

RETAIL FOR LEASE



MARKET STATION - SUITE 111

500 MARKET STREET, SANTA FE, NM 87501



GROUND-FLOOR RETAIL AT MARKET STATION
793SF± | \$30.00/SF BASE RENT + \$7.63 NNN | MONTHLY RENT \$2,486.71

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



PRESENTED BY:

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40315, New Mexico

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PROPERTY SUMMARY

500 MARKET STREET | SANTA FE, NM 87501



Property Summary

Lease Rate:	\$30.00+ \$7.63NNN (\$2486/MO)
Floors:	Ground Level/First Floor
Year Built:	2008
NNN:	Yes
Rentable SF:	793
Submarket:	Santa Fe Railyard District
Zoning:	BCD - Business Capital District
Available:	September 1, 2026
Property Type:	Retail

Property Overview

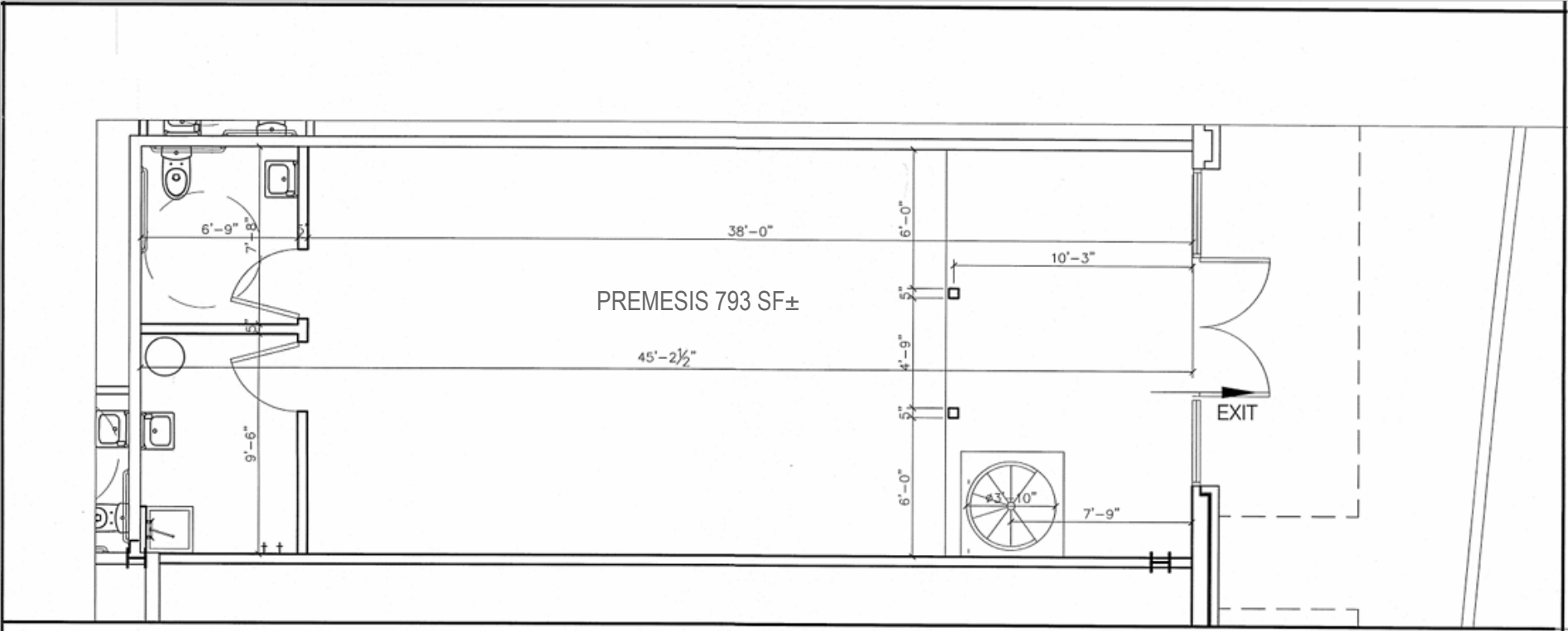
Suite 111 at Market Station offers ±793 rentable square feet of ground-floor retail with direct street-level storefront presence, available September 1, 2026. Market Station is a ±63,955 GSF mixed-use retail center built in 2008 (steel-frame cast concrete) on a long-term ground lease from the City of Santa Fe. The building is zoned Business Capital District (BCD), permitting retail, restaurant, entertainment, office, medical/dental, educational, and other commercial uses, and benefits from more than 400 City-owned underground parking spaces directly beneath the building, a competitive advantage virtually unmatched in the Santa Fe market.

