



SANTA FE COMMERCIAL
REAL ESTATE, LLC

Aldea de Santa Fe Live/Work

On Aldea Plaza - Dynamic Community

Residence and Garge Deck have
Views of the Sangre de Cristo Mountains

Retail on Corner across from
Aldea Plaza

**Aldea - New Home of the
*Legacy at Santa Fe***



*... PinPoint Senior Living and LifeWell Senior...86
unit (+/- 60,000 SF) Concierge Senior Living
facility with services for limited assistance, traditional
assisted living and memory care now under
construction...*

SANTA FE COMMERCIAL REAL ESTATE
417 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87501
505-919-8819

FOR SALE

“Live/Work At Its Very Best”

Premium Corner Location

Residence and Commercial Retail

Exceptional Paved Parking

A New Urbanist Village

54 Avenida Aldea



FLEXIBLE LIVE/WORK - RESIDENCE - OFFICE - RETAIL

ON CORNER - IN ALDEA PLAZA - VIBRANT NEW URBANIST VILLAGE

54 AVENIDA ALDEA

SANTA FE, NM

Live/Work at its very best...the main living area is upstairs and is light and bright and that extends to the work areas also. Full 2 bedrooms and 2 1/2 baths and a large walk-in closet. Sangré de Cristo Mountain views from the bedrooms and your garage portal..a great entertainment area. Jemez Mountain views from the study. Beautiful kitchen, granite counter tops, nice cabinets, pass-through and the work area is very flexible and has a kithenette and large studio and reception area. Enjoy the benefits of being a member of the Aldea HOA and Aldea Plaza Association. Members have access and use of the Community Building and audio visual-digital presentation equipment and the small exercise facility. See "Invitation to Aldea" in this brochure for all of the advantages and benefits of being a Live/Work owner in Alde de Santa Fe.



SALES PRICE: **\$635,000** (current rental rates \$40,800/Year)

Rooms:

Residential - Up 2 Bedrooms, 2 1/2 Baths, 2 Car Garage, Kitchen Dining, Den, Study and Laundry room.

Work - Down Large Reception Area, Kitchenette, 1/2 Bath, other rooms for studio, storage and offices. Retail front with excellent visibility and windows for displays.

Zoning: **Live/Work - Residential and Commercial**

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Total Area: 2,734 SF (All square footages are approximate)

Residence 1,434 (9' Ceiling Height)
Commerical-Retail 1,300 (10' Ceiling Height)
Garage 417
Portals and Decks 669
Garage Deck & Portal 400 (views of the Sangré de Cristo Mountains)

Viewing Deck: Large viewing deck on top of 2 car garage
Sangré de Cristo Panorama

Landscaping: Landscaped - drip irrigation system.

Community Center: Digital and presentation facilities

Parking: 2-Car Garage and Large Parking Lot

Walk-ability: Trails throughout the villiage

Medical Clinic: 360 Medicine is a medical clinic and is on the Plaza - Many services are provided

Legacy at Santa Fe: 86 unit (+/- 60,000 SF) Concierge Senior Living facility with services for limited assistance, traditional assisted living and memory care now under construction. *PinPoint Senior Living and LifeWell Senior Living will also be providing amenities such as a restaurant, sports bar, fitness center, general store and movie theater.*

