

For Sale
or Lease

Los Lunas Retail Opportunity

HIGHLY-VISIBLE, RECENTLY-REMODELED RETAIL ON MAIN ST.

2235 & 2245 Main St. SE | Los Lunas, NM 87031

SWQ Main St. & Hwy. 47 NE



Bldgs: $\pm 9,390$ SF
Land: ± 0.22 Ac.



Sale Price:
\$1,500,000

FOR LEASE

- 2245: $\pm 4,400$ SF \$19.00/SF MG

ZONING C-1, Los Lunas

PROPERTY HIGHLIGHTS

- Active retail trade zone on the east side of Los Lunas
- Great visibility and easy access right along Main St. just south of "The Y"
- Full-circulation access from Main St.
- Fully-remodeled building with open floor plan and repaved parking lot
- Large monument sign and building signage available
- 5:1000 parking ratio
- Tenant improvement allowance available
- Well suited to medical, optical or professional uses

AREA RETAILERS:



This property is in a **HUB Zone** For small companies operating/employing people in Historically Underutilized Business Zones.



FOR MORE INFORMATION:

NA SunVista

got space

John Algermissen
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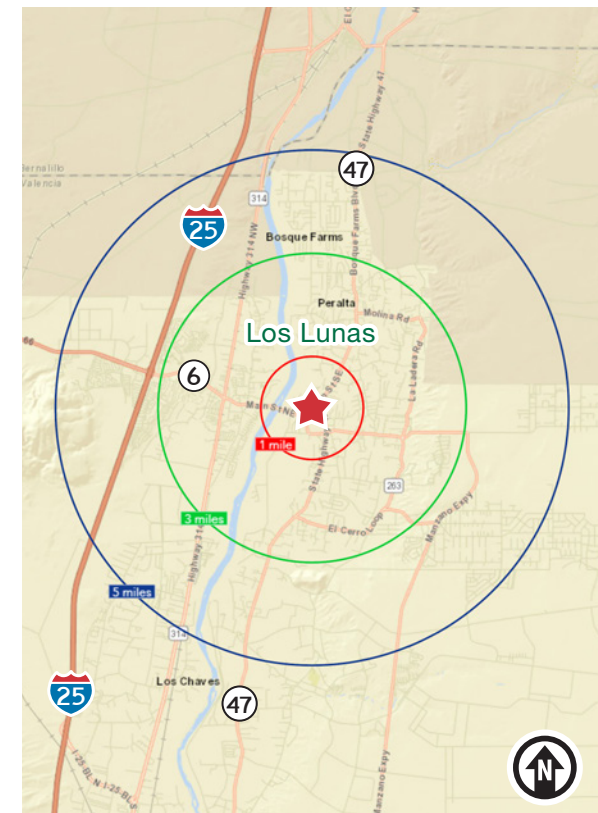
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LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	2,201	23,838	44,838
Average HH Income	\$75,274	\$74,862	\$73,224
Daytime Employment	1,277	6,797	9,154

2021 Forecasted by Esri



NA SunVista

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

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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 Expanding

- The first phase of Facebook's server farm in Los Lunas was completed in 2019.
- The latest \$800 million expansion of the project was announced in October 2021 and will push Facebook's investment into Los Lunas to nearly \$2 billion.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.

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

