

For Sale

Prime Restaurant/Retail Pad Site

LOCATED AT THE LOS LUNAS "Y" INTERSECTION



±6,316 SF on ±0.92 Ac.
Available

Genieve Posen

genieve@sunvista.com | 505 998 1568

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

2350 Main St. NE | Los Lunas, NM 87031

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PROPERTY

AVAILABLE

Building: ±6,316 SF
Land: ±0.92 Acres

SALE PRICE

\$1,200,000 (\$189.99/SF)

HIGHLIGHTS

- Prime visibility to 27,700 vehicles daily
- Excellent position in a thriving retail corridor with high customer traffic
- Easy access to major thoroughfares in Los Lunas
- Zoning allows for a wide variety of commercial uses, including drive-thru
- Located in the heart of a rapidly-growing community
- Join national brands such as Albertson's, Starbucks, Smith's and Ross
- Restaurant space equipped with infrastructure and select FF&E to be determined

ZONING

C-1, Village of Los Lunas

LOCATION

SWQ Main St. & Hwy. 47 NE



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NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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NAISunVista

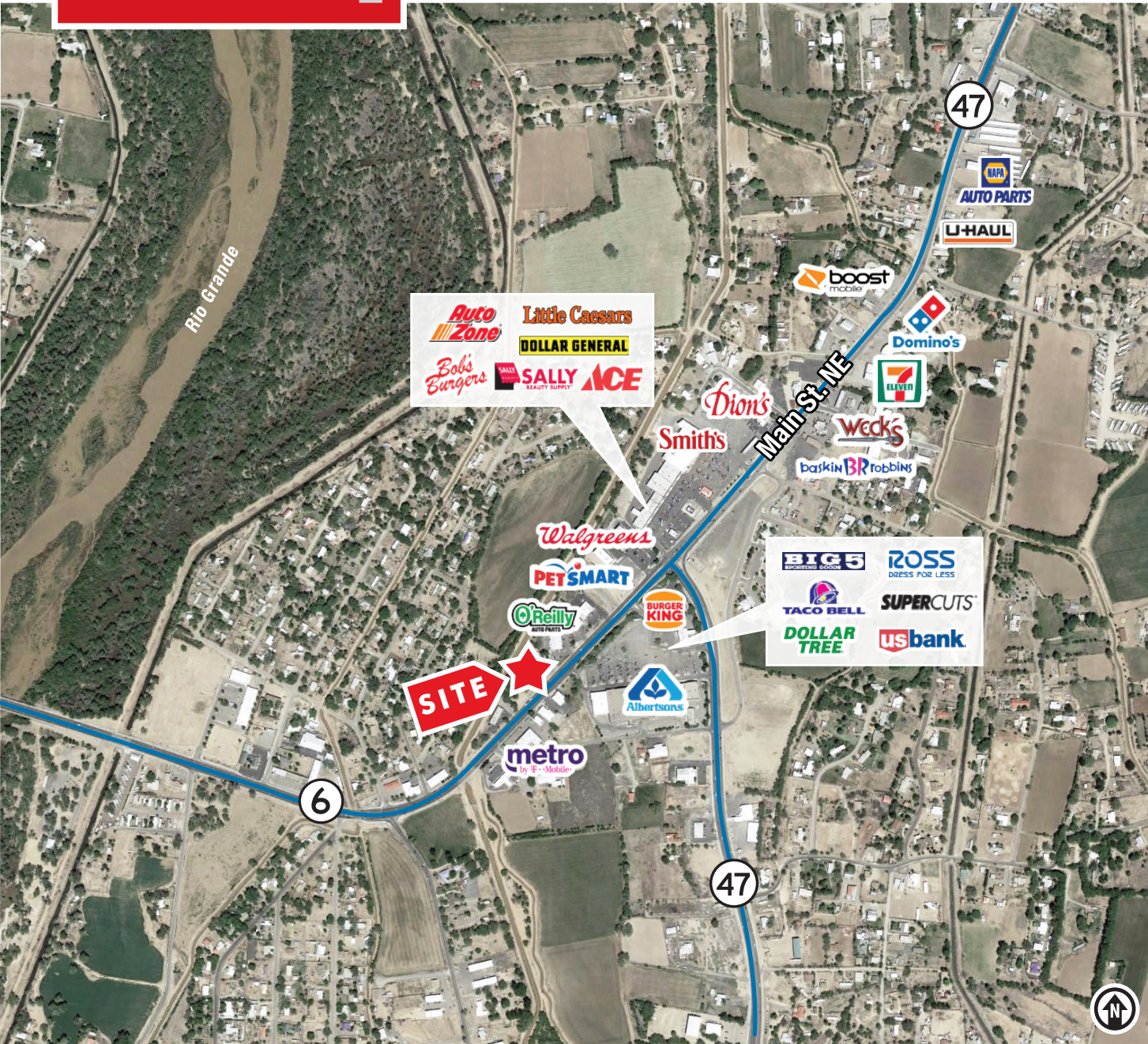
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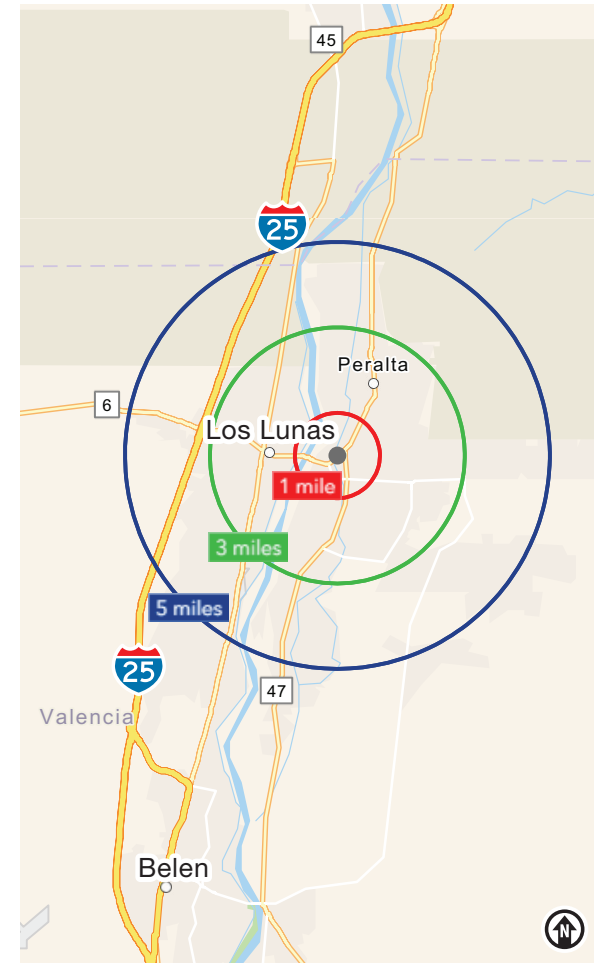
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,024	23,085	44,747
Average HH Income	\$82,008	\$86,365	\$85,913
Daytime Employment	1,186	5,850	9,674