Location Overview

Market Station anchors the Santa Fe Railyard district, a 13-acre revitalized cultural and entertainment hub serving local residents and the region's substantial tourist economy. Current tenants and neighbors include REI, Bosque Brewing Company, Violet Crown Cinema, Tomasita's Restaurant, the Santa Fe Farmers Market, and the New Mexico School for the Arts. The Santa Fe Rail Runner commuter train station is directly adjacent, delivering consistent daily exposure to Albuquerque MSA commuter and visitor traffic year-round. Regular community events, cultural programming, and weekend markets sustain strong day-and-evening foot traffic throughout the district.

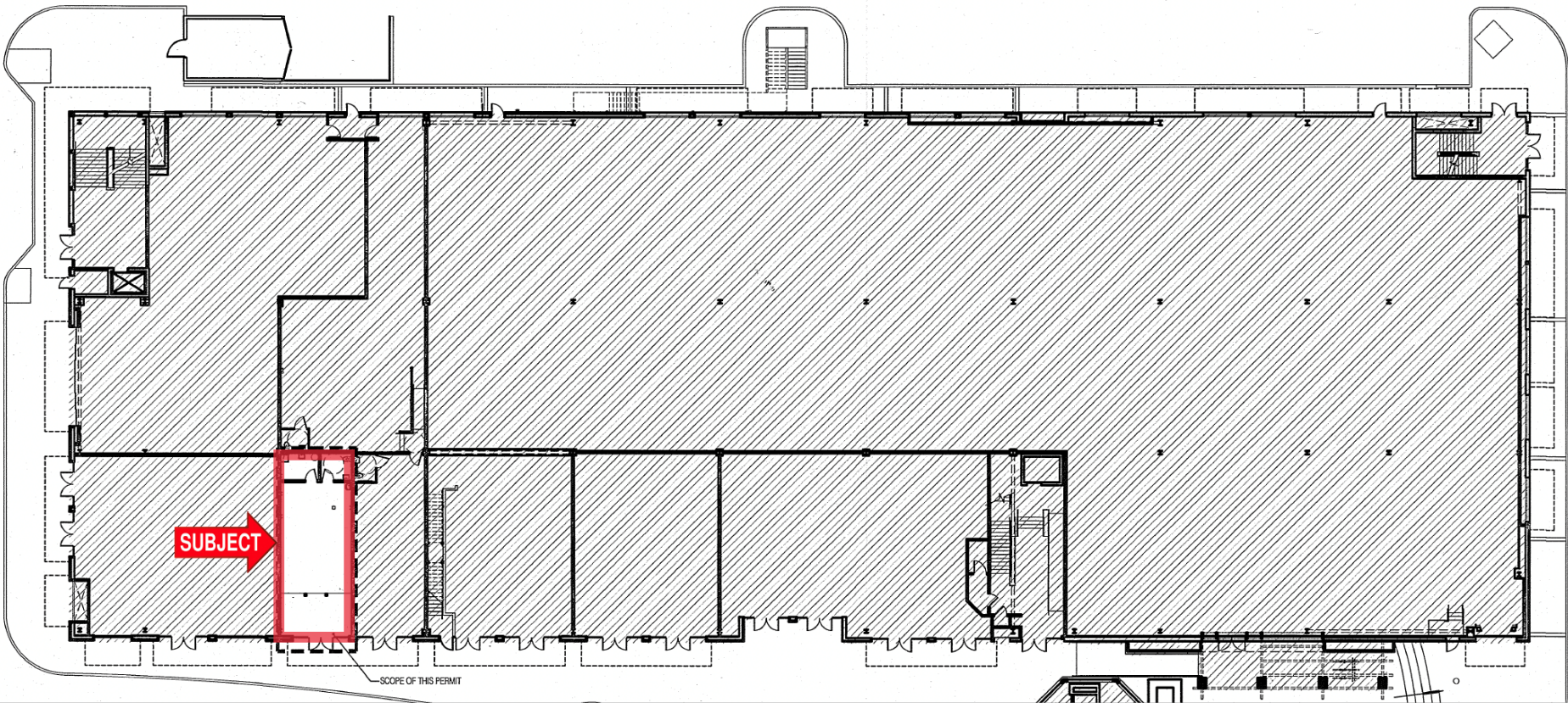
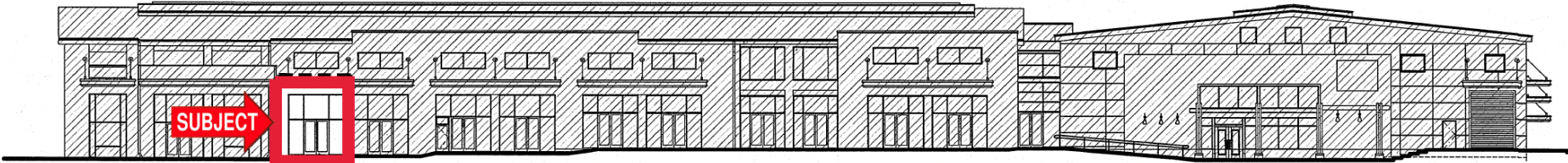
FLOOR PLAN

