**N**SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com f in 🗵 🛅

NEQ Main St. NE & Los Lentes Rd. NE

## Signalized High-Volume Intersection



**N** Global

OF THE YEA

#### 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

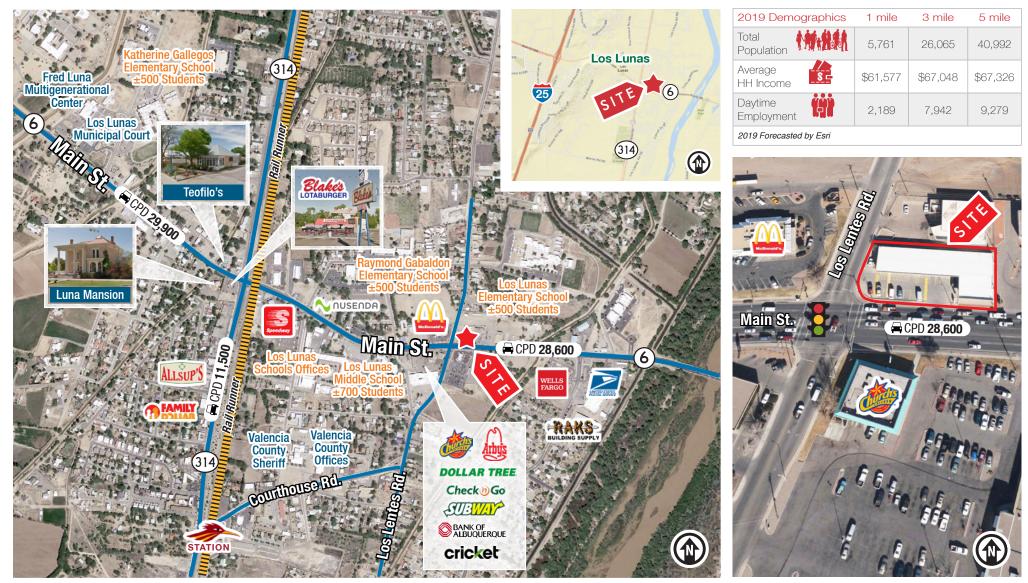
FOR MORE INFORMATION:

Randall Parish randall@sunvista.com 505 338 4110 704 Main St. NE | Los Lunas, NM 87031

NEQ Main St. NE & Los Lentes Rd. NE

## Signalized High-Volume Intersection





### NAISunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILTY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS. FOR MORE INFORMATION:

Randall Parish randall@sunvista.com 505 338 4110

NEQ Main St. NE & Los Lentes Rd. NE

## Signalized High-Volume Intersection

PRIME MAIN ST. LOCATION





THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY OF DEFININE THAT IT IS SUITABLE TO YOUR NEEDS. FOR MORE INFORMATION:

Randall Parish randall@sunvista.com 505 338 4110