

RARE COMMERCIAL LAND OPPORTUNITY
PRIME HARD CORNER IN LOS ALAMOS

1399 DIAMOND DRIVE
LOS ALAMOS, NM, 87544



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Site Highlights

Rare hard corner available in Los Alamos, ideally situated between Los Alamos High School and University of New Mexico - Los Alamos. 1399 Diamond Drive is 37,983 square feet. 1377 Diamond Drive (adjacent lot) can be added for a total of 73,872 square feet.

Site is along a heavily traveled corridor between Los Alamos National Laboratory and a large residential section of Los Alamos. This site was among the first developed in the 1950s in Los Alamos when the federal government first sold land for development in Los Alamos following the Manhattan Project. The site is now available for redevelopment for the first time in over 70 years, with the original 1950s structures recently removed.

- Signalized hard corner
- Adjacent to Los Alamos High School & UNM-LA
- High daily traffic corridor to LANL
- Very limited commercial land supply in Los Alamos
- Flexible redevelopment potential - zoned Commercial
- Available as 37,983 SF or 73,872 SF

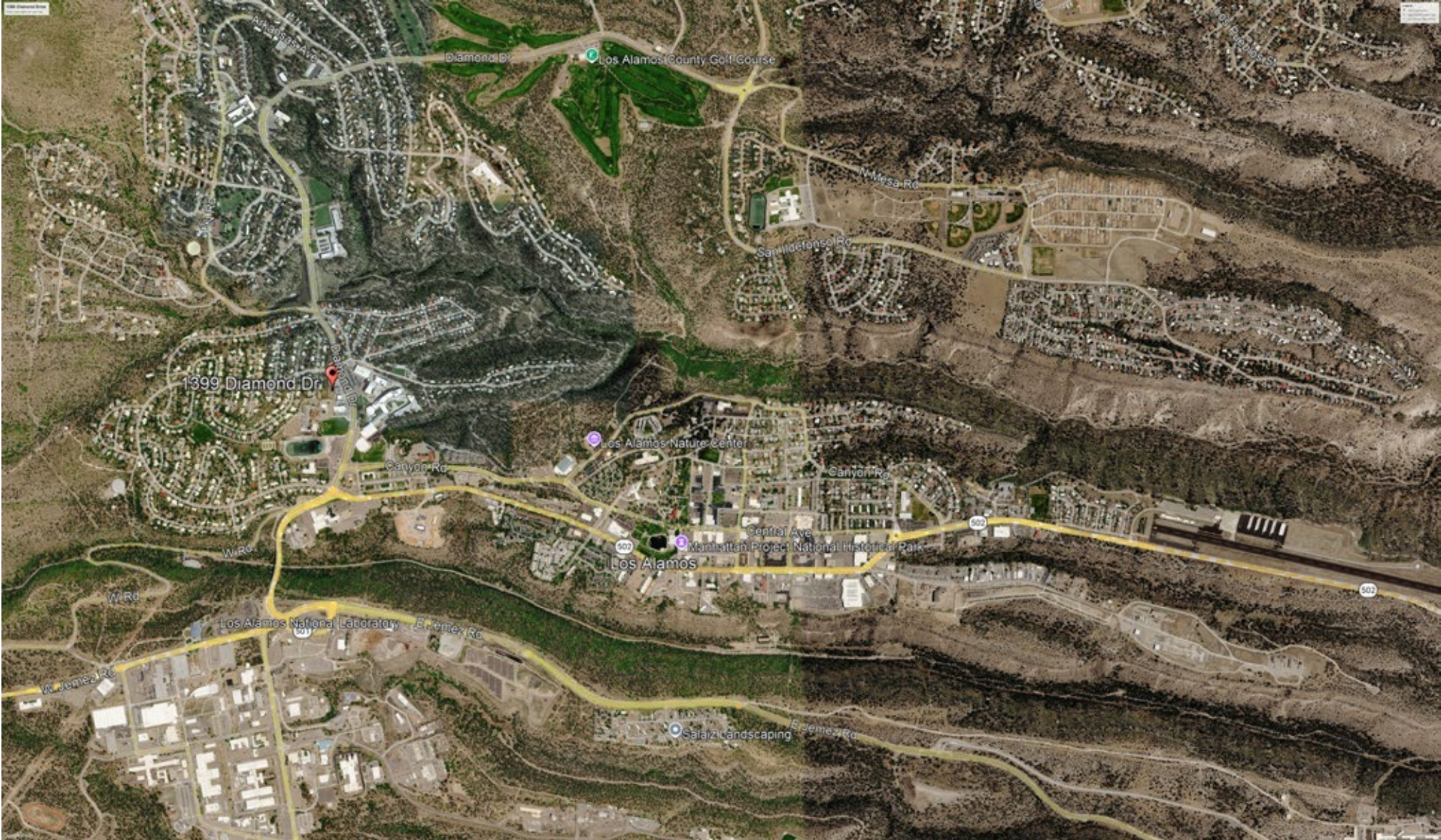
Location	SF	Annual Lease Rate	Monthly
1399 Diamond Drive	37,983	\$2.50 per sf	\$ 7,900
1377 Diamond Drive	35,899	\$2.00 per sf	\$ 5,980
Total	73,872	\$2.25 per sf	\$13,880