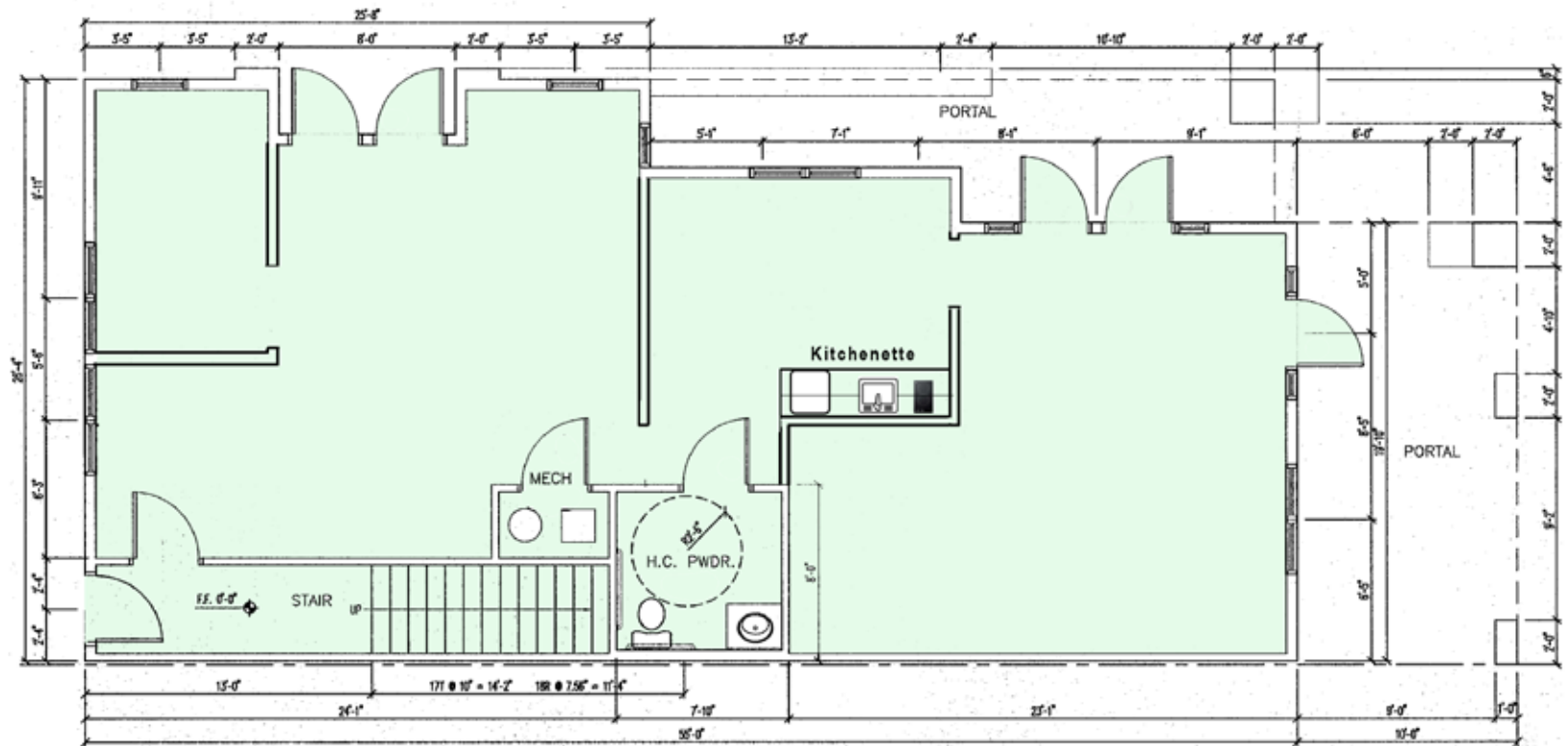


WORK / OFFICES / RETAIL



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FIRST FLOOR - WORK / OFFICES / RETAIL



