

**For
Lease**

Turn-Key Medical/Dental Office

CLASS-A BUILDOUT FOR PATIENT EXPERIENCE



400 Kiva Ct. | Suite A | Santa Fe, NM 87505

±1,950 SF Available

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Danaë Fernández

danae@sunvista.com | 505 604 8766

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PROPERTY

AVAILABLE

Suite A: ±1,950 SF

LEASE RATE

\$23.50/SF Modified Gross +
\$0.62/SF CAM (\$3,818.75/Mo.
+ \$100.00/Mo. CAM)

HIGHLIGHTS

- Move-in ready orthodontic/dental/medical suite with existing infrastructure
- Functional layout
- Lab and x-ray room
- Conveniently located within Santa Fe's medical district
- Monument sign and building signage available
- On-site and attentive landlord
- Generous parking ratio of 5.5:1,000 SF

ZONING C-1

LOCATION

NWQ St. Michaels Dr. &
Old Pecos Trail



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NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110




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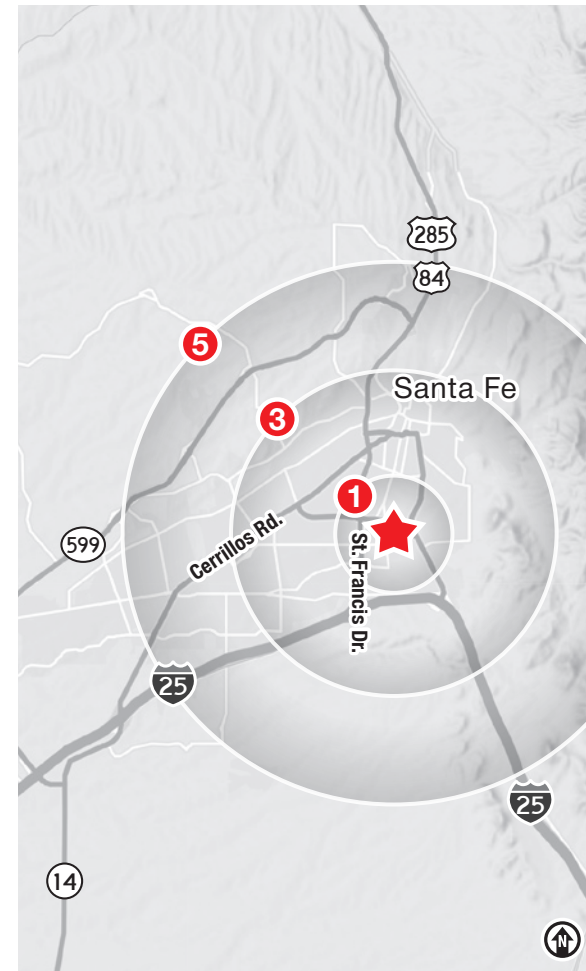
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
 Total Population	7,287	50,623	81,357
 Average HH Income	\$114,224	\$118,394	\$121,134
 Daytime Employment	16,165	60,864	71,808

