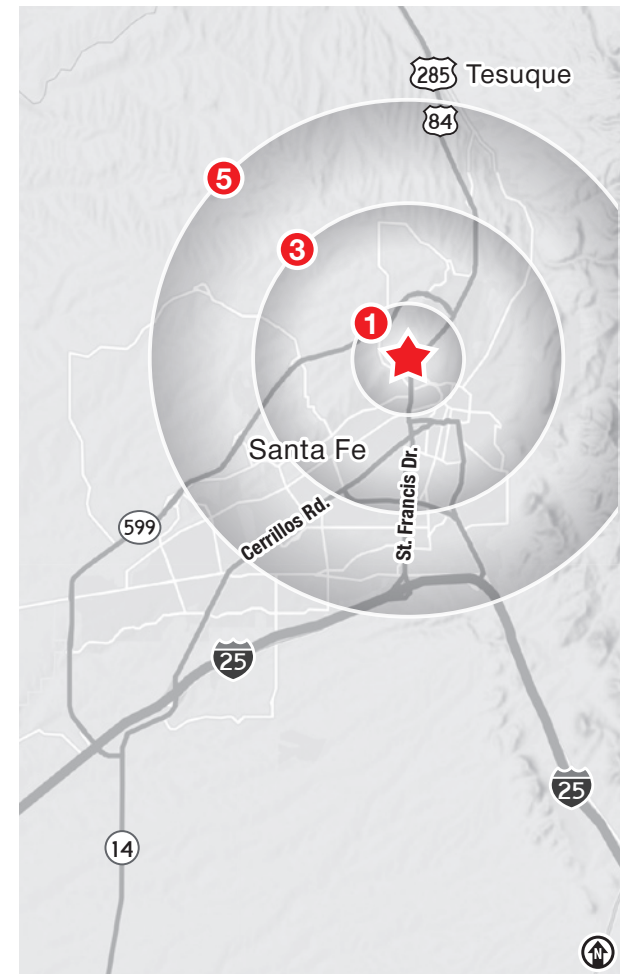
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	5,035	30,686	62,408
Total Households	3,031	16,862	32,279
Family Households	1,270	7,248	15,329
Average Household Size	1.65	1.79	1.90
Owner Occupied Housing Units	1,764	9,990	19,985
Renter Occupied Housing Units	1,267	6,872	12,294
Median Age	58.8	57.1	54.4
Trends 2026 - 2031	State	State	State
Population	0.30%	0.30%	0.30%
Households	0.40%	0.40%	0.40%
Family Population	0.30%	0.30%	0.30%
Owner Occupied Housing Units	0.60%	0.60%	0.60%
Median Household Income	3.10%	3.10%	3.10%
Median Household Income	\$109,048	\$95,171	\$93,100
Average Household Income	\$158,444	\$137,543	\$134,798
Per Capita Income	\$90,570	\$75,618	\$69,625

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	5,035	30,686	62,408
 Average HH Income	\$158,444	\$137,543	\$134,798
 Daytime Employment	4,107	63,459	82,956

2026 Forecasted by Esri



SANTA FE | THE CITY DIFFERENT

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 reflect the multicultural character of the region. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the mild climate, outdoor activities and cultural events that the area offers. Most tourist activity takes place in the historic downtown, especially on and around Santa Fe Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government during 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. Seasonal activities, such as skiing at nearby Santa Fe Ski Basin in the winter and hiking are also a draw for tourists.



SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2026 Demographics)

160,518
MSA Population

72,221
Households

\$128,397
Avg. Household Income

\$72,533
Md. Disposable Income

8,023
Total Businesses

107,171
Total Employees

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

SANTA FE ACCOLADES

- #1 of the "15 Best Cities in the U.S." *Travel + Leisure 2025*
- Top 100 Best Places to Live *Livability 2024-2025*
- Among "The World's Greatest Places" *Time 2024*
- One of "The Best Places to Go" *Conde Nast Traveler 2024*
- "Travel Guide Star Award Winners List" *Forbes Travel Guide 2024*
- "Best Fine Dining in the U.S." *TripAdvisor 2023*
- "100 Best Ski Resorts in U.S. & Canada." *Wall Street Journal 2023*
- "Best Art Museums" *USA Today 10 Best 2023*
- One of the "Best Destinations in the West" *Sunset Magazine 2023*



A TOURIST DESTINATION

Santa Fe is the **3rd-Largest Art Market in the United States** after New York and Los Angeles.



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." *FourSeasons.com*

OFFERED EXCLUSIVELY BY:



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