



RESTAURANT SPACE NEXT TO NEW HOTEL

SEC OF SUN RANCH VILLAGE RD AND SUN RANCH VILLAGE LOOP
2263 Sun Ranch Village Loop Los Lunas, NM 87031



**FOR
LEASE**

AVAILABLE
4,461 SF
+ Patio

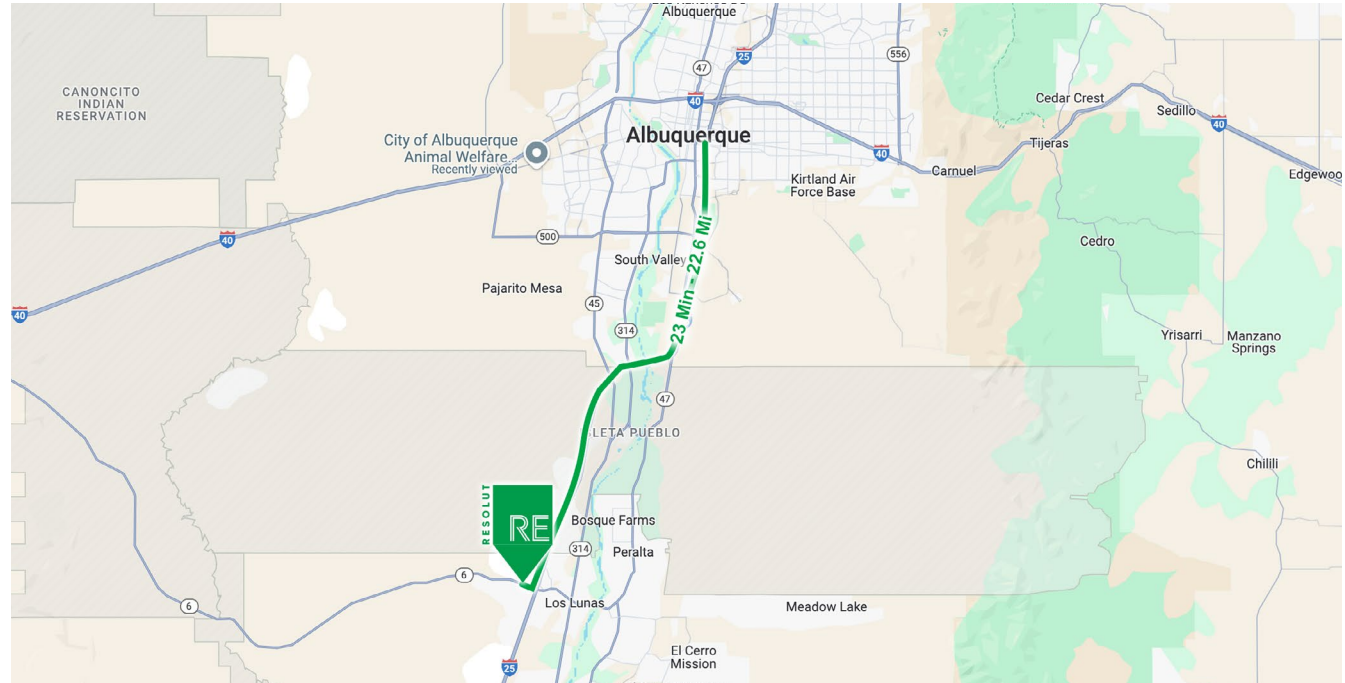
RATE
\$42.00 PSF NNN
NNNs* TBD
* Estimate provided by Landlord and
subject to change

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Situated within a newly developed mixed-use project that combines retail, hospitality, and entertainment.
- Directly next to a planned event center designed to host weddings, conferences, and large gatherings.
- Directly across from a 4-story Marriott SpringHill Suites hotel, now under construction, which is expected to bring steady guest foot traffic.
- Thoughtfully designed to encourage strong synergy between the restaurant, event center, and hotel.
- Versatile space suitable for full-service dining, private parties, or catering operations.
- Excellent visibility and frontage along high-traffic roadways, maximizing brand exposure.
- Interior layout can be customized to suit a variety of restaurant concepts or service models.
- Potential for outdoor patio seating to enhance customer experience and increase capacity.
- Shared on-site and street parking provide easy access for patrons and event attendees.
- Positioned to benefit from built-in demand generated by hotel guests and event attendees.
- Now pre-leasing to secure tenants ahead of project completion.