1 Unit B - First Floor Plan

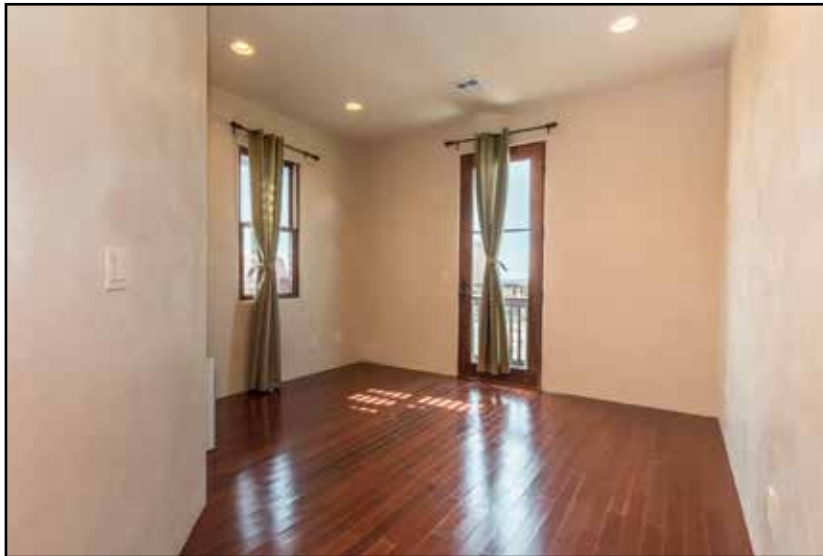


LIVE / RESIDENCE - VIEWS & DECKS



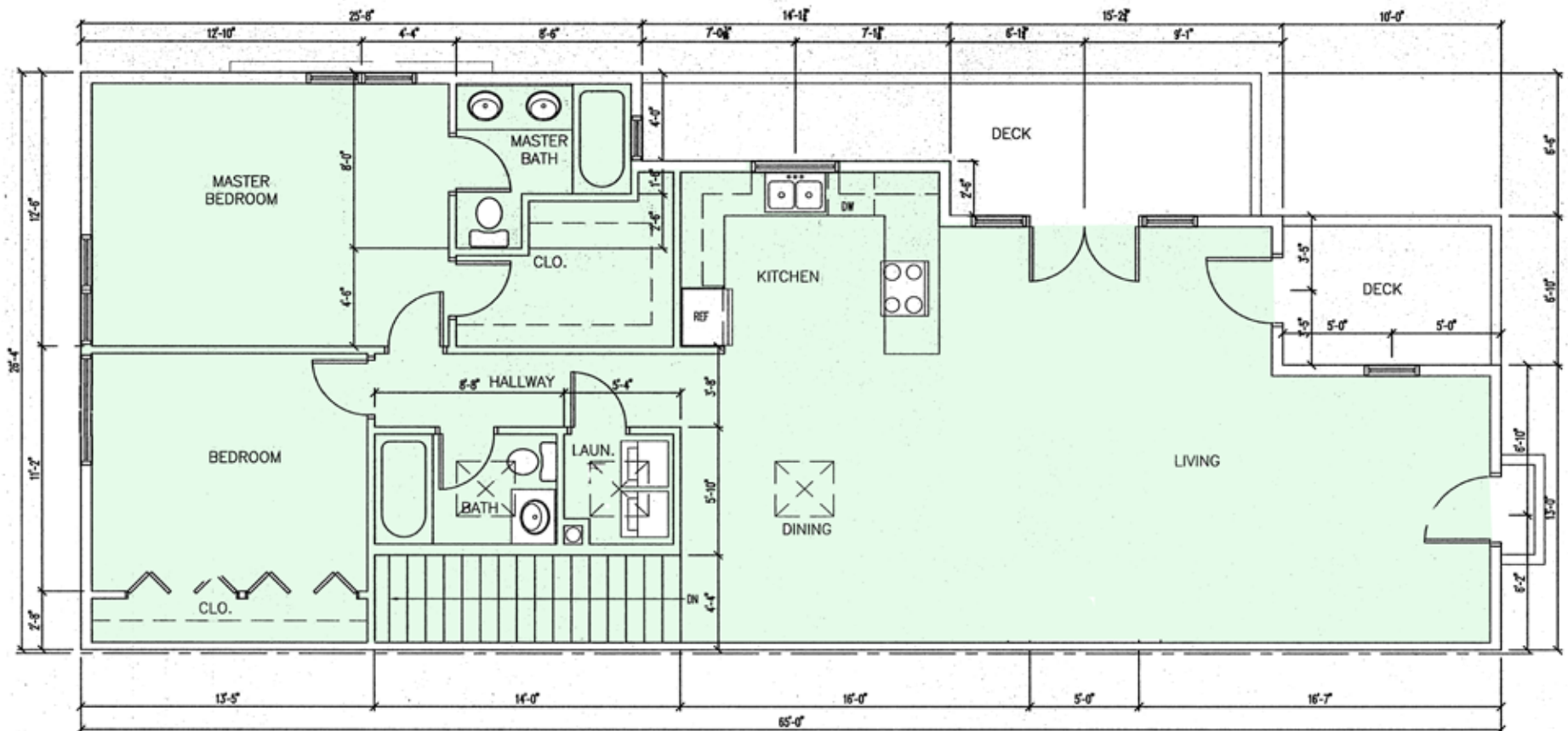
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LIVE / RESIDENCE - VIEWS & DECKS



