



Now Available for Sale

A Premiere Restaurant/Café & Market Opportunity

Located on 2 premiere West Side Live/Work Lofts
on Aldea Plaza in Santa Fe, New Mexico

Greetings,

Thank you for the opportunity to introduce you to a very unique one-of-a-kind destination restaurant/café and market opportunity on the Aldea Plaza in Santa Fe. We are presently seeking an experienced restaurateur who would like to create a keystone upscale community oriented restaurant/café in a commercial property that also offers related take-out, catering, community market and other commercial opportunities. This premiere prospect is located on a picturesque plaza within a very unique new-urbanist community soon to become the premiere "village" destination for the northwest side of Santa Fe. Aldea and Santa Fe's surrounding northwest neighborhoods collectively offer an expanding population with a very substantial "upscale" demographic and the highest per capita disposable income of any Santa Fe region. Since one of the main access roads to the surrounding neighborhoods runs right through our commercial plaza, our community's unique location offers a very exclusive and potent business opportunity to feed the hungry market of Santa Fe's northwest neighborhoods. What sets our offering apart from the competition? By design, Aldea offers a wholesome mixed-use new urbanist community environment, where all commercial businesses (including the anticipated restaurant for the space we are offering) will be centrally located within a comfortable 10 minute walk of 476 homes, most of which are built and occupied by a very supportive eclectic population of well educated professionals, retired folks and families. Our unique new urbanist community offers an unparalleled restaurant opportunity with a very unique level of community support that could include resident restaurant staffing, symbiotic community supported events, stable income from potential subscription meal plan participation, a symbiotic relationship with our community's anticipated permaculture gardens, produce from potential year-round geo-thermally heated community greenhouse gardens, potential resident victory garden support, commercial opportunities for companion businesses and more.

Aldea Restaurant/Café & Market Opportunity

21, 19 & 17 Plaza Nueva, Aldea Plaza, Santa Fe, New Mexico 87507
Web: www.LiveWork7478.com Contact: 505.603.9300

Imagine a community restaurant as a keystone neighborhood-gathering place that offers Santa Fe's best indoor/outdoor sunset dining experience with spectacular views of the Jemez Mountains, Sandia Peak with additional easterly views of the Santa Fe ski basin over the Plaza! As Aldea Plaza becomes more popular, our offering will also likely become known as a west side destination restaurant. This restaurant opportunity is the keystone community business most wanted by Aldea and surrounding communities.



Property Details:

- **Units:** Two Live/Work Lofts located on commercial lots 75 & 76
- **Addresses:** 19 & 17 Plaza Nueva Santa Fe, NM 87507
- **Square Footage:** 7,500 sq.ft. built, expandable to approximately 16,000 sq.ft.
- **Development Rights:** 10,000 sq.ft. allocation of Aldea's commercial development rights, with Aldea's only stand-alone restaurant opportunity \$170,000
- **Water Rights:** 2.92 acre-feet of commercial water rights (\$25K/af)=\$ 73,000
- **Construction Cost:** 7,500 x \$225/sf = \$ 1,687,500
- **Property Cost:** 2lots @ \$100K/ea = \$ 200,000
- **Architecture, Engineering & County fees (7%) =** \$ 118,125
- **Replacement Cost =** \$2,248,625
- (does not include the cost of com. devt. rights, carry costs or contingencies.)

In response to recent restaurant entrepreneur inquiries, all three Live/Work Lofts 75 & 76 are now offered for sale as a very unique opportunity to purchase and occupy Aldea's keystone restaurant property, located directly on the premiere west side of Aldea's commercial plaza. As the only stand-alone restaurant centrally located within Santa Fe's affluent northwest communities, this one-of-a-kind listing offers a sustainable high-yield business opportunity in a location that has no competition. Originally offered only for lease, this is a must-see opportunity for anyone who is serious about purchasing property for the purpose of opening a new restaurant or café with possible companion market in Santa Fe. **Competitively priced at \$1,787,000 for two Live/Work Lofts**, this unique property offering will not last! These properties are also available for sale separately.