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PLANS & ELEVATION

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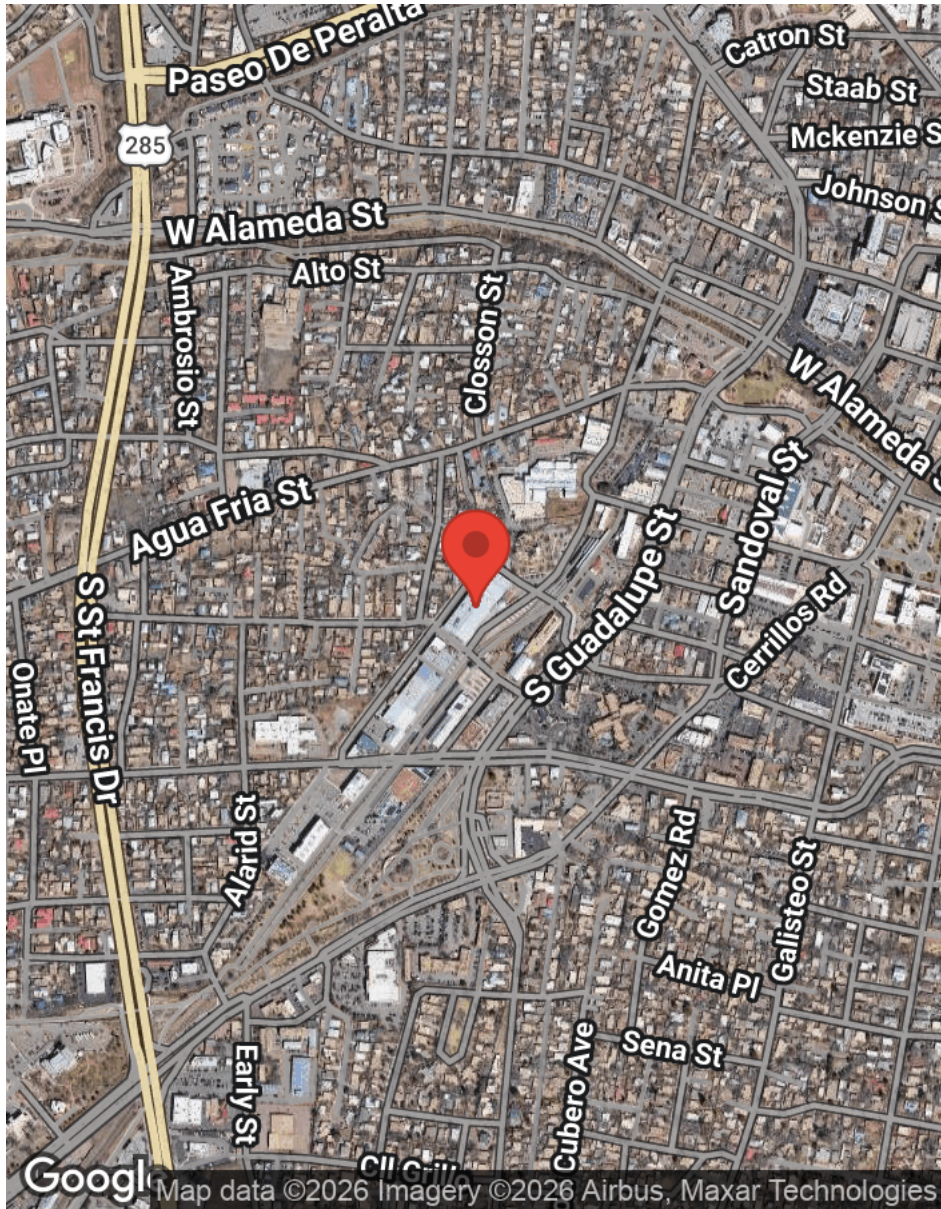