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SECOND FLOOR - WORK / OFFICES / RETAIL



2

Unit B - Second Floor Plan



“Invitation to a New Lifestyle”

1. Aldea is a walker’s paradise

Aldea is approximately 345 acres, with 205 acres of perpetual open space. Each lot owner owns an undivided interest in the open space, including an open space preserve of approximately 100 acres on the Northwest side. Aldea dedicated a trail through the Frijoles arroyo approximately 1 mile long which will be part of the Santa Fe County and City Northwest Trail System. Sidewalks and internal trails throughout Aldea link to the open space, Aldea Plaza, and the Northwest Trail System. Narrow roads mean slower moving vehicles, which create a pedestrian friendly environment. Other amenities will also be provided in the future.

2. Aldea was designed by Andres Duany

Andres Duany is the world renowned “grandfather” of New Urbanism. New Urbanism is an international movement to create communities that are designed to encourage human interaction in an inviting public realm. New Urbanism encourages the use of modern engineering and materials, while incorporating the time honored components that have made communities great throughout history. New Urbanism rejects suburban sprawl which results in extreme dependence on the automobile, roads that are unattractive and unpleasant for pedestrians, and long distances between places to shop, play, and live. Owning a home and living in a village designed by Andres Duany in Santa Fe will help insure the integrity of Real Estate investments in Aldea. The proximity of every home to a park and open space relieves the homeowner from the necessity of intensive landscaping and yard maintenance on individual lots.

3. Aldea incorporates mixed housing types and all utilities

By designing a village with townhouses, courtyard houses, single family houses, and live/work units. Aldea will provide housing types for nearly all walks of life. Aldea is served by natural gas, Comcast Cable TV, and state of the art broadband internet connectivity.

4. Aldea has a Commercial Plaza

Aldea Plaza has a charming central square. Live/work units around the Plaza will ensure a vibrant night-time residential activity, as well as commercial attractions. Availability of a coffee shop, restaurant, and community market will encourage village residents to take the short stroll to the Plaza, passing parks, beautiful streetscapes, friends and neighbors along the way. These businesses will also be attractive places to meet friends, and to make new ones.

A New Urbanist Community...

5. Aldea plaza will offer office support services

Santa Fe County has a high percentage of home based occupations in locations which rarely offer support services nearby. Aldea offers High speed broadband fiber optic communications which will help support home based occupations.

6. Aldea is attracting people with similar ideologies

Aldea has been designed to facilitate the development of community. A Community Building with digital presentation equipment houses the Homeowners Associations offices, and is available for community meetings, neighborhood gatherings, exercise classes and conferences.

7. Aldea's Homeowners Association is professionally managed

The roads in Aldea are owned and maintained by the Homeowners Association. Homeowners Association dues cover a private Security Service, and maintenance of the private roads, open space, parks, and a community building. Professional, on-site management of the Homeowners Association ensures reasonable monthly dues, and responsiveness to residence needs and concerns.

