

For Lease

Main St. Pad Site Available

PRIME ± 1.16 ACRE GROUND LEASE IN GROWING LOS LUNAS

2270 Sun Ranch Village Loop | Los Lunas, NM 87031

SEQ Sun Ranch Village Loop & NM Hwy. 6



± 1.16 Acres
Available



See Advisors
For Lease Rate

ZONING

- C-1, Los Lunas

PROPERTY HIGHLIGHTS

- Full-circulation access
- Prime visibility along growing retail trade area
- Established and growing housing population
- Prominent monument signage along Main St. (Hwy. 6)
- Tenant in place until March 2023 (See advisor for details)

CO-TENANCY WITH:



NA SunVista

got space

Brett Hills
brett@sunvista.com
505 998 1648

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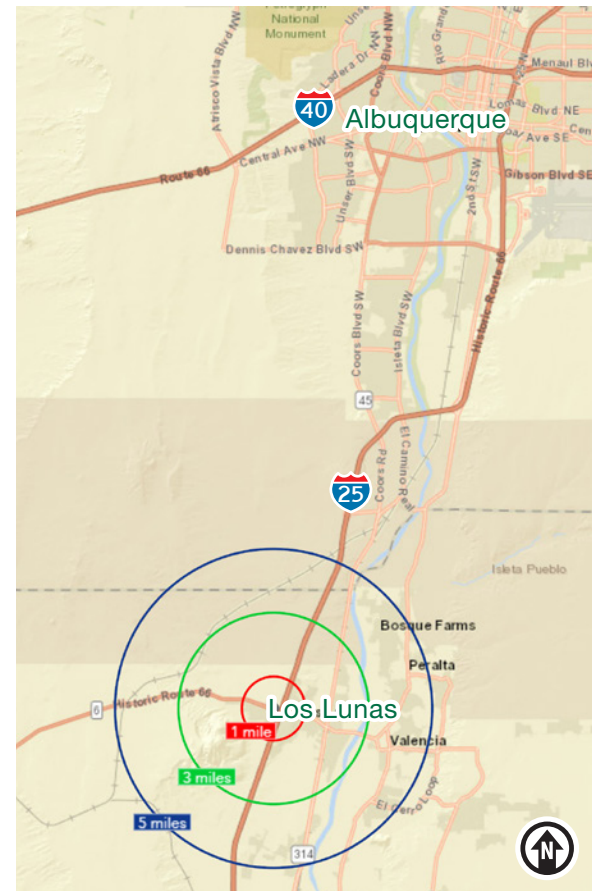
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,190	18,795	34,029
Average HH Income	\$90,525	\$82,981	\$79,169
Daytime Employment	1,748	6,101	8,590

2021 Forecasted by Esri



NAI SunVista

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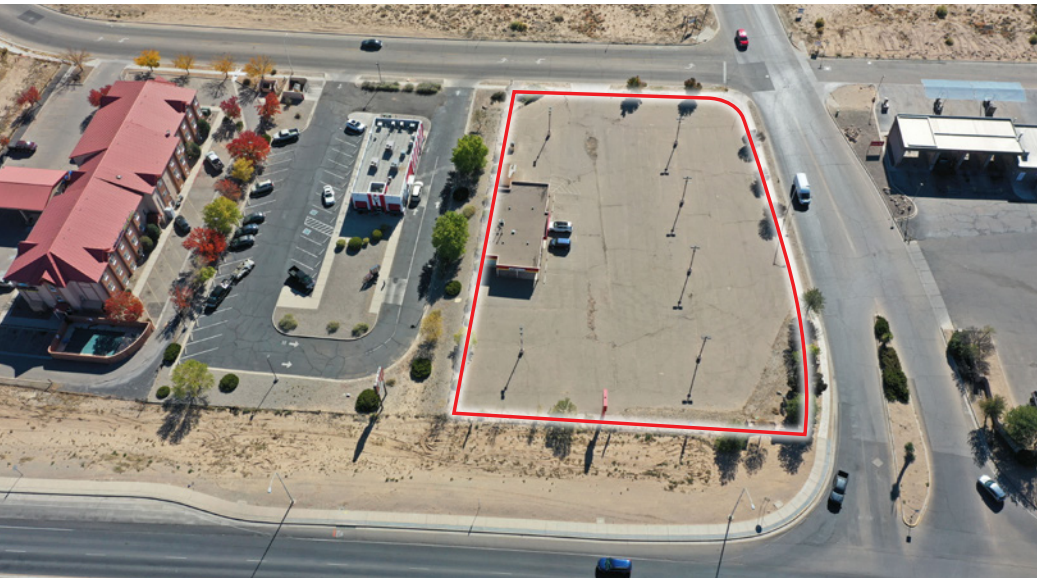
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PHOTOS



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

