

OFFICE FOR SALE

1048 PASEO DE PERALTA

1048 PASEO DE PERALTA, SANTA FE, NM 87501



**CLASS A OFFICE FOR SALE | \$4,250,000 (\$559/SF) | 7,600SF | 0.43± AC.
15 PARKING SPACES | 2 FLOORS | DOWNTOWN SANTA FE**

REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



PRESENTED BY:

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PROPERTY SUMMARY

1048 Paseo De Peralta



Property Summary

Price:	\$4,250,000
Building SF:	7,600 SF
Useable SF:	6,816 SF
Floors:	2
Lot Size:	0.43 Acres
Occupancy:	Vacant
Building Class:	A
Year Built:	1990
Renovated:	2018
Parking:	15
HVAC:	2 - 5 Ton Units

Property Overview

1048 Paseo de Peralta is a Class A office building located in the heart of Santa Fe, directly adjacent to the New Mexico State Capitol (Roundhouse) and surrounded by the city's most prominent government, cultural, and commercial destinations.

The building was completely remodeled and features high-quality Class A finishes throughout, delivering a modern, professional workspace ideally suited for today's office users. Each floor features a functional office layout with private offices and conference rooms providing a turnkey opportunity for professional service users, including legal, consulting, nonprofit, and administrative organizations.

Location Overview

Highly Walkable, Central Santa Fe Setting: Tenants benefit from quick access to Canyon Road galleries, downtown Santa Fe amenities, and a variety of restaurants and cafés, offering convenience for employees and visitors while supporting recruitment and retention.

