

# SPACIOUS WAREHOUSE / LIVE WORK

## OFF AIRPORT ROAD, CENTRALLY LOCATED



**3740 Academy  
Unit D**

Santa Fe, NM 87508

**LIST PRICE  
Reduced to \$179,500**

**BUILDING AREA  
± 1,338 SF**

**ZONING  
I-1 Pud**

### **FEATURES**

- Grade level work space ±838 SF
- Upper level live/work space ±500 SF
- Full bath upstairs, 1/2 bath downstairs, washer/dryer hookup, kitchen, stove, skylight
- Overhead door, Large parking lot, Backyard
- Condo Association
- Covenants - No automotive or loud noise businesses
- Owner financing available!

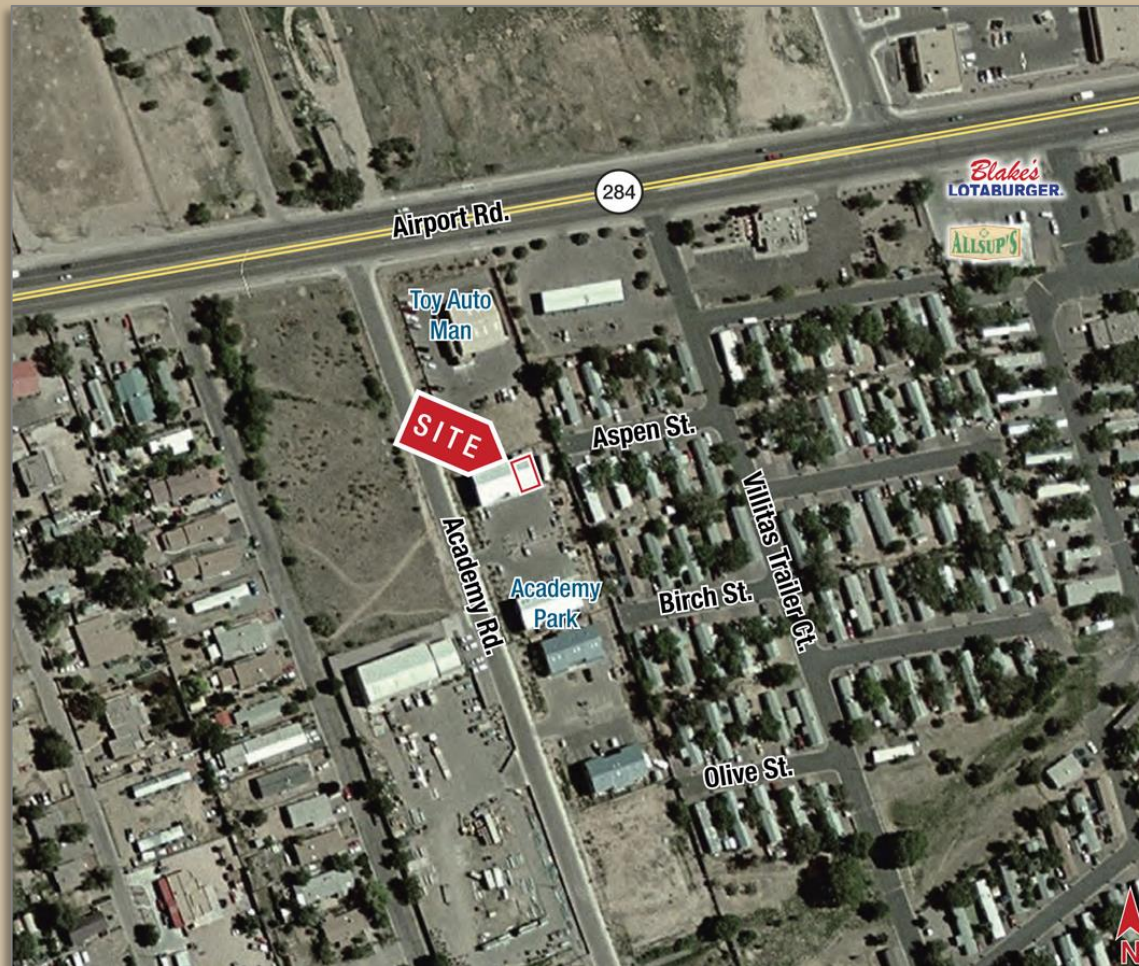
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**(505) 216-1500**