Property Features:

- **Premiere Location:** This property is located on the coveted west side of Aldea Plaza. Located at the heart of Aldea de Santa Fe on Santa Fe's affluent northwest side, Aldea Plaza is destined to become a premier retail location for expanding local upscale neighborhoods. Aldea Plaza will soon become a popular west side destination of unique businesses, including specialty shops, services, live/work lofts, art studios, potential post production movie facilities, offices and other commercial opportunities.
- **Built & Ready for Occupancy** - With a unique 3-story design, these two fee-simple live/work properties are available for immediate occupancy with over 7,500 sq.ft. of built mixed-use space, expandable to approximately 16,000 sq.ft. (Most of the other live/work properties around the plaza are restricted to 2 stories only.)

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- **Unit #75 (19 Plaza Nueva)** - a three-story live/work loft with approximately 3,830 sq.ft. of interior space, including a 1,176 sq.ft. third floor penthouse residential unit with one master suite plus loft over 1,889 sq.ft. of commercial space on the 1st and 2nd floors and a 765 sq.ft. first floor residence convertible for commercial use. Outdoor space includes, 1,416 sq.ft. East & west facing commercial space on plaza level, over 2,000 sq.ft. of exterior commercial west facing patio space on the first floor alley level, and 450 sq.ft. of decks on the 3rd floor. This unit also offers significant building expansion potential on the west side.
- **Unit #76 (17 Plaza Nueva)** - a three-story, live/work loft with approx. 3,660 sq.ft. interior space, including a third floor penthouse residential unit with two master suites over 2,325 sq.ft. of commercial space located on the 1st and 2nd floors. Outdoor space includes 200 sq.ft. of exterior commercial patio & portal space on the plaza level, & 445 sq.ft. of east covered portal & west facing deck space on the third floor.
- **Neighboring Unit #74 (21 Plaza Nueva) could also be available** - a one-story, 535 sq.ft. casita expandable to a full 3-story live/work loft (of approximately 3,600sf), including a top story penthouse residential unit over two stories of commercial opportunities.
- **Commercial Space** - Over 4,900sf of built commercial space is available for immediate occupancy as a restaurant, café, country market, catering business and more! Property also includes a hefty 12,532sf allocation of commercial development rights for future expansion.
- **Residential Space** - In addition to one-of-a-kind commercial opportunities, existing building also includes 3 premiere custom Pueblo style residences, one of which could alternatively be used as commercial space.
- **Commercial Water Rights** - Property includes 2.92 acre-feet of commercial water rights for the restaurant, a \$73K value at a conservative rate of \$25K/acre foot.
- **Commercial Water Meters** - Necessary commercial water meters are already in place.
- **Exclusive Restaurant Opportunity** - As the only existing stand-alone restaurant opportunity in Aldea on Santa Fe's affluent west side, our existing building includes.
 - Approval for a 120-seat restaurant.
 - Premiere destination restaurant/café space with support kitchen and catering possibilities.
 - Beverage bar opportunity for wine, beer, coffee, tea, health drinks, and more.
 - Best indoor and outdoor sunset dining in Santa Fe with existing indoor seating capacity of 50-80, expandable to 120, plus additional existing outdoor dining on expansive terraces, in garden and under a plaza-side portal. Existing outdoor patio and garden terraces include over 3,000 sq.ft. of usable space with warm southwestern exposure.
 - Indoor gathering space for music venue, poetry readings, art salon and outdoor garden amphitheater for sunset events.
 - Available space for a companion "euro-style" country market that could offer organic groceries, fresh cut flowers, health food, pet food, personal care products and other specialty items.
 - Flexibly set up for a variety of tenant improvement possibilities.
 - Many possible floor plan combinations are possible. Two floor plan scenarios are included as part of this introductory document.

- **Covered Plaza Level Entry Portal** - Running the length of the entire building, covered Pueblo style entry portal offers inviting euro--style outdoor dining in front of units 17 & 19 on the plaza.
- **Onsite Garden Potential** - Property includes greenhouse and garden potential for growing onsite produce & herbs.
- **Existing Rooftop Water Catchment System** is already in place for onsite garden.
- **Visit our Website at <http://www.livework7478.com>** for more information about this opportunity.

