

► DEVARGAS CENTER

N Guadalupe St @ Paseo De Peralta in Santa Fe, New Mexico 87501



SHADOW ANCHORED BY 2ND HIGHEST SALES GROCER IN SANTA FE



Shadow Anchors



VEHICLES PER DAY

Highway 285 south of Sabino St	27,495
Guadalupe St south of Paseo De Peralta	18,161
Paseo De Peralta east of Highway 285	10,968

AVERAGE INCOME

1 Mile	\$104,060
3 Miles	\$120,702
5 Miles	\$118,949

POPULATION

1 Mile	8,553
3 Miles	37,136
5 Miles	67,180



Katy Fitzgerald

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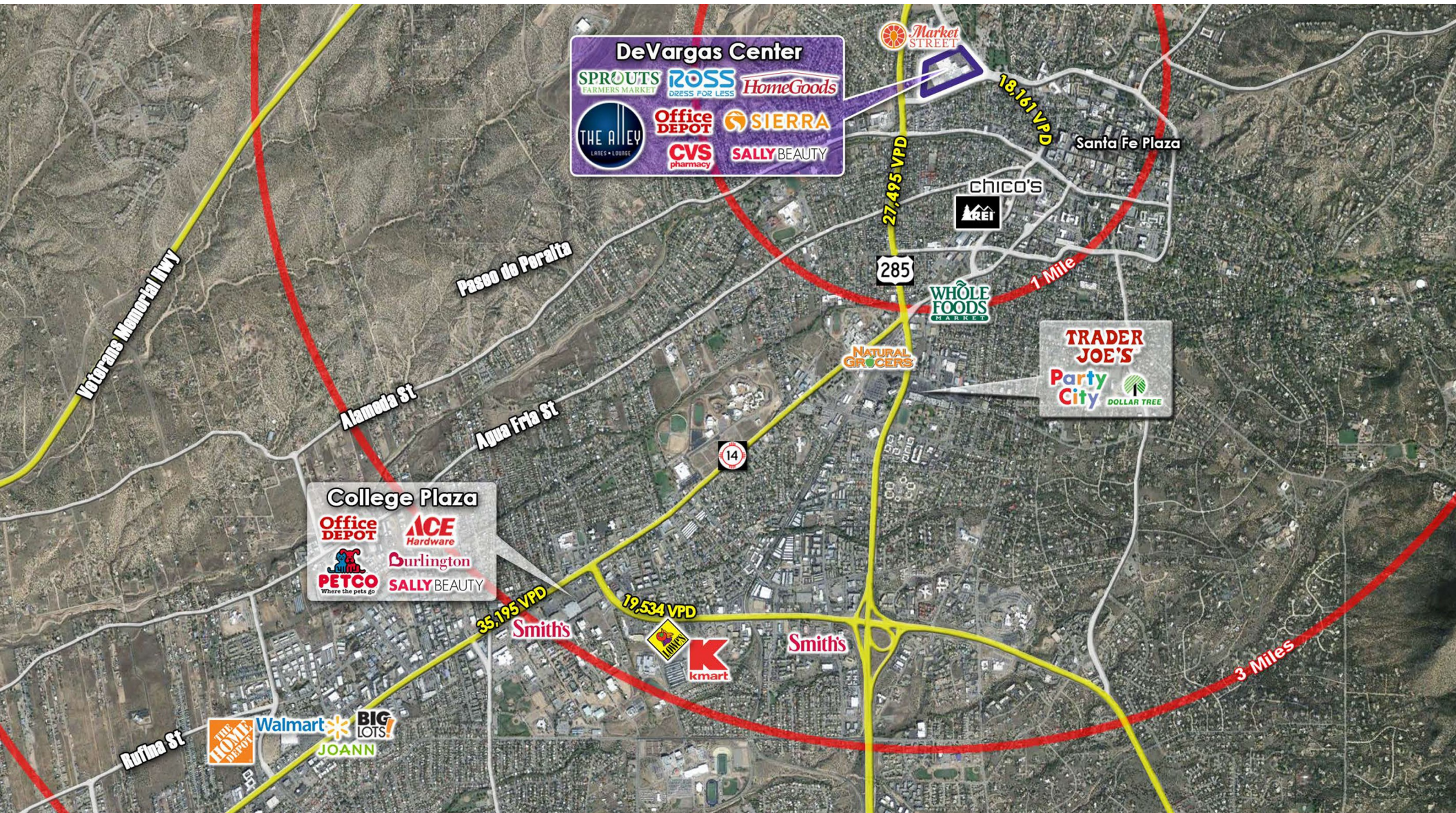
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SURROUNDED BY HIGH-END, AFFLUENT NEIGHBORHOODS



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2,017 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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2,017 SF