**2019 GALISTEO ST. SUITE L-1 SANTA FE, NM 87505**

INFORMATION ENCLOSED IS DEEMED TO BE FROM RELIABLE SOURCES, HOWEVER, IT IS SUBJECT TO CHANGE, WITHDRAWAL FROM THE MARKET AND INDEPENDENT VERIFICATION BY PROSPECTIVE BUYER OR LESSEE, AS A PART OF THEIR DUE DILIGENCE IN DETERMINING THE FEASIBILITY AND ACCURACY OF INFORMATION OF THE PROPERTY FOR THEIR USE.

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**(505) 470-8081 (CELL)**  
**LICENSE # 18725**



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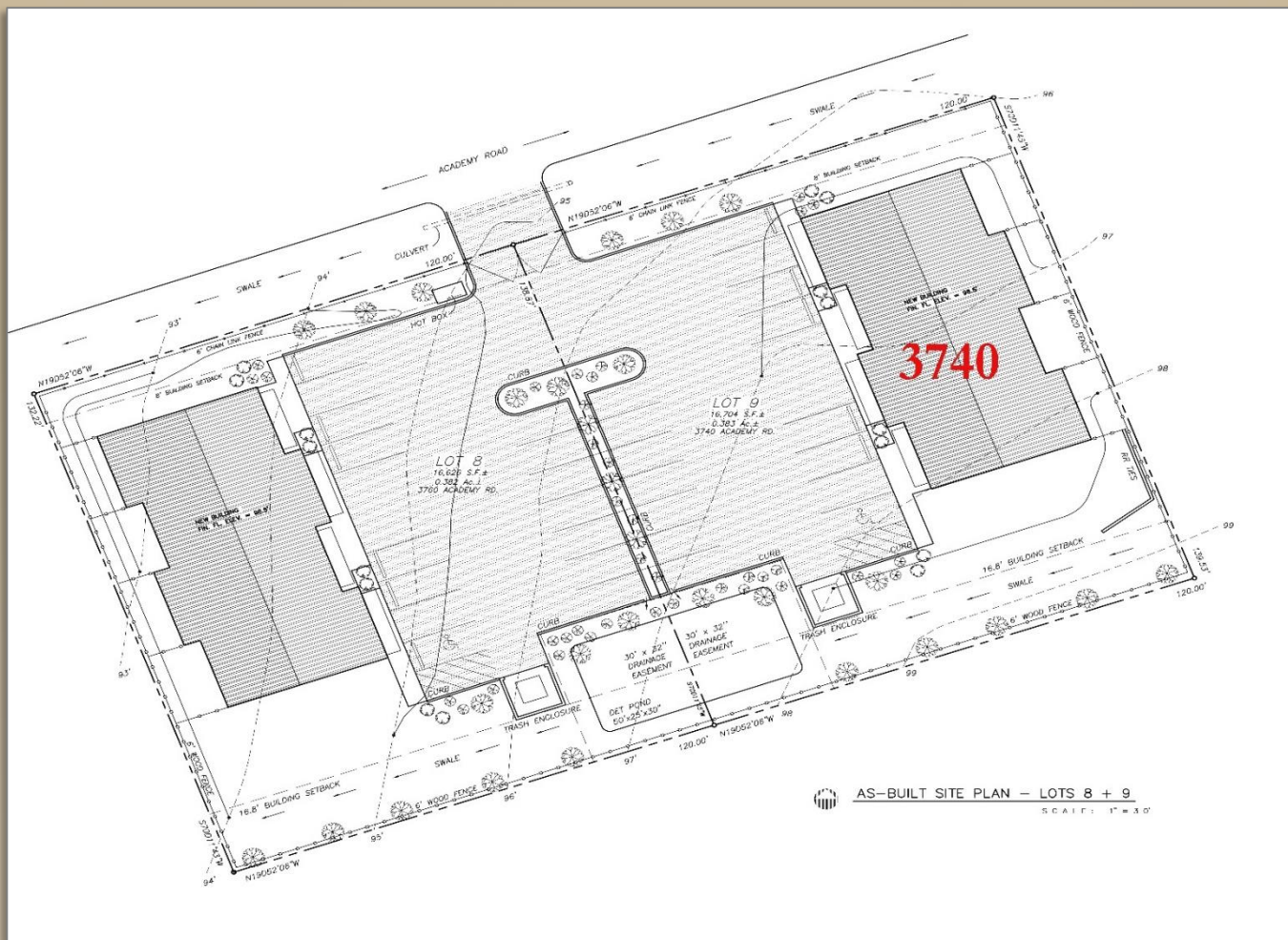
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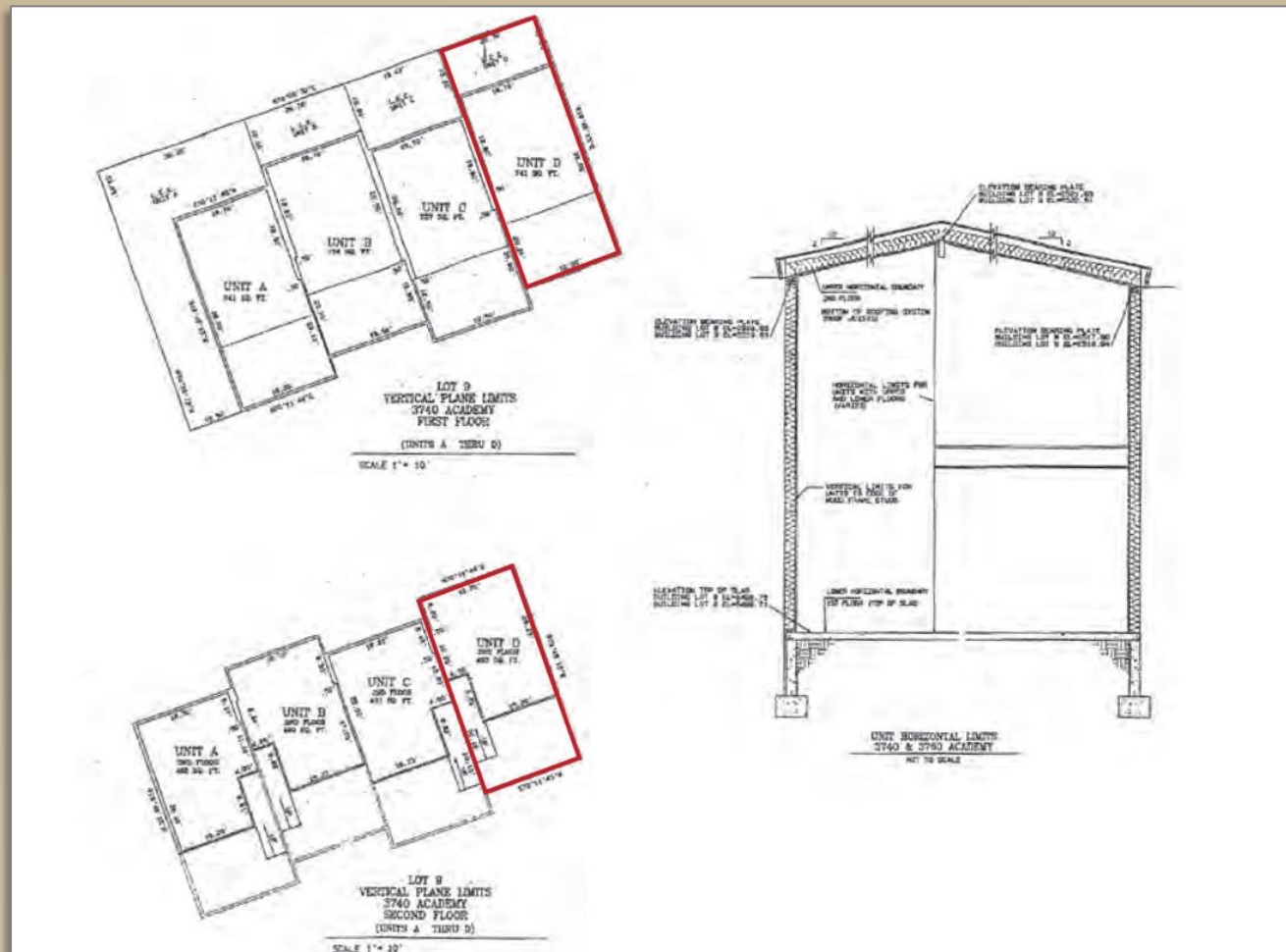