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

atidwell@resolutre.com | 505.337.0777

Daniel Kearney

dkearney@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



20,566
POPULATION
3-MILE RADIUS



\$88,213.00
AVG HH INCOME
3-MILE RADIUS



13,016
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Sun Ranch Village Rd: 4,855 VPD
Sun Ranch Village Loop: 1,277 VPD
(Sites USA 2025)

RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031

PROPOSED FLOOR PLAN

GENERAL NOTES

1. DIMENSIONS SHOWN AND CALLED OUT ARE TO FINISH FACE OF OPT. RD. OR WALL SIGHTING. DO NOT SCALE DRAWINGS.
2. PROVIDE SOLID BLOCKING IN WALLS FOR MILLWORK, MIRRORS AND OTHER WALL ATTACHED ITEMS.
3. ALL LAVATORIES INTEGRAL TO MARBLE COUNTERTOPS UNLESS NOTED OTHERWISE. REF: PLUMBING PLANS.
4. ALL WATER CLOSERS TO BE FLOOR MOUNTED. REF: PLUMBING PLANS.
5. WALL MOUNTED LAVATORY. REF: PLUMBING PLANS.
6. SEE DOOR SCHEDULE FOR DOOR TYPES, DOOR SIZES AND DOOR HARDWARE. BY G.C., INSTALLED BY G.C.
7. REFER TO DOOR SCHEDULE FOR WINDOW TYPE, WINDOW SIZES AND WINDOW ELEVATIONS. BY G.C., INSTALLED BY G.C.
8. PER IRC SECTION 1210.2.1 FLOOR AND WALL BASES, IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF THE FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
9. PER IRC 1210.2.2 ALL WALLS WITHIN 5' OF WATER CLOSERS OR URINALS SHALL BE OF A HARD SMOOTH NONABSORBENT SURFACE OF 4' HEIGHT A.F.F.
10. ALL WET WALLS TO BE 5/8" DENS-ARMOR PLUS GY. RD. (TYPE "X" AS REQUIRED).

SYMBOL LEGEND TYPICAL FOR ALL SHEETS

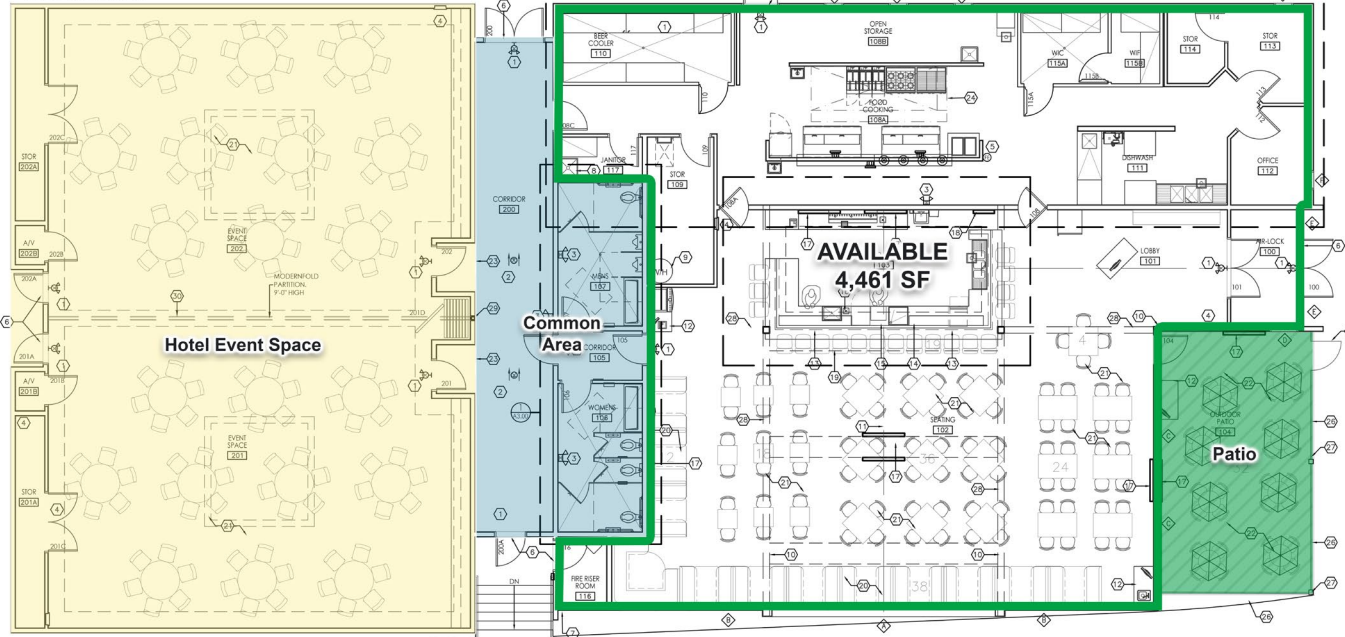
- WALL TYPE TAG, REF: PARTITION TYPE LEGEND
- ENLARGED PLAN LOCATION
- BUILDING SECTION
- WINDOW TAG, SEE SHEET A-4.0 FOR WINDOW ELEVATIONS
- DOOR NUMBER, SEE SHEET A-4.0 FOR DOOR SCHEDULE
- KEYED NOTE