Tenant List

Tenant	Address	SF/Acres
A HomeGoods	153 Paseo de Peralta	
B The Alley	153 Paseo de Peralta	
C Ross Dress for Less	522 N Guadalupe St	
D Sierra	542 N Guadalupe St	
E Office Depot	562 N Guadalupe St	
F Sprouts Farmers Market	199A Paseo de Peralta	
1 J Douglas Design	Paseo de Peralta	
2 Pixel Images	197 Paseo de Peralta	
3 On Your Feet	189 Paseo de Peralta	
4 Roots in Santa Fe	191A Paseo de Peralta	
5 Starbucks	191 Paseo de Peralta	
6 Dr. Field Goods	187 Paseo de Peralta	
7 Teca Tu Pet Emporium	165 Paseo de Peralta	
8 Pandora's	173 Paseo de Peralta	
9 Kioti Clothing	564 N Guadalupe St	
10 Santa Fe Pens	179 Paseo de Peralta #A	
11 Las Cosas Storage	179 Paseo de Peralta #A	
12 Jewelry Repair	179 Paseo de Peralta #C	
13 OM Blessing	163 Paseo de Peralta	
14 Liz's Santa Fe Hair Studio	161 Paseo de Peralta	
15 Duke City Games	516 N Guadalupe St	
16 op.cit.books	157 Paseo de Peralta	
17 The Reel Life	526 N Guadalupe St	
18 Blue Sky Sage	528 N Guadalupe St	
19 The Outdoorsman	530 N Guadalupe St	
20 Dell Fox Jewelry	177 Paseo de Peralta #B	
21 Señor Murphy Candymaker	177 Paseo de Peralta #A	
22 Sally Beauty Supply	532 N Guadalupe St	

Tenant List (Continued)

Tenant	Address	SF/Acres
23 U.S. Postal Service	534 N Guadalupe St	
24 Great Clips	500 N Guadalupe St #C	
25 Genesis Spa	540 N Guadalupe St #B	
26 Baskin Robbins	500 N Guadalupe St #B1	
27 Panda Express	500 N Guadalupe St	
28 Subway	554 N Guadalupe St	
29 Quintana Optical	552 N Guadalupe St	
30 Elegant Nails	556 N Guadalupe St #A	
31 Bodhi Bazaar	556 N Guadalupe St #B	
32 AVAILABLE	556 N Guadalupe St #C	2,017
33 Pizza Etc	151 Paseo de Peralta	
34 Restore Hyper Wellness	199 Paseo de Peralta #E	
35 Paradise Boba Tea	199 Paseo de Peralta #D	
36 Four Seasons Sunrooms	199 Paseo de Peralta #C	
37 Mattress Firm	199 Paseo de Peralta #B	
38 CVS Pharmacy	195 Paseo de Peralta	
39 Atrisco Café & Bar	193 Paseo de Peralta	
40 Joie De Vivre	169 Paseo de Peralta	
41 Indigo Baby	185 Paseo de Peralta	
42 Las Cosas Kitchen Shoppe	181 Paseo de Peralta	
43 Nusenda Credit Union	502 N Guadalupe St	

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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/devargas-center



Lat/Lon: 35.6922/-105.9516

Devargas Center

Santa Fe, NM 87501

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,553	37,136	67,180
2028 Projected Population	8,511	36,753	66,766
2020 Census Population	8,495	36,907	66,627
2010 Census Population	8,210	35,485	62,424
Projected Annual Growth 2023 to 2028	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.6%
2023 Median Age	53.7	53.5	51.8
Households			
2023 Estimated Households	4,900	19,850	33,997
2028 Projected Households	5,057	20,354	34,972
2020 Census Households	4,824	19,495	33,312
2010 Census Households	4,537	18,171	30,459
Projected Annual Growth 2023 to 2028	0.6%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.9%
Race and Ethnicity			
2023 Estimated White	66.1%	64.6%	62.4%
2023 Estimated Black or African American	1.2%	1.5%	1.6%
2023 Estimated Asian or Pacific Islander	1.9%	2.2%	2.3%
2023 Estimated American Indian or Native Alaskan	2.3%	2.1%	2.3%
2023 Estimated Other Races	28.5%	29.6%	31.4%
2023 Estimated Hispanic	42.2%	42.5%	45.2%
Income			
2023 Estimated Average Household Income	\$104,060	\$120,702	\$118,949
2023 Estimated Median Household Income	\$73,106	\$83,536	\$83,656
2023 Estimated Per Capita Income	\$60,002	\$64,732	\$60,354
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.2%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.3%	3.1%
2023 Estimated High School Graduate	18.3%	16.9%	17.6%
2023 Estimated Some College	18.3%	17.1%	17.8%
2023 Estimated Associates Degree Only	4.2%	5.9%	7.7%
2023 Estimated Bachelors Degree Only	23.9%	23.0%	22.5%
2023 Estimated Graduate Degree	30.0%	31.8%	28.3%
Business			
2023 Estimated Total Businesses	2,166	6,270	8,307
2023 Estimated Total Employees	18,607	48,315	62,718
2023 Estimated Employee Population per Business	8.6	7.7	7.5
2023 Estimated Residential Population per Business	3.9	5.9	8.1



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20