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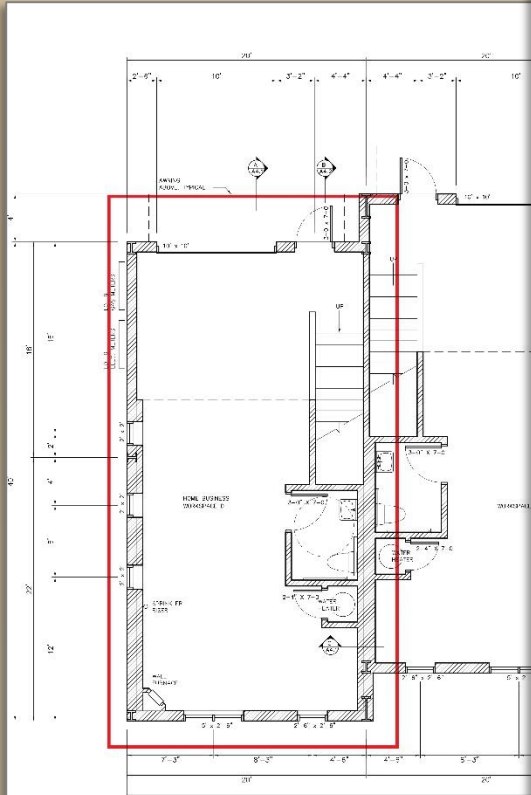
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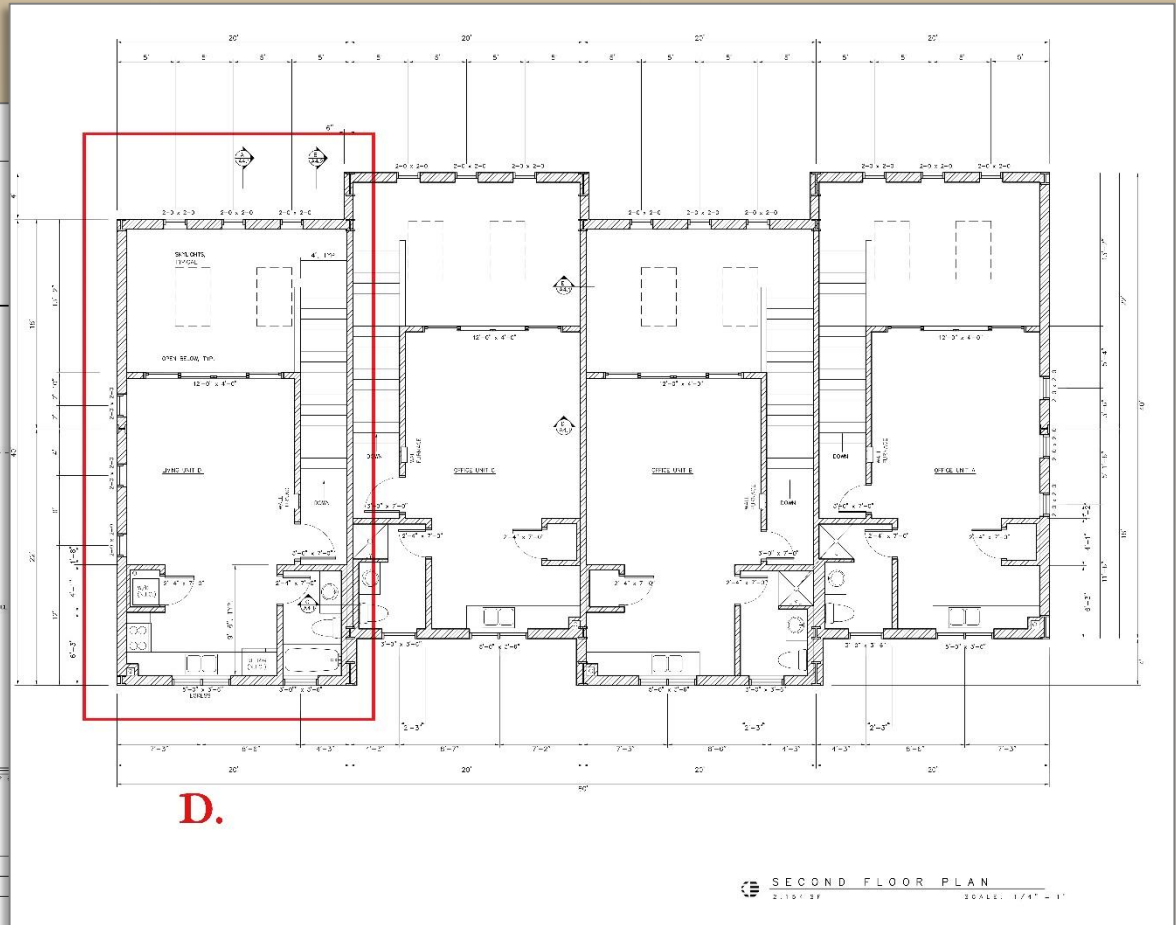
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# 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR PLANS