2024 Forecasted by Esri



Los Lunas

TRADE AREA ANALYSIS

LOS LUNAS | NEW MEXICO

Over the past 40 years, Los Lunas has had a population increase of more than a thousand percent making it one of the fastest-growing communities in New Mexico. This is due in part to the ease of doing business. Not only do they offer competitive incentives, but proudly boast a fast, 2-4-week maximum approval process for commercial and residential plans as well as building permits. Just ask Facebook, Amazon, Niagara Bottling, Wall Colmonoy, Accurate Machine & Tool or any of our other economic-base companies and national retailers. Los Lunas is a small community but with more than 2,000 acres of available commercial land across three business parks with direct access to two major interstates, there are big possibilities on the horizon.



2nd Fastest
Growing City in
New Mexico



LOS LUNAS BY THE NUMBERS (ESRI 2024 Demographics)



18,575
City Population



6,931
Households



\$85,772
Avg. Household Income



\$54,589
Md. Disposable Income



593
Total Businesses



6,821
Total Employees

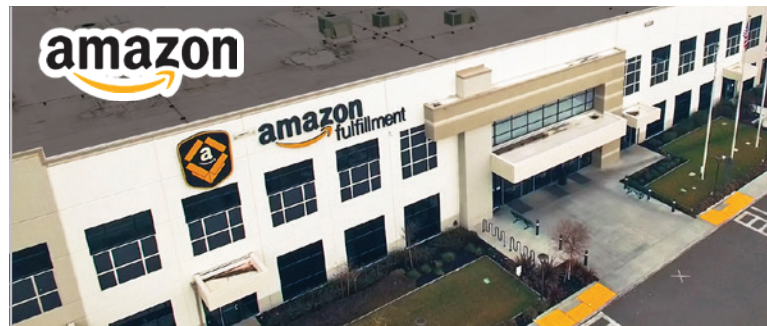
“The City is proud to offer a fast, 3 week or less approval process of commercial and residential plans” - Village of Los Lunas, Business Resources | Economic Development

CHALLENGES

Los Lunas experiences a significant level of retail leakage of approx. **\$155 million** into the City of Albuquerque.

OPPORTUNITIES

Investors can bridge the gap of needs and retail services of a rapidly-growing Los Lunas.



Amazon has built a 1 million SF fulfillment facility just west of Los Lunas. It employs more than 600 people.



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.