



LOS LUNAS FREESTANDING RETAIL BUILDING

SWC HWY 314 & OTERO ST
411 Highway 314 SW, Los Lunas, NM 87031



**FOR SALE
OR LEASE**

AVAILABLE
8,000 SF
0.84 AC

SALE PRICE
\$1,000,000
LEASE RATE
\$14.00 PSF NNN

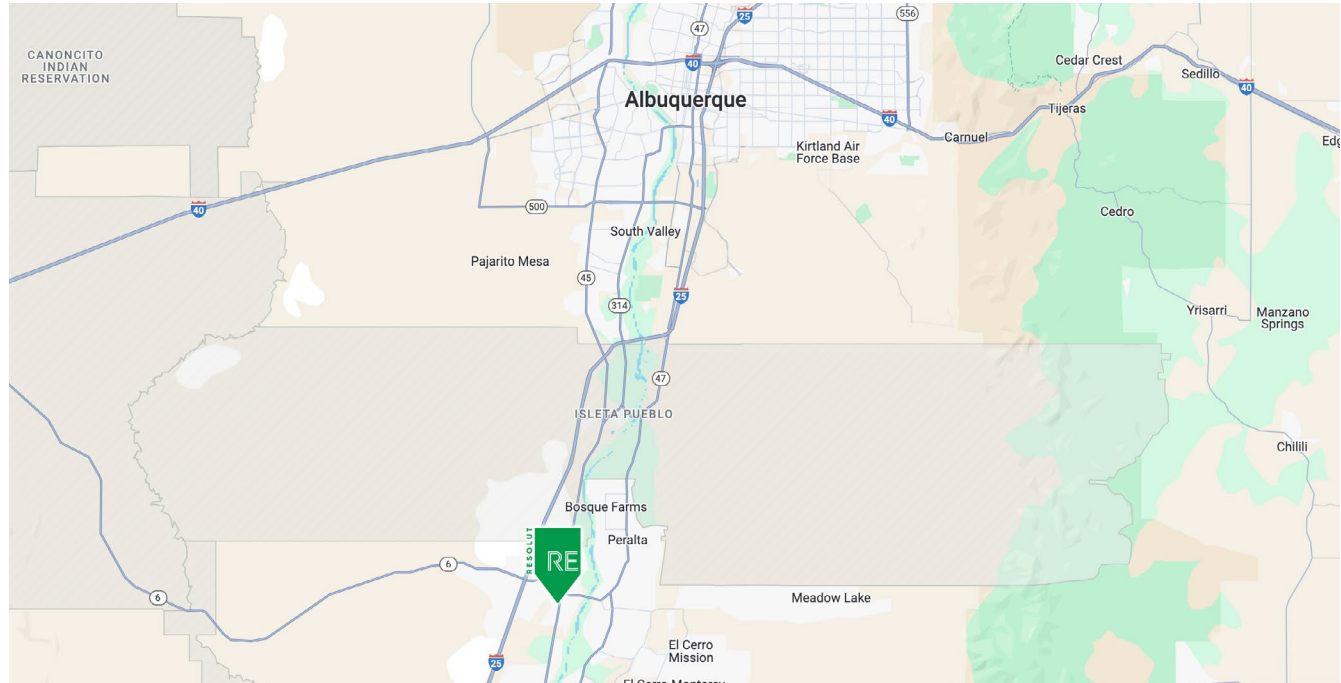
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PROPERTY HIGHLIGHTS

- Former Family Dollar freestanding building available in Los Lunas
- Located along Hwy 314 as the thoroughfare that connects Albuquerque to Belen
- Situated a few blocks south of Main St (Hwy6) with tremendous recent retail expansion
- This property benefits from the recent streetscape improvements that upgraded sidewalks, landscaped medians, pedestrian improvements, and intersection enhancements
- Nearby the Los Lunas Rail Runner Station, Los Lunas Middle School, Public Library, Daniel Fernandez Recreation Center and many of the Los Lunas municipal buildings
- **Do Not Disturb Tenant**



