

# Multi-Tenant Investment Opportunity

LOCATED IN THE HEART OF SANTA FE

Offering  
Memorandum



1318, 1320, 1326 & 1330 Rufina Circle | Santa Fe, NM 87507

**NAI**SunVista

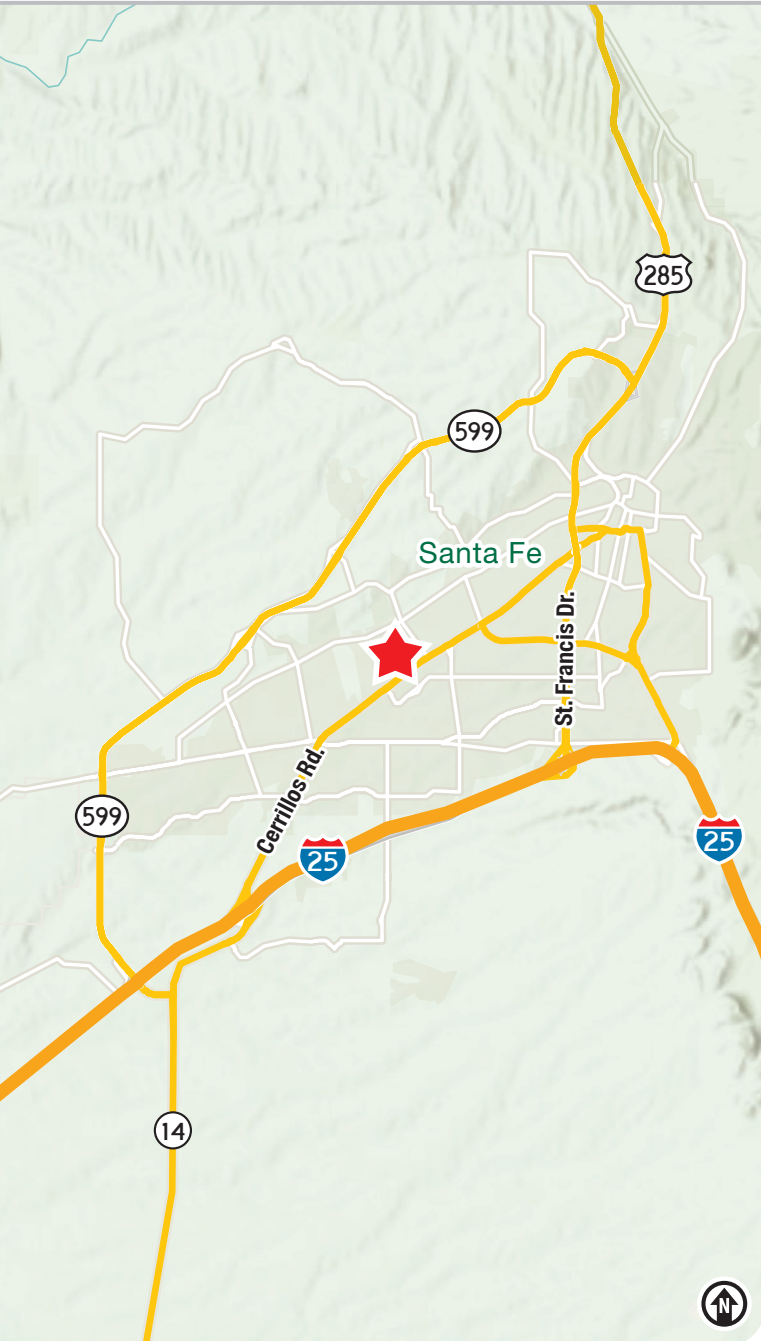
got space™

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SALE PRICE	\$2,830,000
NET OPERATING INCOME (2025 PROJECTED)	\$182,623.42*
CAP RATE (2025 PROJECTED)	6.45%

## INVESTMENT OVERVIEW

### LOCATION

The Northwest Quadrant of  
Cerrillos Rd. & Calle del Cielo

### ADDRESS

1318, 1320, 1326 & 1330 Rufina Cir.  
Santa Fe, NM 87507

### TOTAL BUILDINGS SIZE

±13,754 SF

### LAND SIZE

±1.4 Acres

### ZONING

I1 and C2

## INVESTMENT HIGHLIGHTS

- Tenant 1: Aromaland
- Tenant 2: A-1 Transmission
- Tenant 3: Crown Castle International (Cell Tower)
- Staggered lease terms
- Irreplaceable Location

\*Scheduled rent as of December 2024 incorporating escalations.