Aldea Village Center Plaza



Drawing on internationally renowned and timeless Santa Fe Architectural traditions, Aldea's quaint Commercial Plaza has been strategically planned and designed as the vibrant destination commercial center for Santa Fe's affluent northwest neighborhoods with unparalleled fully approved opportunities for unique specialty businesses such as the destination restaurant we are offering, a small convenience café, community market, intimate galleries, live/work lofts, boutique hotel, art studios, commercial offices, post production movie facilities, world class spa/wellness center and more...all within an easy 10 minute walking distance of every home within our village. At build out, up to 185,000 sq.ft of commercial space will be available, surrounded by 476 residences.

Our community's plaza is already a popular meeting place for Aldea residents and is also conveniently located to many other homes in surrounding vibrant and growing neighborhoods with extremely high retail expenditure patterns. As the premiere west side destination retail center, Aldea's Plaza will become to the west and northwest neighborhoods what the downtown Plaza in Santa Fe is to surrounding downtown neighborhoods. When completed, the Aldea Plaza will offer all the charm of Santa Fe in a quaint village setting second to none. More Aldea Plaza information is available at www.AldeaPlaza.com.

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Aldea de Santa Fe

Aldea de Santa Fe is a New Urbanist Village, with a central commercial civic plaza surrounded by traditional neighborhoods of multiple housing types & miles of walking trails. New Urbanism provides a very unique pedestrian-friendly mix of commercial properties, live/work lofts (apartments over storefronts), townhouses, patio homes, & single-family homes with yards. Diverse walkable neighborhoods surrounding a mixed-use commercial core distinguish New Urbanism from other more typical residential based development styles.

Master planned as an exciting new urbanist village on Santa Fe's prestigious northwest side, Aldea de Santa Fe is destined to become a harmonious community where people can live, work, shop, socialize and play.

Opportunity also offers Unique Community Support

Based on market studies and local community surveys, a quality restaurant with catering/take-out food possibilities & a small "euro-style" community grocery market are the "most wanted" businesses at this time for Aldea & the surrounding communities. Local Aldea residents are so hungry for these businesses; some neighbors with significant experience have offered to help get the restaurant in the commercial space of our live/work lofts successfully launched. Others have offered a prospect of financial support as possible investors and/or subscription meal plan participants to help get the restaurant up and running. For the right restaurateur who is serious about opening a sustainable community oriented restaurant in Santa Fe, our unique community offers significant resources that could help launch a very successful and lucrative keystone community oriented business. Our community's healthy built-out residential neighborhoods along with our community's very substantial demographics and demonstrated appetite for frequently eating out really makes this opportunity more attractive than other Santa Fe opportunities.

Property Available for Tour

Anyone interested in opening a restaurant, café or market in the Santa Fe area should tour this property to explore the full potential of this rare exclusive Santa Fe opportunity. Dianne and I look forward to meeting you onsite for an introduction and tour of Aldea, Aldea's commercial opportunities and our unique properties.

Best regards,

John Edmund Halley & Dianne McKenzie

Live/Work 17,19 & 21 Owners

Community survey, demographic DVD & community support letters available upon request.



