

*City of Santa Fe*  
*Great Streets Forum – Example St. Michaels Drive*  
*Economic Feasibility*

*July 16 & 17, 2010*

# *Competitive Commercial Environment*

## *Santa Fe Retail Space January 2010*

Total Square Footage – 5,546,412

Available Square Footage – 310,191

## *Santa Fe Office Space January 2010*

Total Square Footage – 3,190,705

Available Square Footage – 402,184

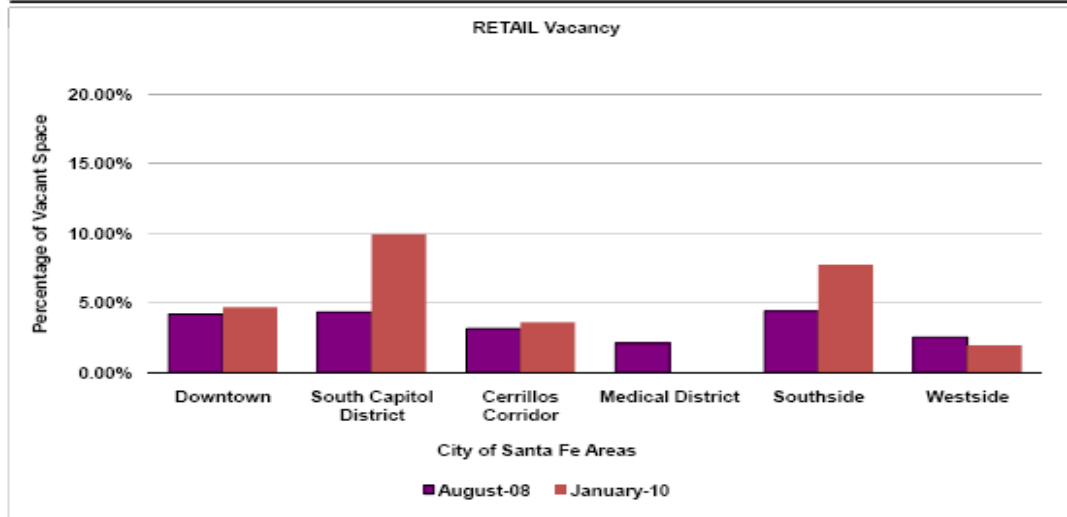
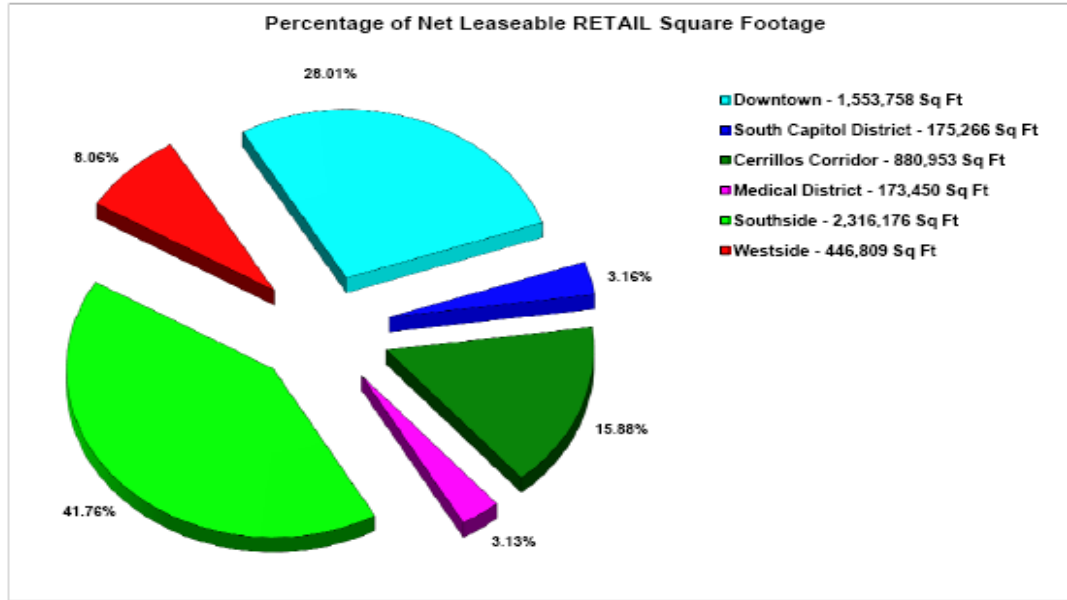
## *For Rent Residential May 2009*

