

For Lease

Los Lunas Retail Space Available

Walmart  SUPERCENTER-ANCHORED CENTER

2270 Main St. NW | Los Lunas, NM 87031

NEQ Main St. & Desert Willow Rd. NW



 **This property is located in an Opportunity Zone** A new way to finance in under-served areas. 

LEASE RATE See Advisor

AVAILABLE

- Suite E: ±1,200 SF

ZONING Misc.

PROPERTY HIGHLIGHTS

- Prime location in Los Lunas' thriving retail corridor
- Great visibility from Main St.
- Large pylon signage
- 26,900 cars per day
- Easy access from I-25
- Excellent national co-tenants

CO-TENANTS INCLUDE:



NA SunVista

got space

Randall Parish
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505 338 4110

Isaac Romero
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FOR MORE INFORMATION:

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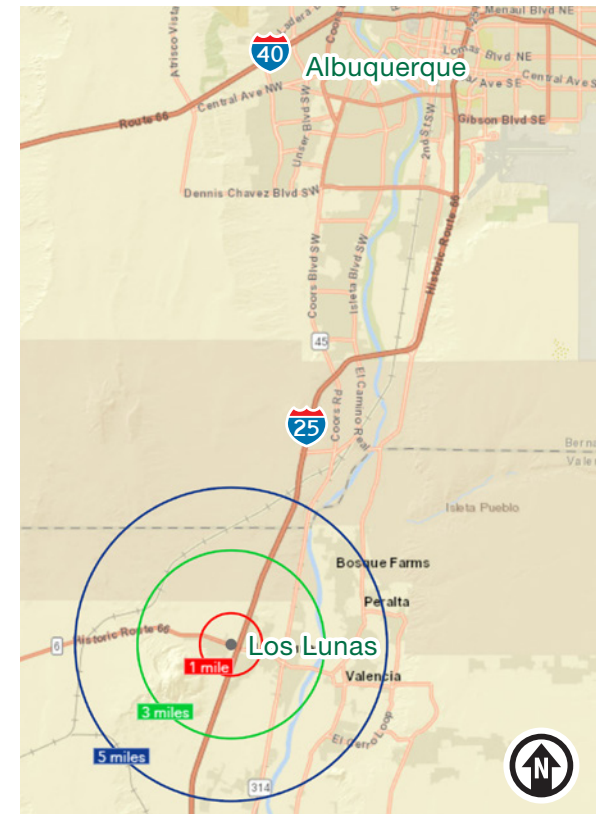
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LOCATION

Demographics	1 mile	3 mile	5 mile
 Total Population	6,781	18,732	33,958
 Average HH Income	\$91,438	\$83,043	\$79,104
 Daytime Employment	1,733	6,005	8,589

2021 Forecasted by Esri



NAI SunVista 505 878 0001 sunvista.com
 6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109    

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 to determine that it is suitable to your needs.

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TRADE AREA



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PHOTOS



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Los Lunas

TRADE AREA ANALYSIS

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 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



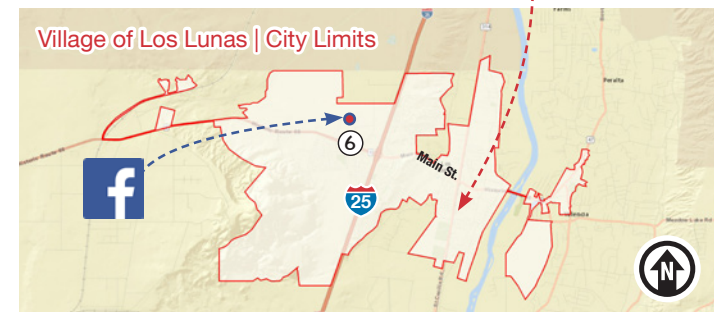
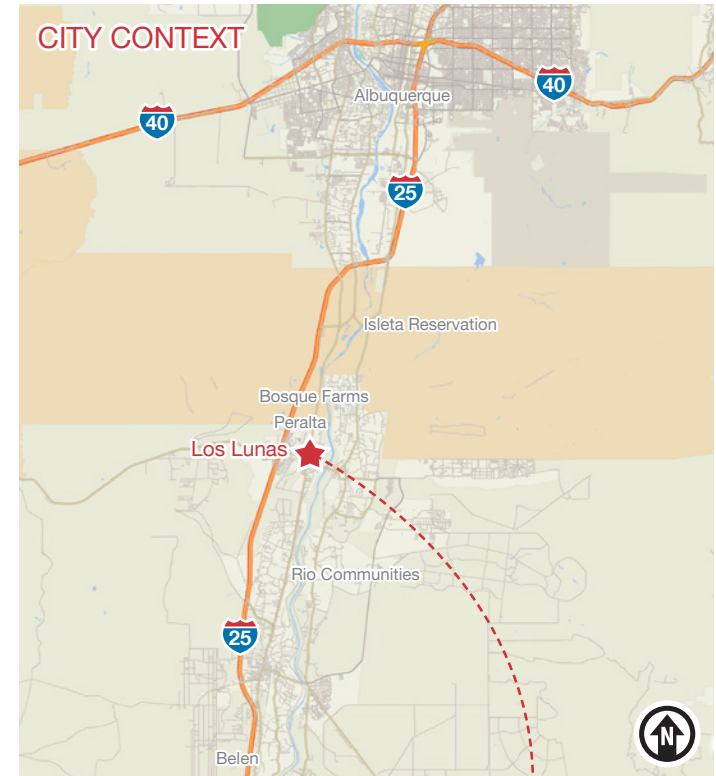
Los Lunas experiences a significant level of retail leakage into the City of Albuquerque.

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



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