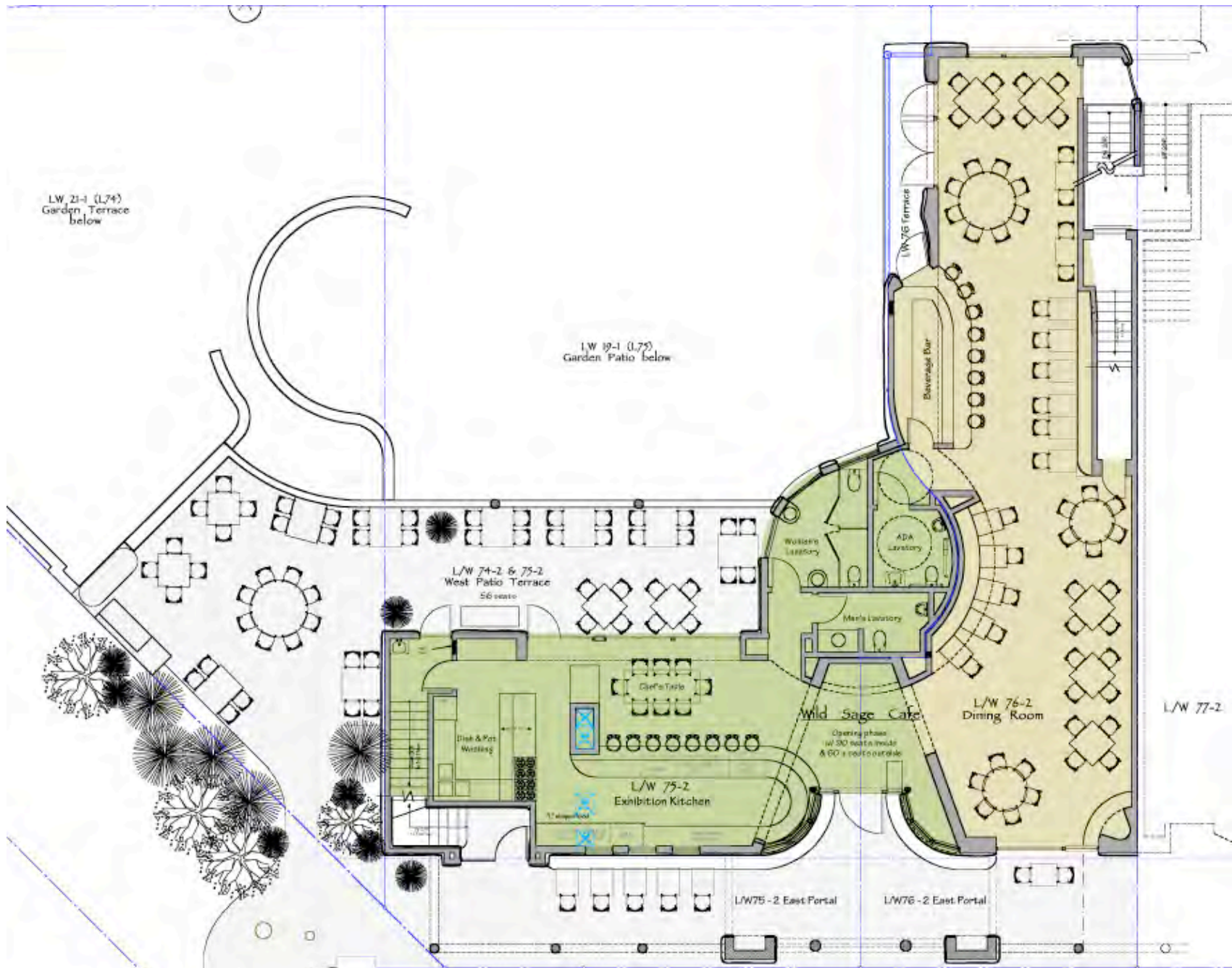
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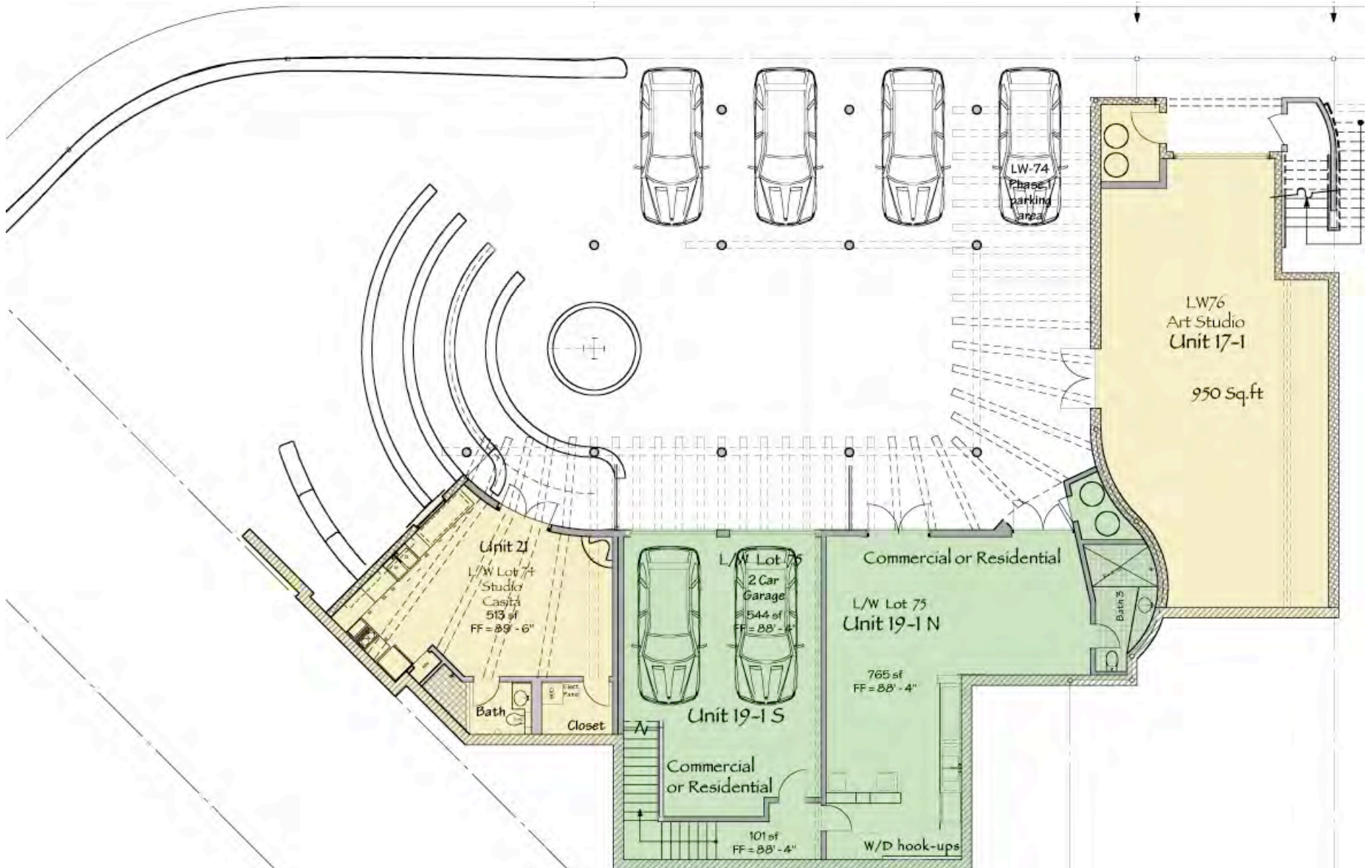