2025 Forecasted by Esri



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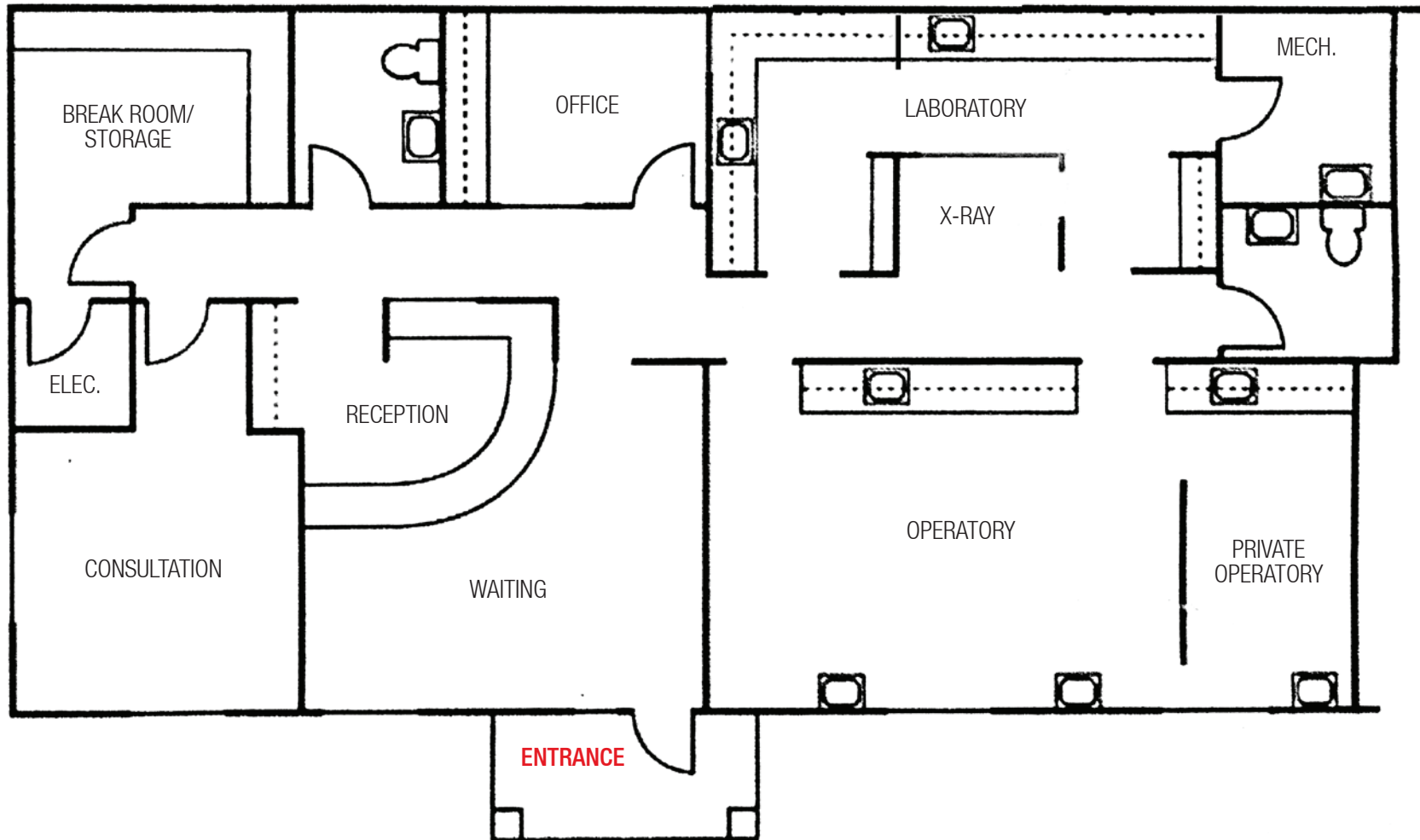
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FLOOR PLAN

AVAILABLE

Suite A: ±1,950 SF



SANTA FE | THE CITY DIFFERENT

The oldest capital city in the United States and the oldest city in New Mexico, Santa Fe is well-known as a center for arts that reflect the multicultural character of the region. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the mild climate, outdoor activities and cultural events that the area offers. Most tourist activity takes place in the historic downtown, especially on and around Santa Fe Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government during the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market. Seasonal activities, such as skiing at nearby Santa Fe Ski Basin in the winter and hiking are also a draw for tourists.



New Mexico
**State
Capitol**



SANTA FE BY THE NUMBERS (Metropolitan Statistical Area, ESRI 2025 Demographics)



158,843
MSA Population



71,242
Households



\$119,650
Avg. Household Income



\$64,195
Md. Disposable Income



8,053
Total Businesses



89,677
Total Employees

FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES

SANTA FE ACCOLADES

- #1 of the "15 Best Cities in the U.S." *Travel + Leisure 2025*
- Top 100 Best Places to Live *Livability 2024-2025*
- Among "The World's Greatest Places" *Time 2024*
- One of "The Best Places to Go" *Conde Nast Traveler 2024*
- "Travel Guide Star Award Winners List" *Forbes Travel Guide 2024*
- "Best Fine Dining in the U.S." *TripAdvisor 2023*
- "100 Best Ski Resorts in U.S. & Canada." *Wall Street Journal 2023*
- "Best Art Museums" *USA Today 10 Best 2023*
- One of the "Best Destinations in the West" *Sunset Magazine 2023*



A TOURIST DESTINATION

Santa Fe is the **3rd-Largest Art Market in the United States** after New York and Los Angeles.



A half-mile stretch of Santa Fe's Canyon Road has **more than 100** galleries, boutiques and restaurants "making it the world's densest concentration of art galleries." *FourSeasons.com*