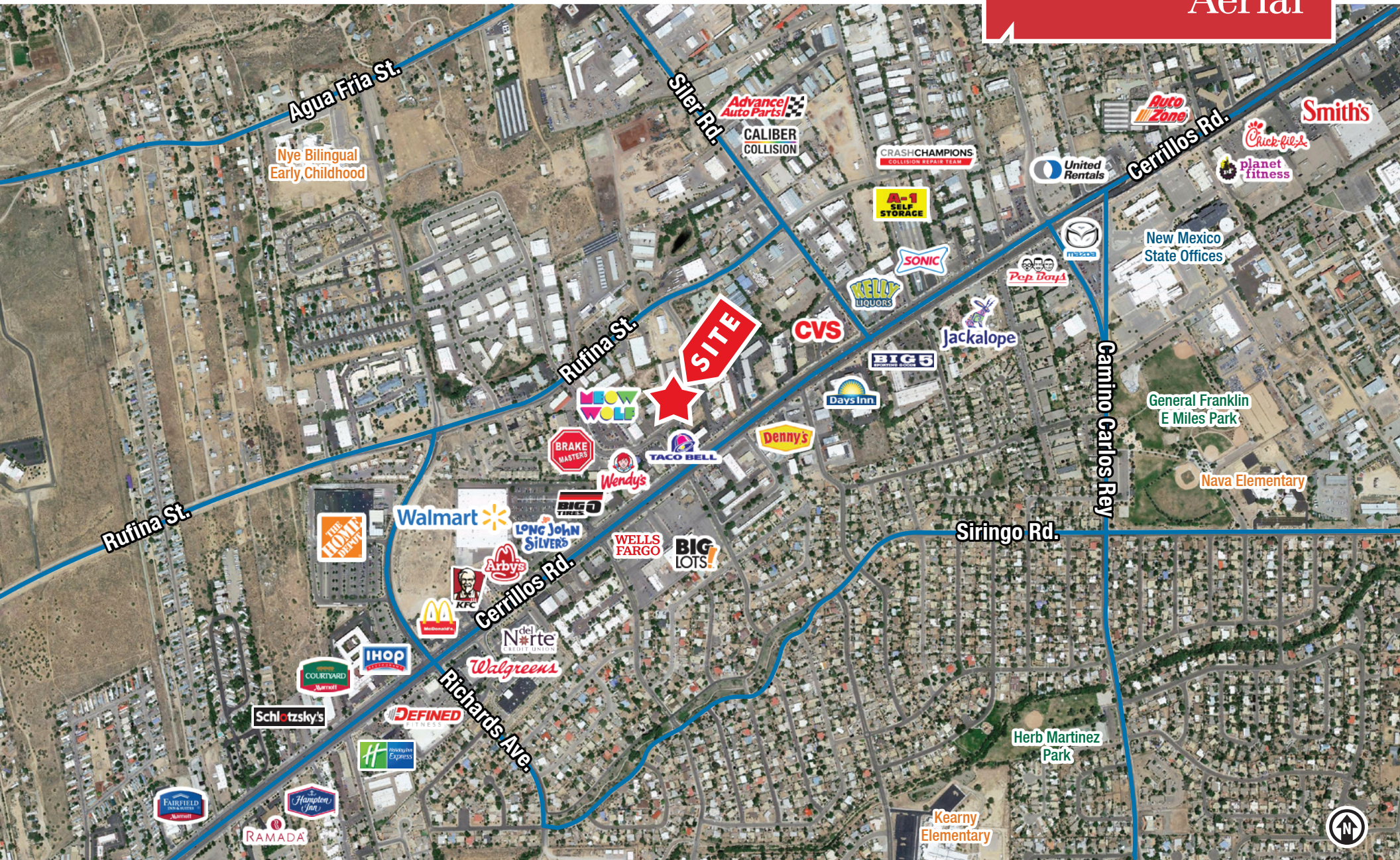


# Property Photos





# High-Altitude Aerial







**SITE**  
Bldgs: ±13,754 SF  
Land: ±1.4 Acres

1330  
I1 Zoning

1326  
I1 Zoning

1320  
I1 Zoning

1318  
C2 Zoning

Hotel Inn  
Santa Fe

Wendy's

jiffylube

Tortilla Flats

TACO BELL

Cerrillos Rd.

Rufina Circle



## TENANT 1 AROMALAND

1320, 1326 & 1330 Rufina Circle  
Santa Fe, NM 87507

Aromaland is one of the oldest essential oil aromatherapy product manufacturers in the United States. They are the premier custom formulation house for personal care private label manufacturing. Aromaland is a full-service facility offering timely product development and product design; private label and cosmetic manufacturer and technical support including packaging and label procurement; warehousing for excess product packaging; contract filling, multi-product packaging; shipping, logistics support.





