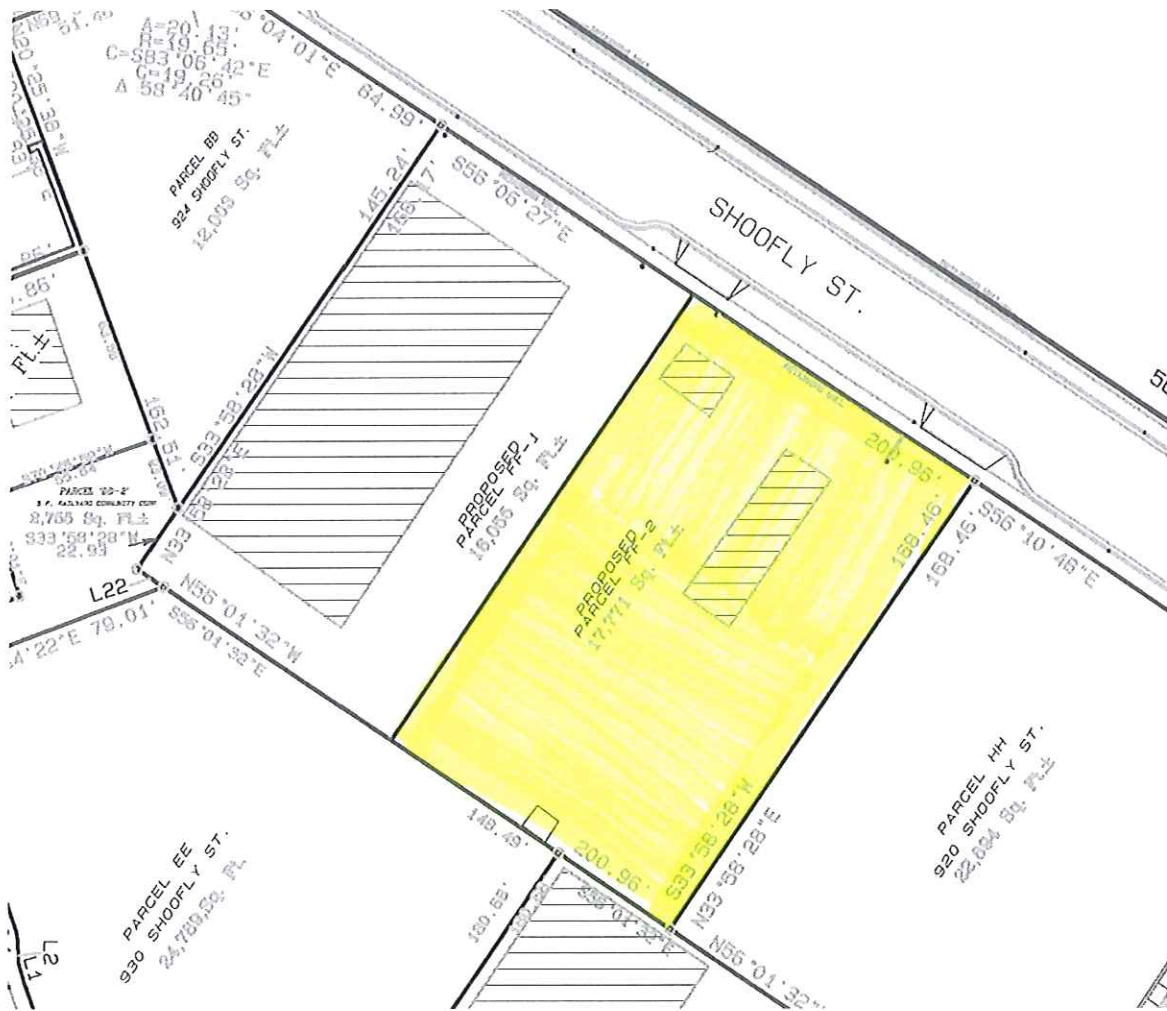


# THE SANTA FE RAILYARD

COMMUNITY CORPORATION



## Parcel FF-2 (922 Shoofly St.)

- Located in the Baca Street area
- Use to be determined – Business Capitol District zoning
- Could be combined with two other available parcels, HH and EE
- New underground utilities installed at the edge of the parcel
- Located across Cerrillos Road from the inter-modal station for the Rail Runner commuter train
- Walking distance to the emerging Baca Street Arts District

## Specifications

- 17,771 sf +/- of land
- Development Potential: to be determined based on compliance with Railyard Master Plan architectural standards and compliance with parking codes

#### Financial Terms

- \$1.75/sf per year on land; \$31,099.25 a year; \$2,591.60 per month
- Subject to annual CPI adjustment
- Reappraisal on land every 10 years exclusive of the improvements

#### Lease/Legal

- Leasehold interest is assignable
- Improvements may be sold by tenant with a ground lease assignment
- Maximum lease term of 50 years with up to four (4) ten (10) year renewal options for a total of 90 years

The Master Plan approved by the City Council in February of 2002 gives specific information regarding development of the Railyard. Online copy available on website: [www.sfrailyardcc.org](http://www.sfrailyardcc.org), full size parcel survey maps available at our offices.

Note: Information contained herein including, but not limited to rental rate, parcel size, leasing, etc. shall be subject to change without prior notice.

Contact Information (please call/email in advance to set an appointment to discuss the parcel):

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Website: [www.sfrailyardcc.org](http://www.sfrailyardcc.org)