

THE SANTA FE RAILYARD

COMMUNITY CORPORATION



Parcel HH (920 Shoofly St.)

- Located in the Baca Street area
- Use to be determined
- Excellent exposure to all traffic entering the project
- Site for the largest building in the Baca Street portion of the Project.
- Underground utilities available at the parcel line
- Located across Cerrillos Road from the South Capitol stop for the Rail Runner commuter train

Specifications

- 28,786 sf +/- of land
- Development potential: Approximately 15,000 SF – to be determined based on compliance with the Railyard Master Plan Architectural Standards and compliance with parking codes.
- Parking must satisfy code requirements on the parcel based on usage

Financial Terms

- \$2.25/sf per year on land; \$64,768.50 a year; \$5,397.88 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 transferred by tenant
- 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, 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):
Santa Fe Railyard Community Corporation
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