Conceptual Build Out – First Floor (Alley Level) Plan



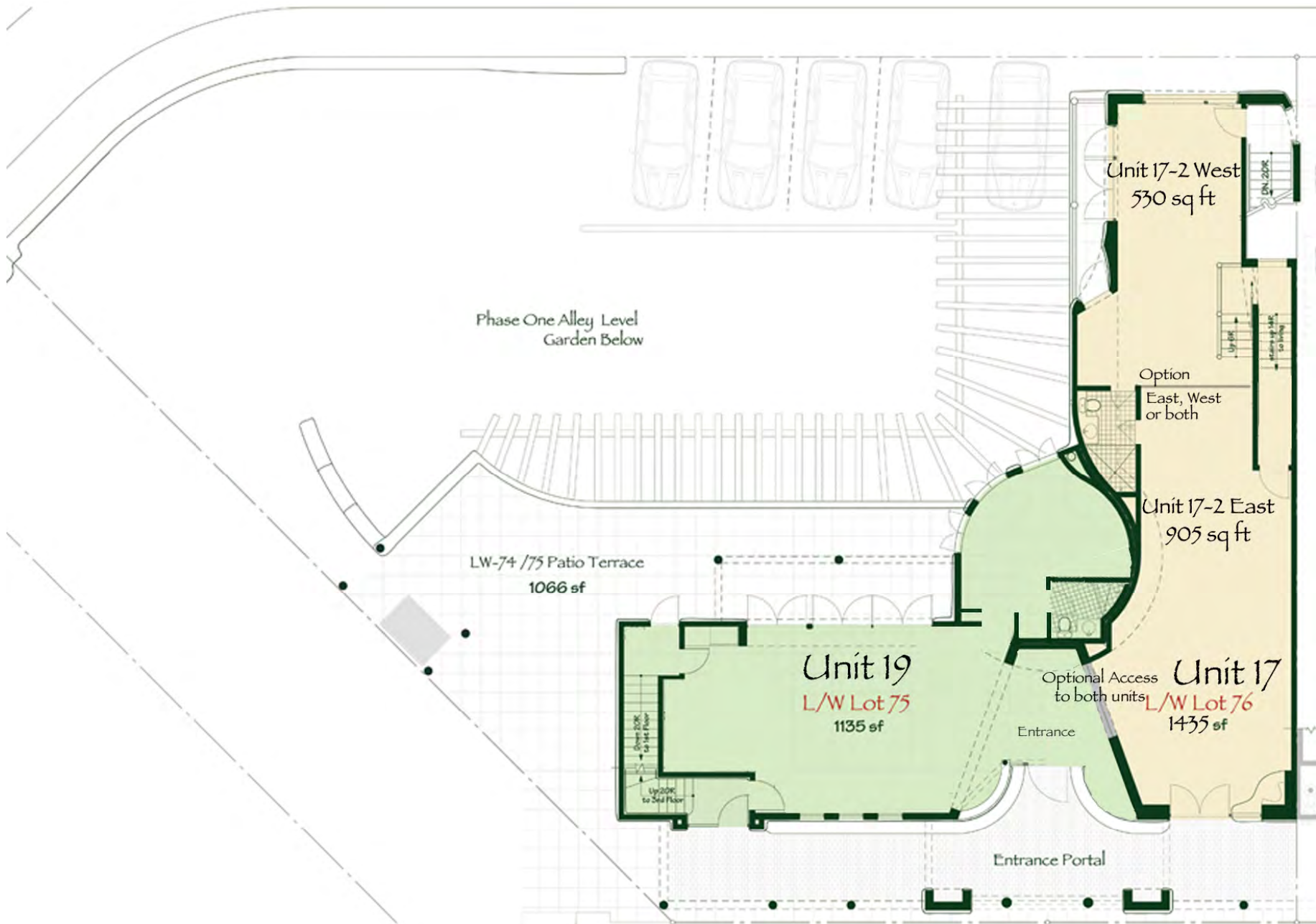
Conceptual Build Out – Second Floor (Plaza Level) Plan