D.



D.

FIRST FLOOR PLAN  
2,200 SF SCALE: 1/4" = 1'

SECOND FLOOR PLAN  
2,100 SF SCALE: 1/4" = 1'

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	1 mile	2 miles	3 miles
<b>Population</b>			
1990 Population	6,785	11,891	21,384
2000 Population	12,377	22,411	34,499
2010 Population	13,964	29,343	42,256
2015 Population	15,006	31,957	45,327
1990-2000 Annual Rate	6.20%	6.54%	4.90%
2000-2010 Annual Rate	1.18%	2.66%	2.00%
2010-2015 Annual Rate	1.45%	1.72%	1.41%
2010 Male Population	50.6%	49.8%	49.4%
2010 Female Population	49.4%	50.2%	50.6%
2010 Median Age	28.4	29.7	32.6
In the identified area, the current year population is 42,256. In 2000, the Census count in the area was 34,499. The rate of change since 2000 was 2.00 percent annually. The five-year projection for the population in the area is 45,327, representing a change of 1.41 percent annually from 2010 to 2015. Currently, the population is 49.4 percent male and 50.6 percent female.			
<b>Population by Employment</b>			
Currently, 91.6 percent of the civilian labor force in the identified area is employed and 8.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the area will be 92.4 percent of the civilian labor force, and unemployment will be 7.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 68.9 percent of the population aged 16 years or older in the area participated in the labor force, and 0.1 percent were in the Armed Forces.			
In the current year, the occupational distribution of the employed population is:			
59.5 percent in white collar jobs (compared to 61.6 percent of the U.S. employment)			
23.7 percent in service jobs (compared to 17.3 percent of U.S. employment)			
16.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)			
In 2000, 74.4 percent of the area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 20.3 minutes in the area, compared to the U.S. average of 25.5 minutes.			
<b>Population by Education</b>			
In the current year, the educational attainment of the population aged 25 years or older in the area was distributed as follows:			
18.6 percent had not earned a high school diploma (14.8 percent in the U.S.)			
25.6 percent were high school graduates only (29.6 percent in the U.S.)			
7.6 percent had completed an Associate degree (7.7 percent in the U.S.)			
15.2 percent had a Bachelor's degree (17.7 percent in the U.S.)			
10.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)			
<b>Per Capita Income</b>			
1990 Per Capita Income	\$10,001	\$10,487	\$11,830
2000 Per Capita Income	\$12,734	\$14,685	\$17,512
2010 Per Capita Income	\$16,672	\$18,742	\$21,927
2015 Per Capita Income	\$18,104	\$20,243	\$23,673
1990-2000 Annual Rate	2.45%	3.42%	4.00%
2000-2010 Annual Rate	2.66%	2.41%	2.22%
2010-2015 Annual Rate	1.66%	1.55%	1.55%
<b>Households</b>			
1990 Households	2,327	4,195	7,522
2000 Households	4,110	7,778	12,536
2010 Total Households	4,572	10,036	15,120
2015 Total Households	4,905	10,911	16,175
1990-2000 Annual Rate	5.85%	6.37%	5.24%
2000-2010 Annual Rate	1.05%	2.52%	1.85%
2010-2015 Annual Rate	1.42%	1.69%	1.36%
2010 Average Household Size	3.05	2.91	2.78
The household count in this area has changed from 12,536 in 2000 to 15,120 in the current year, a change of 1.85 percent annually. The five-year projection of households is 16,175, a change of 1.36 percent annually from the current year total. Average household size is currently 2.78, compared to 2.74 in the year 2000. The number of families in the current year is 9,866 in the specified area.			