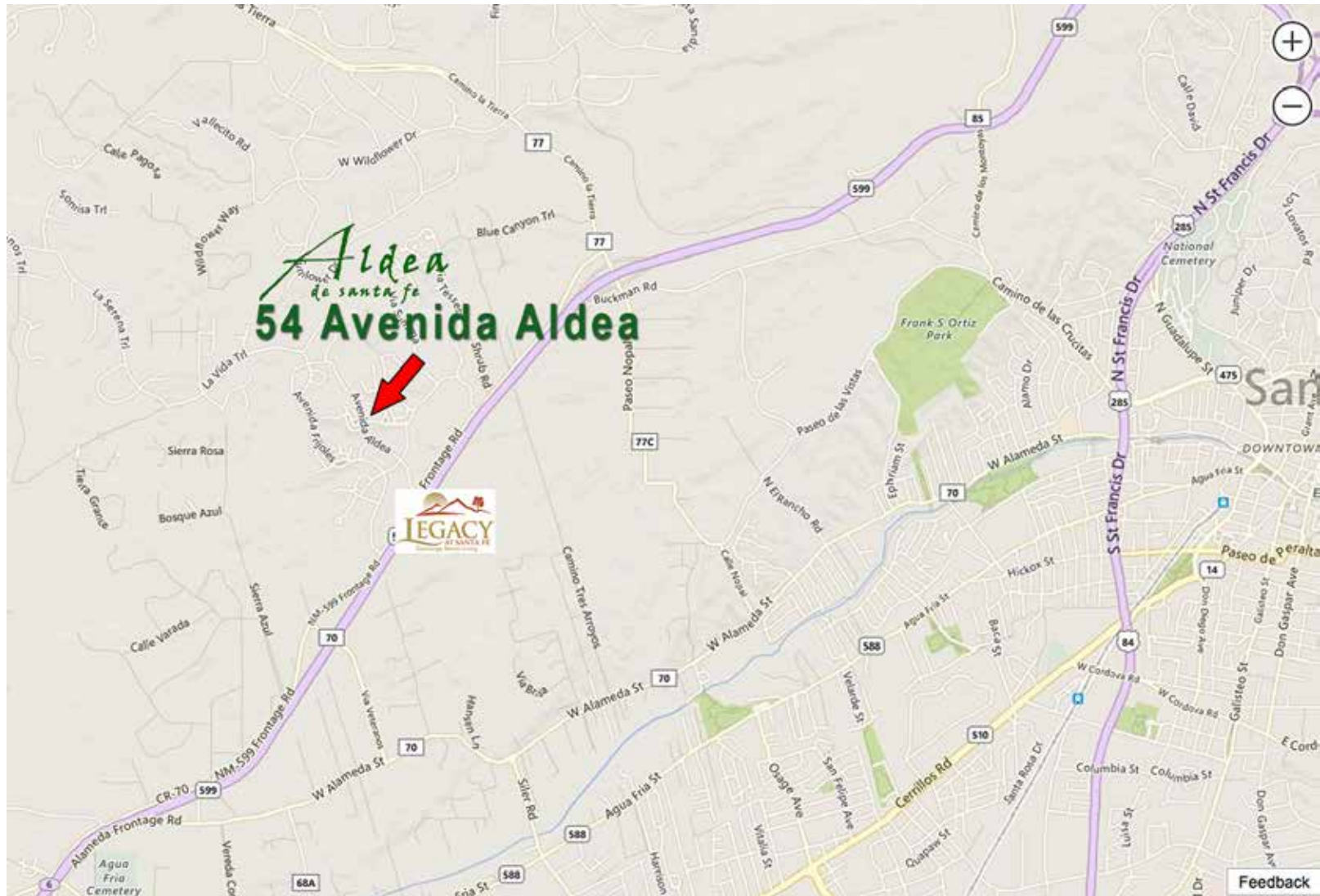
8. Aldea is in an excellent location

Aldea is located in the desirable Northwest side of Santa Fe. It is a few miles to the City Municipal Recreation Complex, including an award winning public golf course and Las Campanas. It is a ten minute drive to the Historic Santa Fe Plaza, and affords quick access to I-25 for trips to Albuquerque and 285/84 for trips to Los Alamos and Northern New Mexico.

9. Aldea's aesthetics are superb

Aldea has views of four mountain ranges as well as rolling foothills, near and afar. Aldea was designed and engineered to maximize opportunities for views from private homes, as well as from the sidewalks, open spaces, and numerous pocket parks. The Aldea Design Code was created by Andres Duany, along with local architects to produce attractive streetscapes that emphasize the public realm instead of calling attention to "trophy" houses. The professionally managed Architectural Review Committee reviews and aesthetically implements the Aldea design code, and will help ensure the integrity of real estate investments within Aldea.

54 Avenida Aldea - Aldea de Santa Fe



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54 Avenida Aldea - Aldea de Santa Fe - Sangre de Cristo's



TOMMY GARDNER IS THE OWNER AND A LICENSED REAL ESTATE BROKER
IN THE STATE OF NEW MEXICO
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