Weighted Average Occupancy - 83.34%

Rent Range (\$ per month – per sq ft) - \$.82 to \$1.13

# SANTA FE, NEW MEXICO COMMERCIAL RETAIL SPACE

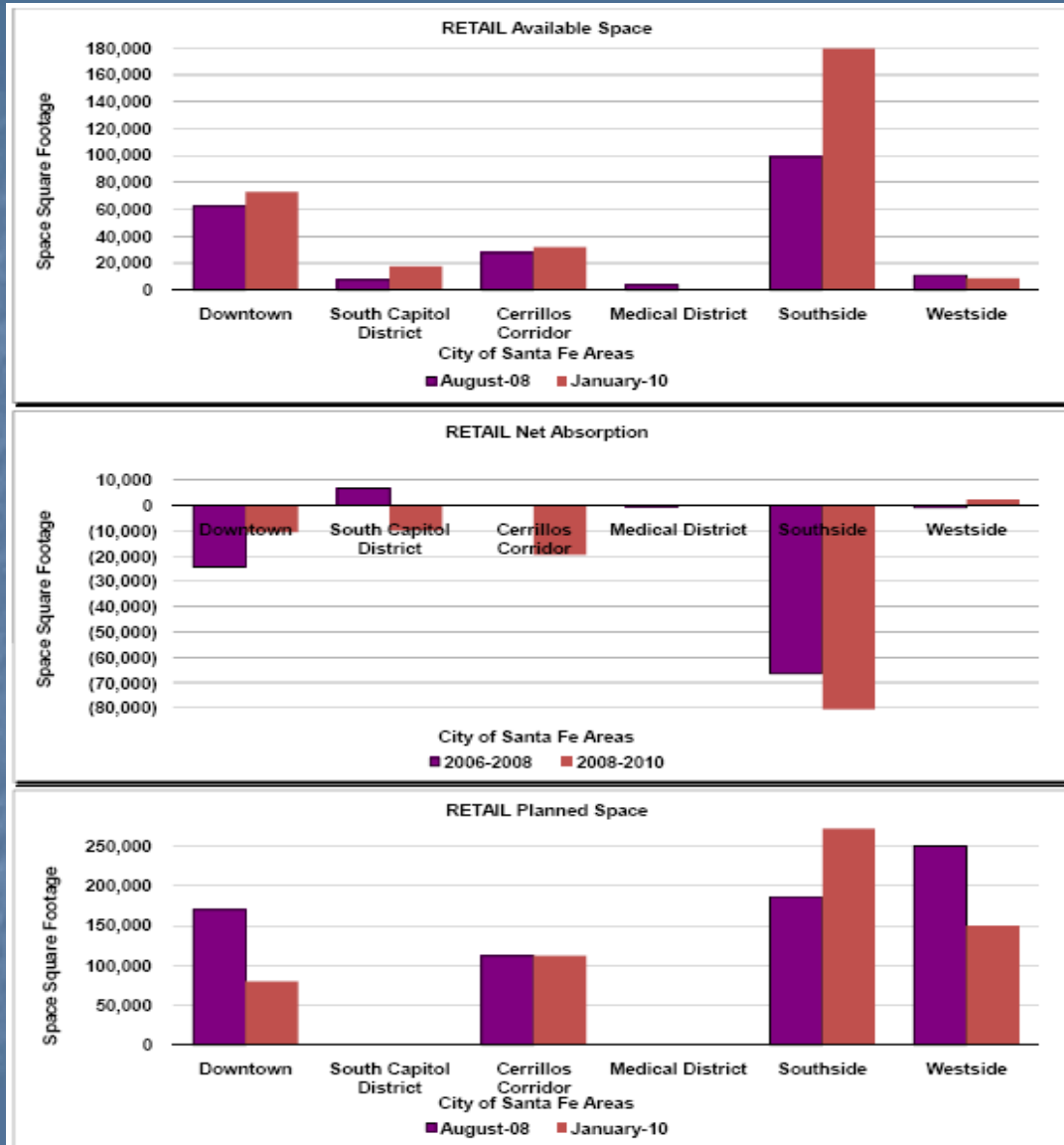
January 2010



Source: Allen Branch, Branch Realty Commercial Advisors  
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# COMMERCIAL REAL ESTATE -- SANTA FE, NEW MEXICO

## RETAIL SPACE – January 2010



Source: Allen Branch, Branch Realty Commercial Advisors  
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## *Sequence of Items to Revitalize Urban Areas*

- 1. Urban Entertainment*
- 2. For Rent Residential*
- 3. For Sale Residential*
- 4. Office Development*

# *Examples in Albuquerque Downtown*

## *Urban Entertainment*

Century 14 Theater  
Maloney's Sports Bar  
Tucano's Brazilian Grill

## *For Rent Residential*

2<sup>nd</sup> Street Apartments

## *For Sale Residential*

Gold Street Lofts

## *Office Development*

Theater Block Offices

*Santa Fe Example*  
*Identification of Catalytic Projects – St. Michaels Drive*

- 1. For Rent Student Housing*
- 2. Mixed Use Conversions of Existing Strip Malls*
- 3. Adaptive Conversions of Car Dealerships*
- 4. Infill Development*

## *Examples in Other Cities*

### *Las Cruces, NM*

Mixed Use – Theater/Retail  
109 Unit Downtown Apartment  
Bank Building conversion to Residential Lofts

### *El Paso, TX*

Arena  
Outlet Mall  
Office Condominium Conversions

### *LaGrange, GA*

Movie Theater  
Arts District  
Retail/Loft Living Near Square



## *Public Financing Vehicles*

- 1. Public Improvement Districts*
- 2. Business Improvement Districts*
- 3. Tax Increment Districts*
- 4. New Market Tax Credits*