Exhibit A-2



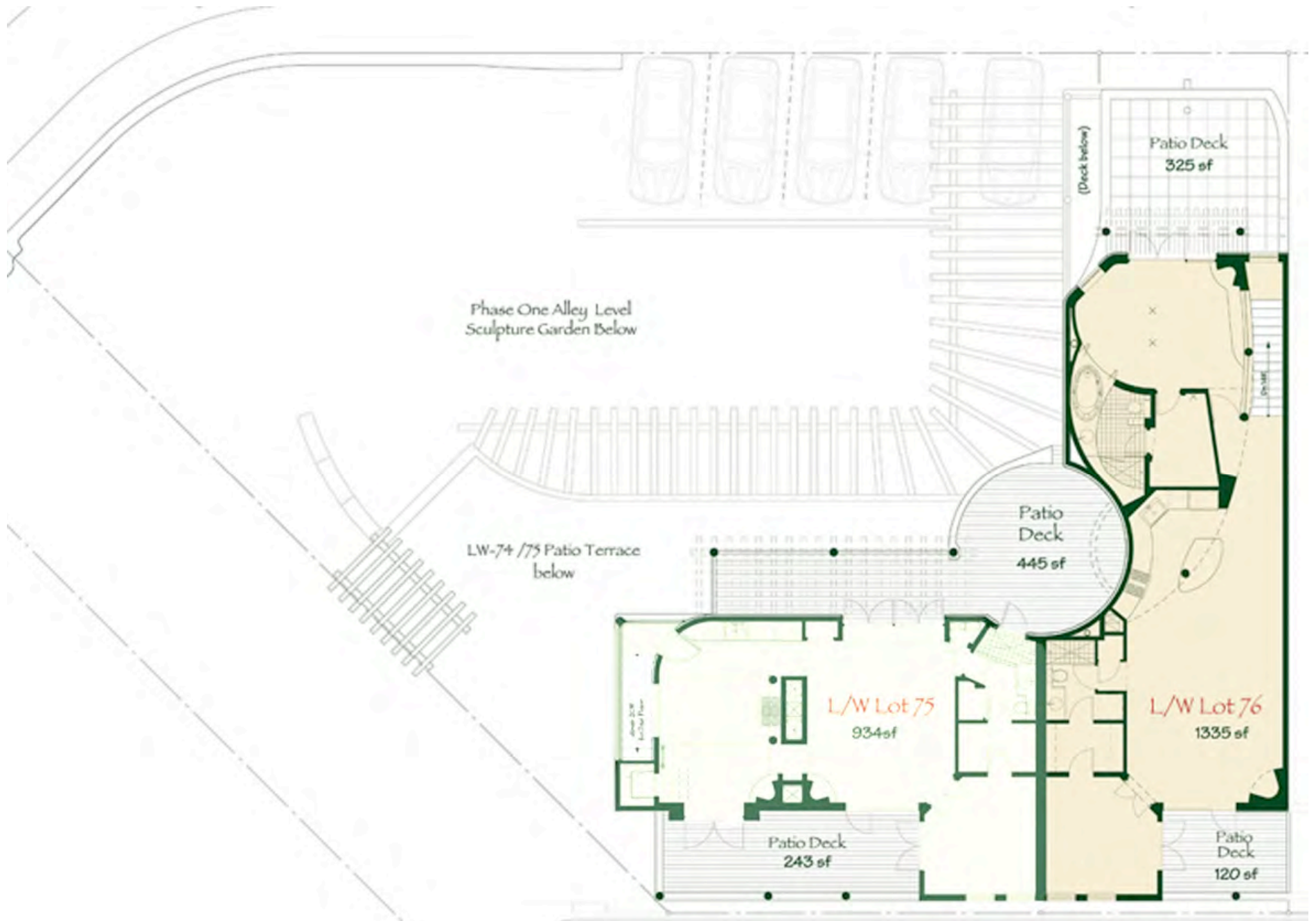
Existing – First Floor (Alley Level) Plan