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

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Daniel Kearney

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DEMOGRAPHIC SNAPSHOT 2026



26,848
POPULATION
3-MILE RADIUS



\$97,908.00
AVG HH INCOME
3-MILE RADIUS

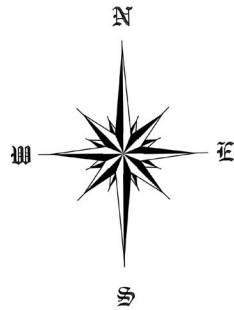
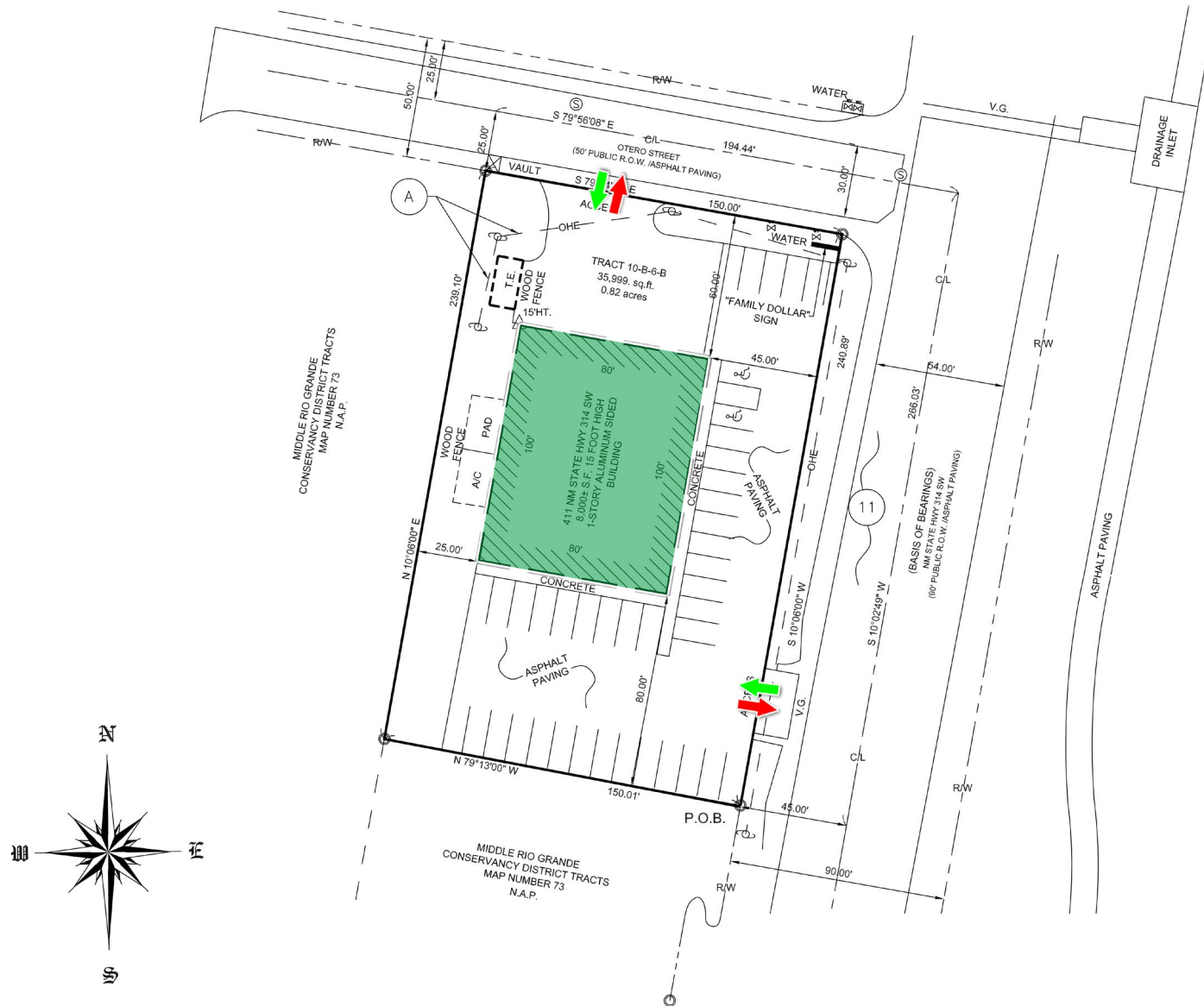


18,964
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Hwy 314: 4,678 VPD
(Sites USA 2026)

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