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LOCATION MAPS

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BUSINESS MAP


500 MARKET STREET | SANTA FE, NM 87501



 Hotel Flora

 Railyard Municipal Parking Garage


400 Manhattan Ave Parking

 Tomasita's Santa Fe - New Mexican Restaurant


S Santa Fe Artists Market

 REI


L La Lecheria Railyard


 Barker Realty


N New Mexico Capitol Art Collection

 Sky Cinemas Railyard


N Nuckolls Brewing Co. Santa Fe

 Santa Fe Railyard

 Thoma Collection

 Hotel Santa Fe, Hacienda & Spa

 Second Street Brewery at The Railyard

 RAD Santa Fe Railyard Arts District



Santa Fe's Railyard District

Located in the heart of Santa Fe's vibrant Railyard District, the property sits within one of the city's most dynamic cultural and commercial destinations. The Railyard blends historic character with modern development and has become a central gathering place for both visitors and local residents. Anchored by attractions such as the Santa Fe Farmers' Market, SITE Santa Fe, the Railyard Artisan Market, and the Sky Railway, the district draws consistent year-round activity.

Designed as a pedestrian-friendly environment, the Railyard features open public spaces, art installations, and a curated mix of restaurants, galleries, and boutique retailers. The area regularly hosts community events, markets, and cultural programming, creating a lively atmosphere that supports strong daily foot traffic and sustained visitor engagement.

Positioned directly within this highly sought-after district, the property benefits from exceptional visibility and access in one of Santa Fe's most recognizable destinations. The combination of tourism, cultural activity, and local patronage reinforces the Railyard's reputation as a premier hub within Santa Fe's economic and social landscape.



CONTACT

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TAI BIXBY CCIM, SIOR

PARTNER, NM LICENSE 40315

PROFESSIONAL EXPERIENCE

Tai has joined Real Estate Advisors in the Santa Fe Division with over 18 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.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Certified Commercial Investment Manager (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Member of Agua Fria Planning Committee for Santa Fe County Planning Department 2015-2016
- 2004 President of Commons on the Alameda Homeowner's Association
- National Association of Realtors
- Realtors Association of NM,
- Santa Fe Association of Realtors (SFAOR)
- Commercial Association of Realtors (CARNM)

ACHIEVEMENTS

- CCIM Mega Deal of the Year 2024
- LIN Lease of the year over \$500,000





CONTACT

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EDUCATION

University of North
Texas

- BBA Business
Information Systems

JENNIFER DYESS

ASSOCIATE BROKER, NM LICENSE 53964

PROFESSIONAL EXPERIENCE

Jennifer Dyess is a licensed real estate professional based in Santa Fe, specializing in the retail sector with expertise in investment sales, leasing, and property analysis. With years of experience in both residential and commercial transactions, Jennifer has built a reputation for maximizing value and profitability for her clients through strategic real estate planning. Her primary focus on retail properties, combined with her ability to navigate complex deals in unique markets, makes her a trusted advisor to buyers, sellers, and investors alike. Jennifer's commitment to delivering results has led to her involvement in numerous high-value transactions and recognition as one of the top commercial realtors in the industry.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors

ACHIEVEMENTS

- CoStar Power Broker Award Retail Lease Represented Josh Gerwin of Dr. Field Goods in his acquisition of Santa Fe Bar & Grill restaurant (Santa Fe, NM)
- Represented James Beard nominated Don Artemio restaurant in their first US restaurant location (Fort Worth, TX)
- Represented Seller in a commercial land transaction which brought Rocketship Charter school to an underserved community. (Fort Worth, TX)
- Represented Landlord in 45,000SF Retail Lease for national gym & fitness center; transaction valued at over \$10 million. (Arlington, TX)



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500 MARKET STREET

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