**TENANT 2**  
**A-1 TRANSMISSION**

1318 Rufina Circle  
Santa Fe, NM 87507

A-1 Transmission is the area's leading expert in transmission, drive train, engine and exhaust services.





**TENANT 3**  
**CROWN CASTLE**  
**INTERNATIONAL**  
(CELL TOWER)

1326 Rufina Circle  
Santa Fe, NM 87507

Mobile phone tower serving central Santa Fe.





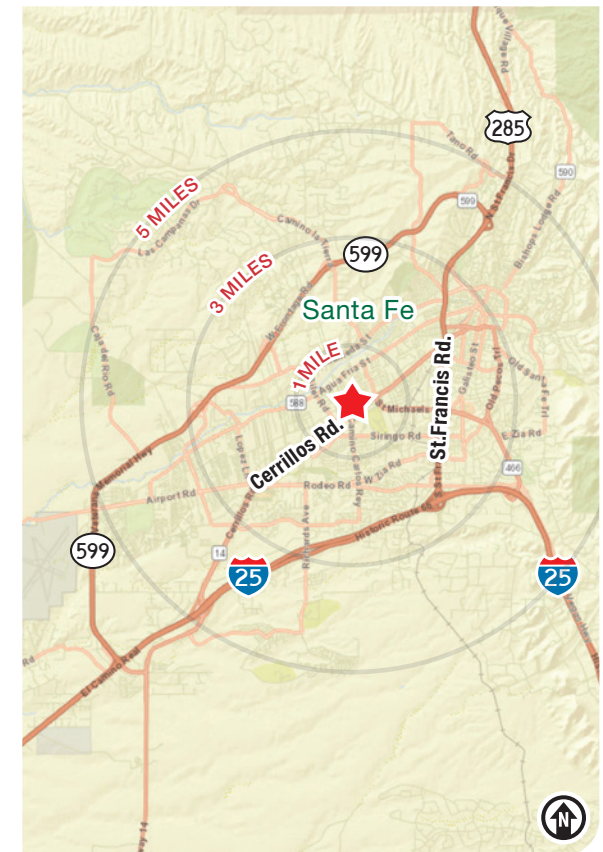
## AREA DEMOGRAPHICS

### 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
Population	9,974		63,395		99,646	
Households	4,381		28,500		45,380	
Families	2,145		14,627		23,694	
Average Household Size	2.24		2.19		2.16	
Owner Occupied Housing Units	2,680		17,526		29,532	
Renter Occupied Housing Units	1,701		10,974		15,848	
Median Age	44.4		44.0		46.2	
<b>Trends: 2024-2029 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
<b>Households by Income</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	421	9.6%	2,216	7.8%	3,356	7.4%
\$15,000 - \$24,999	591	13.5%	3,053	10.7%	4,079	9.0%
\$25,000 - \$34,999	557	12.7%	2,403	8.4%	3,322	7.3%
\$35,000 - \$49,999	466	10.6%	2,820	9.9%	4,250	9.4%
\$50,000 - \$74,999	742	16.9%	4,520	15.9%	7,274	16.0%
\$75,000 - \$99,999	432	9.9%	3,715	13.0%	5,852	12.9%
\$100,000 - \$149,999	688	15.7%	5,657	19.8%	9,113	20.1%
\$150,000 - \$199,999	355	8.1%	2,269	8.0%	3,729	8.2%
\$200,000+	129	2.9%	1,848	6.5%	4,404	9.7%
Median Household Income	\$53,794		\$69,438		\$76,329	
Average Household Income	\$74,558		\$92,499		\$105,872	
Per Capita Income	\$33,302		\$41,470		\$48,046	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	9,974	63,395	99,646
Average HH Income	\$74,558	\$92,499	\$105,872
Daytime Employment	7,666	47,349	80,280

2024 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.



New Mexico  
**State  
Capitol**



### SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2024 Demographics)



**157,871**  
MSA Population



**70,446**  
Households



**\$110,028**  
Avg. Household Income



**\$61,495**  
Md. Disposable Income



**8,376**  
Total Businesses



**94,702**  
Total Employees

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

### SANTA FE ACCOLADES

- One of The Best Small Cities in the U.S. *Conde Nast Traveler 2022*
- Star Award Winners List *Forbes Travel Guide 2022*
- Best Places to Buy a Vacation Rental *House Digest 2022*
- One of America’s Greatest Ski Towns *Thrillist 2022*
- Top 15 Cities in the U.S. *Travel + Leisure 2022*
- 10 Best Cities in the World for Art Lovers *Travel + Leisure 2022*
- World’s Greatest Places *Time Magazine 2021*
- One of the 21 Best Places to Retire *Retire Better Now 2021*
- Top 100 Best Places to Live *Livability 2021*



### 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*





# Offering Memorandum

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**NAI SunVista**

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