Exhibit B-1



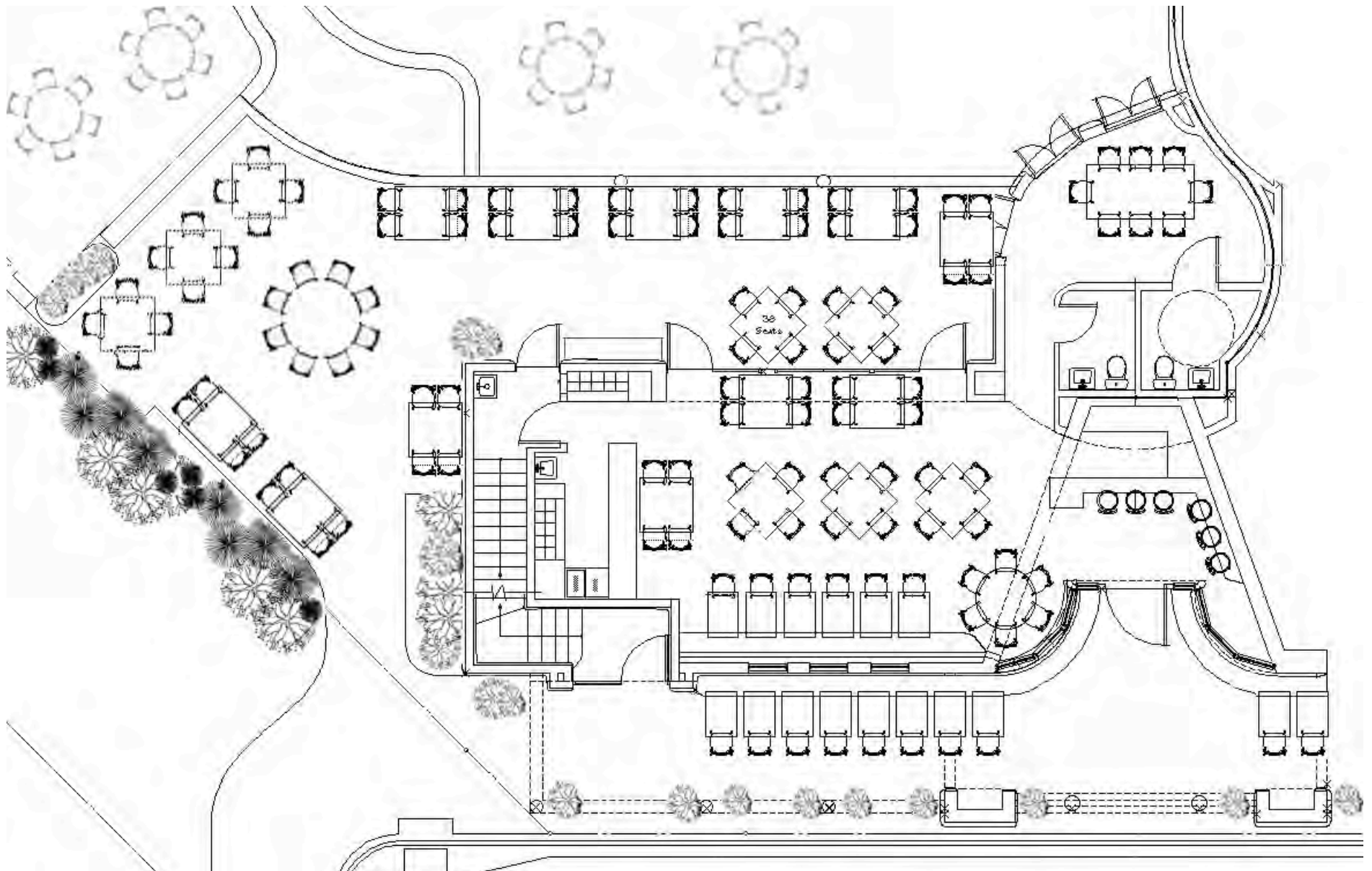
Existing – Second Floor (Plaza Level) Plan

