

For Sale, Lease
or Build-to-Suit

Los Lunas Pad Sites Available

SURROUNDED BY DENSE RETAIL

NWQ I-25 & NM Highway 6 | Los Lunas, NM 87031



SALE PRICE

- Lot K1K1 - K1K2:
±21,578 - ±74,584 SF
\$377,615 - \$1,305,220 (\$17.50/SF)

AVAILABLE

- ±0.5 - ±1.71 Acres
±21,578 SF - ±74,584 SF

ZONING M-1, Village of Los Lunas

PROPERTY HIGHLIGHTS

- Valencia County is located 12 minutes south of Albuquerque on I-25
- Property has great visibility from NM Highway 6
- Main St. frontage pad sites
- Junior anchor & shop space
- Ground lease or build-to-suit
- Adjacent to Walmart Supercenter, Chili's Grill & Bar, Discount Tire, Starlight Movie Theater, Shoe Depot, Panda Express, KFC and Carl's Jr.

got space

ADJACENT
RETAILERS:



NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com



FOR MORE INFORMATION:

Keith Meyer, CCIM, SIOR
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LOCATION



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SITE SURVEY



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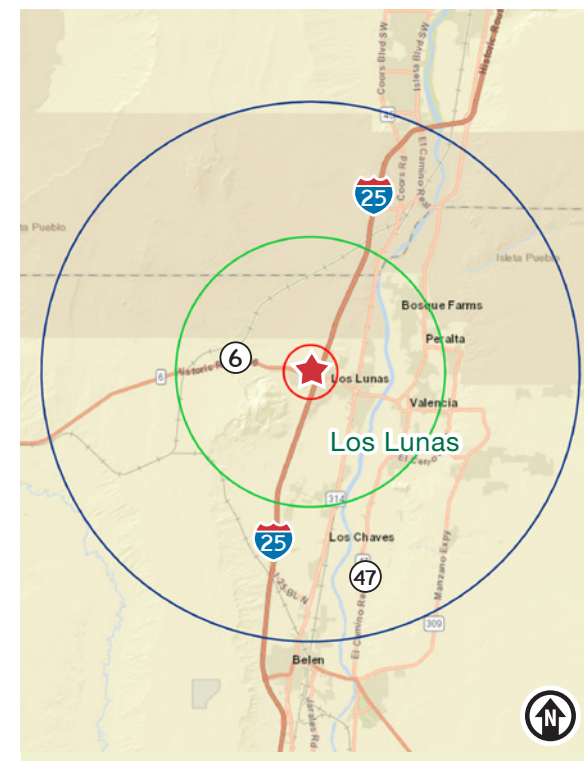
Demographics | 1, 5 & 10 Mile

	1 Mile		5 Mile		10 Mile	
Summary	2021		2021		2021	
Population	5,803		33,089		60,740	
Households	2,117		12,023		21,597	
Families	1,572		8,527		15,560	
Average Household Size	2.74		2.64		2.75	
Owner Occupied Housing Units	1,805		9,793		17,821	
Renter Occupied Housing Units	312		2,231		3,776	
Median Age	36.4		40.0		38.2	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	181	8.5%	1,285	10.7%	2,851	13.2%
\$15,000 - \$24,999	102	4.8%	992	8.3%	2,278	10.5%
\$25,000 - \$34,999	73	3.4%	937	7.8%	1,873	8.7%
\$35,000 - \$49,999	105	5.0%	1,036	8.6%	1,848	8.6%
\$50,000 - \$74,999	649	30.7%	2,824	23.5%	4,795	22.2%
\$75,000 - \$99,999	358	16.9%	1,953	16.2%	3,226	14.9%
\$100,000 - \$149,999	372	17.6%	1,741	14.5%	2,779	12.9%
\$150,000 - \$199,999	124	5.9%	731	6.1%	1,162	5.4%
\$200,000+	154	7.3%	526	4.4%	784	3.6%
Median Household Income	\$72,040		\$62,990		\$57,658	
Average Household Income	\$92,618		\$78,911		\$72,496	
Per Capita Income	\$33,947		\$28,957		\$25,935	

DEMOGRAPHICS

2021 Demographics	1 mile	5 mile	10 mile
 Total Population	5,803	33,089	60,740
 Average HH Income	\$92,618	\$78,911	\$72,496
 Daytime Employment	1,582	8,489	11,878

2021 Forecasted by Esri



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Los Lunas | A Small Community with Big Possibilities

Los Lunas is a friendly, pro-development community located 20 minutes from downtown Albuquerque, and easily accessed off the major Interstate 25. As the second fastest growing city in the state, the largest employers are the Walmart Distribution Center, ACIM/Party City Manufacturing, Home Depot and Lowe's who employ over 3,500 people. The Village of Los Lunas is a great place to live, work and play as it is centrally located in the state and close to everything. With mild year-round temperatures and thriving businesses, Los Lunas is the ideal place to establish a company. The Village of Los Lunas and the Community Development Department are committed to supporting local businesses.

Los Lunas by the Numbers (ESRI 2021 Demographics)



"The City is proud to offer a fast, 3 week or less approval process of commercial and residential plans" - Village of Los Lunas, Business Resources | Economic Development

ECONOMIC DEVELOPMENT REPORT CARD

Facebook is in town...

- Facebook's server farm was built in Los Lunas, NM with a \$250 Million investment
- A catalyst for more companies to follow
- New houses, stores, business and restaurants have come to the area
- Future phases of the project are expected to provided hundreds of construction jobs and more full-time jobs

LOS LUNAS HAS BUILT A THRIVING RETAIL SECTOR



With an average daily traffic count on NM 6 (Main St.) of 25,000 vehicles, the Village is the perfect location for all types of businesses seeking high visibility

CHALLENGES



Los Lunas experiences a significant level of retail leakage into the City of Albuquerque.

Approx. \$155 Million in leakage



OPPORTUNITIES

Investors can bridge the gap of needs and retail services in Los Lunas. The Village of Los Lunas is committed to supporting local business