Intersection Aerial



Trade Area Aerial



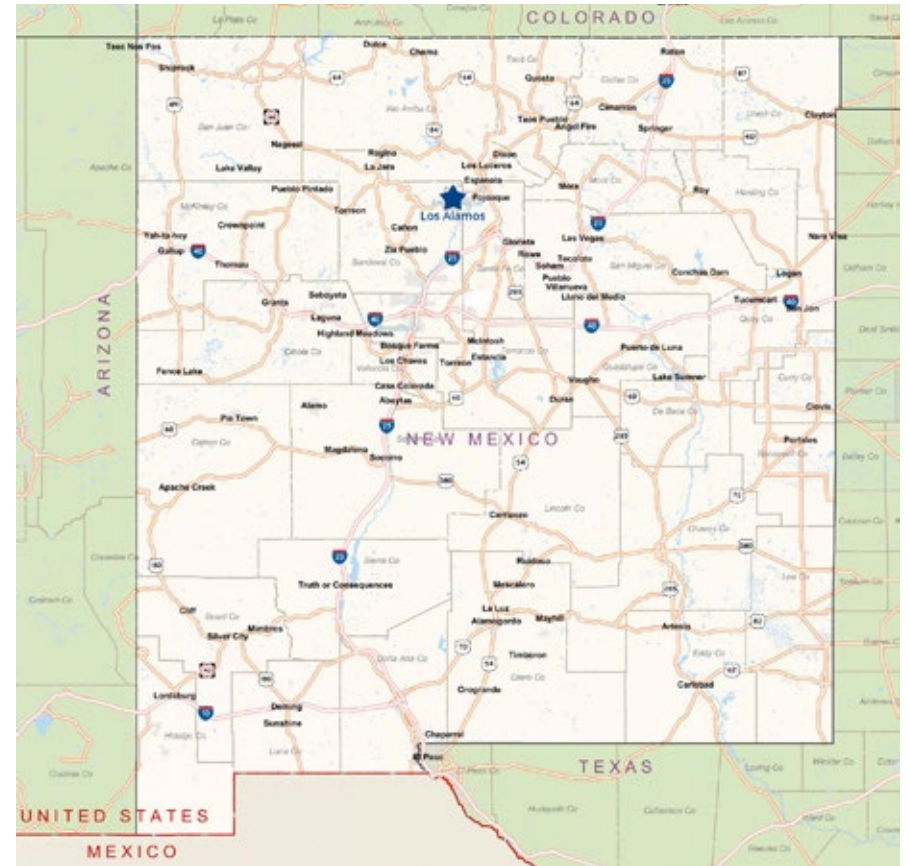
Los Alamos | NM

Los Alamos County is a small community that possesses a world-wide reputation for scientific and technological development. Community life features small-town living with friendly neighbors, low crime and an excellent school system. Cultural and recreational opportunities abound, with plenty of hiking and biking trails, skiing at the local Pajarito Ski Resort, and visits to nearby Valles Caldera National Preserve and Bandelier National Monument.

The population of Los Alamos is approximately 17,000 people. There are two communities in the County: the townsite of Los Alamos has about 10,500 residents and another 6,500 residents live in the community of White Rock, a few miles southeast of Los Alamos. About 190,000 people live within a forty-mile radius of Los Alamos. Los Alamos National Laboratory is the largest employer in the County. Approximately 7,000 people commute to work at the Laboratory - traveling to Los Alamos from Northern New Mexico, Santa Fe and the Albuquerque metro area, and nearly doubling the Los Alamos population during a standard work week.

The people of Los Alamos have among the highest levels of educational attainment of any community anywhere, with many residents holding a masters' degree or PhD. The public school district typically ranks as one of the top school districts in the state and in the nation. The University of New Mexico has a branch in Los Alamos, and the community has a large home-schooled population.

For more information, visit www.losalamosnm.us.



Demographics*

* Demographic data derived from esri® 2021



	In Town	10 Miles	20 Miles
Population	11,507	18,991	56,123
Households	5,105	8,149	23,109
Median Age	44.9	46.9	43.3
Average HH Income	\$137,884	\$151,962	\$99,862
Per Capita Income	\$61,251	\$65,245	\$41,151
Daytime Population	15,768	23,398	59,309
College Education	74.4%	75.7%	46.8%

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