	1 mile	2 miles	3 miles
<b>Households by Income</b>			
Current median household income is \$49,746 in the area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,066 in five years. In 2000, median household income was \$37,839, compared to \$28,175 in 1990.			
Current average household income is \$61,065 in this area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$66,119 in five years. In 2000, average household income was \$47,455, compared to \$33,142 in 1990.			
Current per capita income is \$21,927 in the area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$23,673 in five years. In 2000, the per capita income was \$17,512, compared to \$11,830 in 1990.			
<b>Median Household Income</b>			
1990 Median Household Income	\$26,013	\$26,069	\$28,175
2000 Median Household Income	\$32,719	\$34,196	\$37,839
2010 Median Household Income	\$43,090	\$45,250	\$49,746
2015 Median Household Income	\$45,579	\$47,497	\$52,066
1990-2000 Annual Rate	2.32%	2.75%	2.99%
2000-2010 Annual Rate	2.72%	2.77%	2.71%
2010-2015 Annual Rate	1.13%	0.97%	0.92%
<b>Average Household Income</b>			
1990 Average Household Income	\$28,537	\$28,833	\$33,142
2000 Average Household Income	\$37,791	\$41,602	\$47,455
2010 Average Household Income	\$50,721	\$54,641	\$61,065
2015 Average Household Income	\$55,203	\$59,128	\$66,119
1990-2000 Annual Rate	2.85%	3.73%	3.66%
2000-2010 Annual Rate	2.91%	2.70%	2.49%
2010-2015 Annual Rate	1.71%	1.59%	1.60%
<b>2010 Housing</b>			
1990 Total Housing Units	2,466	4,480	7,926
2000 Total Housing Units	4,295	8,248	13,224
2010 Total Housing Units	4,842	10,833	16,295
2015 Total Housing Units	5,210	11,832	17,527
1990 Owner Occupied Housing Units	1,769	3,126	5,580
1990 Renter Occupied Housing Units	558	1,069	1,943
1990 Vacant Housing Units	144	313	436
2000 Owner Occupied Housing Units	2,642	5,164	8,645
2000 Renter Occupied Housing Units	1,468	2,614	3,891
2000 Vacant Housing Units	188	484	714
2010 Owner Occupied Housing Units	2,884	6,616	10,265
2010 Renter Occupied Housing Units	1,688	3,420	4,855
2010 Vacant Housing Units	269	798	1,175
2015 Owner Occupied Housing Units	3,116	7,217	10,953
2015 Renter Occupied Housing Units	1,789	3,694	5,222
2015 Vacant Housing Units	304	921	1,352
Currently, 63.0 percent of the 16,295 housing units in the area are owner occupied; 29.8 percent, renter occupied; and 7.2 are vacant. In 2000, there were 13,224 housing units - 65.2 percent owner occupied, 29.4 percent renter occupied, and 5.4 percent vacant. The rate of change in housing units since 2000 is 2.06 percent. Median home value in the area is \$206,598, compared to a median home value of \$157,913 for the U.S. In five years, median value is projected to change by 5.43 percent annually to \$269,170. From 2000 to the current year, median home value change by 4.60 percent annually.			

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