PROPERTY PHOTOS

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GROUND FLOOR - PHOTOS

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SECOND FLOOR - PHOTOS

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GROUND FLOOR

1048 Paseo De Peralta



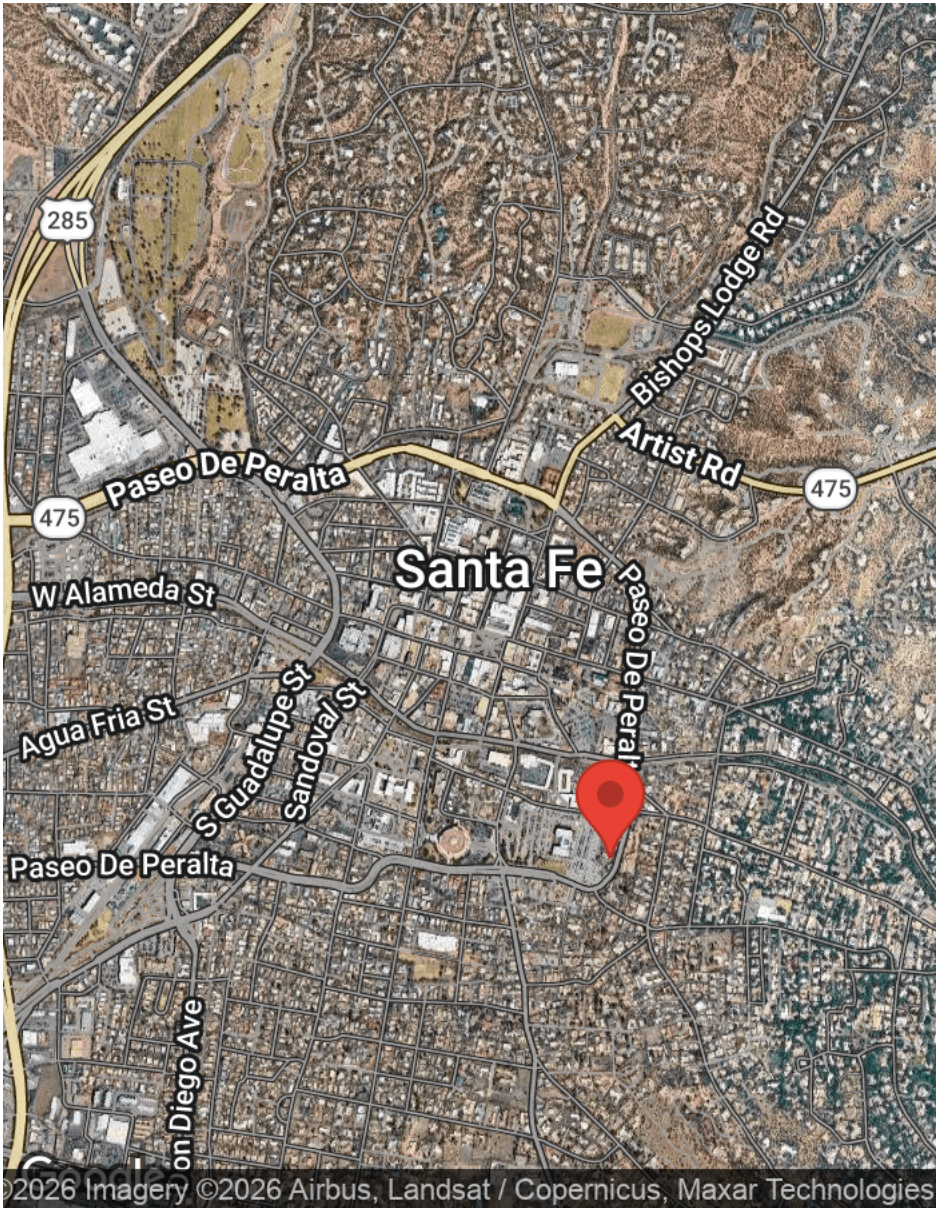
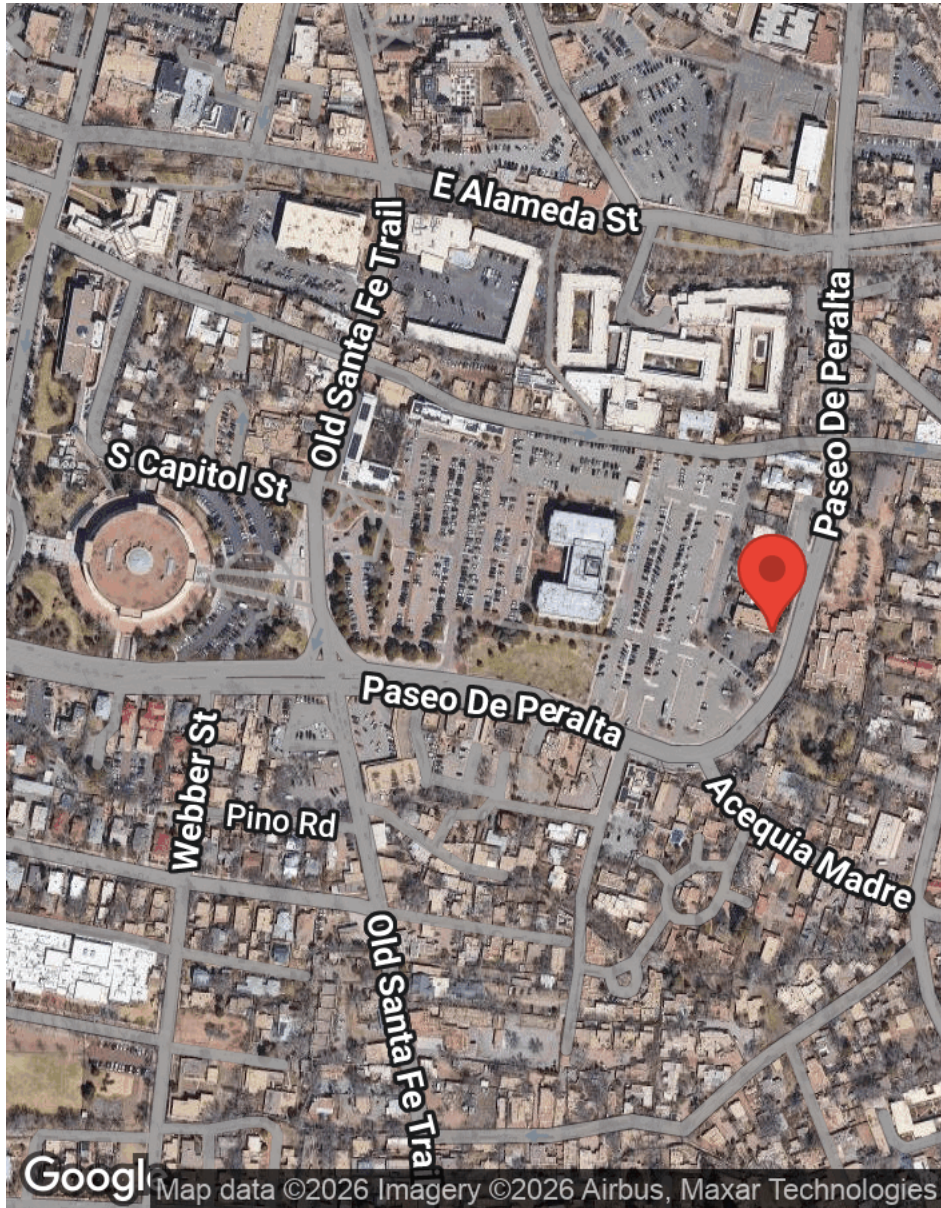
SECOND FLOOR

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LOCATION MAPS

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PROFESSIONAL BIO

1048 PASEO DE PERALTA



Jacob Rocker, CCIM

Jacob Rocker's expertise is in the acquisition, disposition and leasing of investment properties throughout New Mexico. Mr. Rocker's career in Commercial Real Estate spans a decade and was recruited to Real Estate Advisors directly due to his extensive knowledge of the industry. Through his energy, innovation, and client centric approach to the business, Mr. Rocker is committed to maximizing client value by providing custom fit services tailored to the specific needs of each property owner.

Mr. Rocker has achieved the Certified Commercial Investment Member designation (CCIM) and is an active member of the National Association Industrial Office Properties group (NAIOP). He holds a Masters in Science of Finance and Real Estate from the University of Arizona and a BA degree in Journalism from Arizona

Jacob Rocker

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PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- National Association of Industrial and Office Properties
- Apartment Association of NM Affordable Housing Committee

PROFESSIONAL BIO

1048 PASEO DE PERALTA



Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

Tai Bixby

Director

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PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)

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