

FOR SALE OR LEASE

704 Main St. NE | Los Lunas, NM 87031

NEQ Main St. NE & Los Lentes Rd. NE

# Signalized High-Volume Intersection

PRIME MAIN ST.  
LOCATION



**SALE PRICE** \$550,000

**LEASE RATE** \$6.00/SF + NNN

**AVAILABLE**

- Building: ±9,003 SF
- Land: ±0.47 Acres

**ZONING** C-1

**PROPERTY HIGHLIGHTS**

- Join national retailers: McDonald's, Church's Chicken, Arby's, Bank of Albuquerque, Dollar Tree, and Subway
- Hard corner & signalized intersection (28,600 VPD on Main St.)
- Strategically located near Los Lunas Middle School (±700 students), Los Lunas Elementary (±500 students), Los Lunas Schools Administrative Office, Valencia County Clerk, and Los Lunas Transportation Department
- Right-in/right-out access

got space

OTHER AREA RETAILERS & SERVICES:

**DOLLAR GENERAL**

**enterprise**

**WELLS FARGO**

**nUSENDA**

**RAKS**  
BUILDING SUPPLY

**Blake's**  
LOTABURGER

**NA SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

**Randall Parish**

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505 338 4110



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## PRIME MAIN ST. LOCATION



2019 Demographics	1 mile	3 mile	5 mile
Total Population	5,761	26,065	40,992
Average HH Income	\$61,577	\$67,048	\$67,326
Daytime Employment	2,189	7,942	9,279

2019 Forecasted by Esri



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