Exhibit B-2



Existing – Third Floor (Residential Level) Plan

Exhibit B-3



Conceptual Restaurant Layout Alternative with Seating on Plaza Level
& Kitchen on Alley Level

Exhibit C

17 & 19 Plaza Nueva • Aldea • Santa Fe New Mexico 87507



2 Luxury Live/Work Lofts

Unit 75 #19 – a 3-story live/work loft with interior spaces of approx. 3,830 sq.ft. & exterior east covered portal & southwest deck with 450 sq.ft. on the 3rd floor & 1,066 sq.ft. plaza level patio space. There is still significant expansion potential on the west side of the building.

Unit 76 #17 - a 3-story, live/work loft approx. 3,660 sq.ft. interior space with 445 sq.ft. east covered portal & west facing decks.

Total Square Footage: over 7,500 sq.ft. built, expandable to approximately 12,000 sq.ft.

Development Rights: 10,000 sq.ft. allocation of commercial development rights

Water Rights: 2.92 acre-feet of water rights - a \$73K value at a conservative rate of \$25K/acre foot.



FOR SALE:
Priced: \$1,787,000.
For 2 Live/Work Lofts

Experience luxury Live/Work Loft lifestyle in the spirit of old Santa Fe at the only mixed-use New Urbanist village on Santa Fe's prestigious northwest side.

Enjoy Santa Fe pueblo style architecture and premiere commercial plaza level storefronts with residential living units framing the west side of the quaint civic village plaza at Aldea de Santa Fe. Savor panoramic views of the Santa Fe ski basin to the East, Sandia Mountains to the South & Jemez Mountains to the West.

The **LIVE/WORK LOFTS 75 & 76** are now offered for sale as a very unique opportunity to purchase and occupy Aldea's keystone restaurant property, located directly on the premiere west side of Aldea's commercial plaza. As the only stand-alone restaurant centrally located within Santa Fe's affluent northwest communities, this one-of-a-kind listing offers a sustainable high-yield business opportunity in a location that has no competition. Built & ready for occupancy, these **two** fee simple live/work properties are on the premier west side of Aldea's Plaza, with a unique 3-story design. In addition to one-of-a-kind commercial opportunities, existing building also includes:

- 3 premiere custom Pueblo style residences
- covered plaza level portal running the length of the entire building with outdoor dining available in front of units 17 & 19 on the plaza
- expansive private outdoor dining terraces with sunny south-facing garden area
- commercial water meters and other critical restaurant infrastructure
- 2.92 acre-feet of commercial water rights for the restaurant
- approval for a 120-seat restaurant, plus outdoor dining areas



Call: 505.603.9300 Email: info@ LiveWork7478.com Location: 17 & 19 Plaza Nueva, Aldea Plaza, Santa Fe, New Mexico 87507

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