KEYED NOTES

1. COMBINATION EXIT SIGN AND EMERGENCY LIGHT WITH BATTERY BACK-UP. REF: ELECTRICAL PLANS.
2. DIRECTIONAL EXIT LIGHT WITH BATTERY BACK-UP. REF: ELECTRICAL PLANS.
3. EMERGENCY LIGHT WITH BATTERY BACK-UP. REF: ELECTRICAL PLANS.
4. SIGN RECESSED FIRE EXTINGUISHER CABINET WITH CHARGED F.E.
5. WALL MOUNTED FIRE EXTINGUISHER, 2A-10 BC, TYP.
6. 1/2" HIGH HALL ARMED THERMOSTAT TYP.
7. SIGN RECESSED KNOCKBOX LOCATION WITH KEYS FOR FIRE DEPARTMENT TO ENTER BUILDING IN CASE OF EMERGENCY.
8. MOP SINK WITH MOP BUCKET BACK. REF: PLUMBING PLANS.
9. GAS FIRED WATER HEATER BY G.C., INSTALLED BY G.C., REF: PLUMBING PLANS.
10. CHANGE IN CEILING HEIGHT. REF: BUILDING SECTIONS.
11. CORNER OF VALETED CEILING. REF: BUILDING SECTIONS.
12. WAF STATION MILLWORK, COUNTERTOP AND SINK. REF: FOOD SERVICE PLANS.
13. PER WALL BY G.C., INSTALLED BY G.C., REF: MILLWORK PLANS AND FOOD SERVICE PLANS.
14. BAR COUNTERTOP BY G.C., INSTALLED BY G.C., REF: MILLWORK PLANS AND FOOD SERVICE PLANS.
15. CORNER OF THE BAR EQUIPMENT, COUNTERTOP BY G.C., INSTALLED BY G.C., REF: MILLWORK PLANS AND FOOD SERVICE PLANS.
16. PLATE SCREEN TYP. ABOVE (IS TYPICAL) BY G.C., INSTALLED BY G.C.
17. PLATE SCREEN TYP. FOR MIRROR MOUNTING VERTICAL.
18. STOCKS TYPICAL BY G.C., INSTALLED BY G.C.
19. DINING BOOTH, TYPICAL BY G.C., INSTALLED BY G.C.
20. DINING DINING TABLES AND CHAIRS, TYPICAL BY G.C., INSTALLED BY G.C.
21. OUTDOOR DINING TABLES AND CHAIRS, TYPICAL BY G.C., INSTALLED BY G.C.
22. DRIFTED WALL MOUNT. REF: DRIFTED CEILING PLAN AND NOT BEANS.
23. TYPE 1 GREASE HOOD WITH FIRE SUPPRESSION SYSTEM, INSTALLED BY FOOD SERVICE EQUIPMENT SUPPLIER.
24. REF: FOOD SERVICE PLANS.
25. NOT USED.
26. 47" HIGH GUARDRAIL.
27. 68" WOOD POST.
28. GREASE TRAP. REF: ROOF FRAME PLAN.
29. 5x5 x 1/4" U.S. COLUMN. REF: STRUCTURAL PLANS.
30. DRIFTED EXISTING MOUNT. REF: REF: NOT AND NOT DETAIL.
31. 36" GATE.

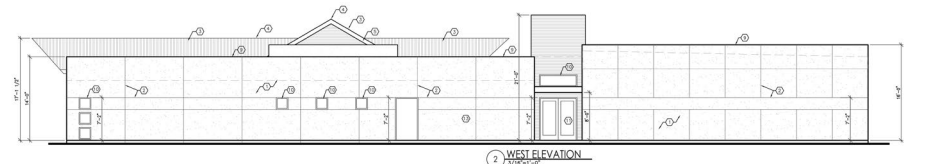
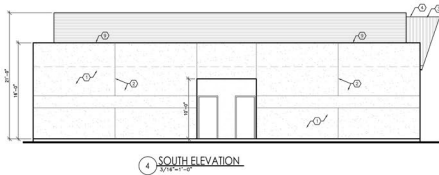
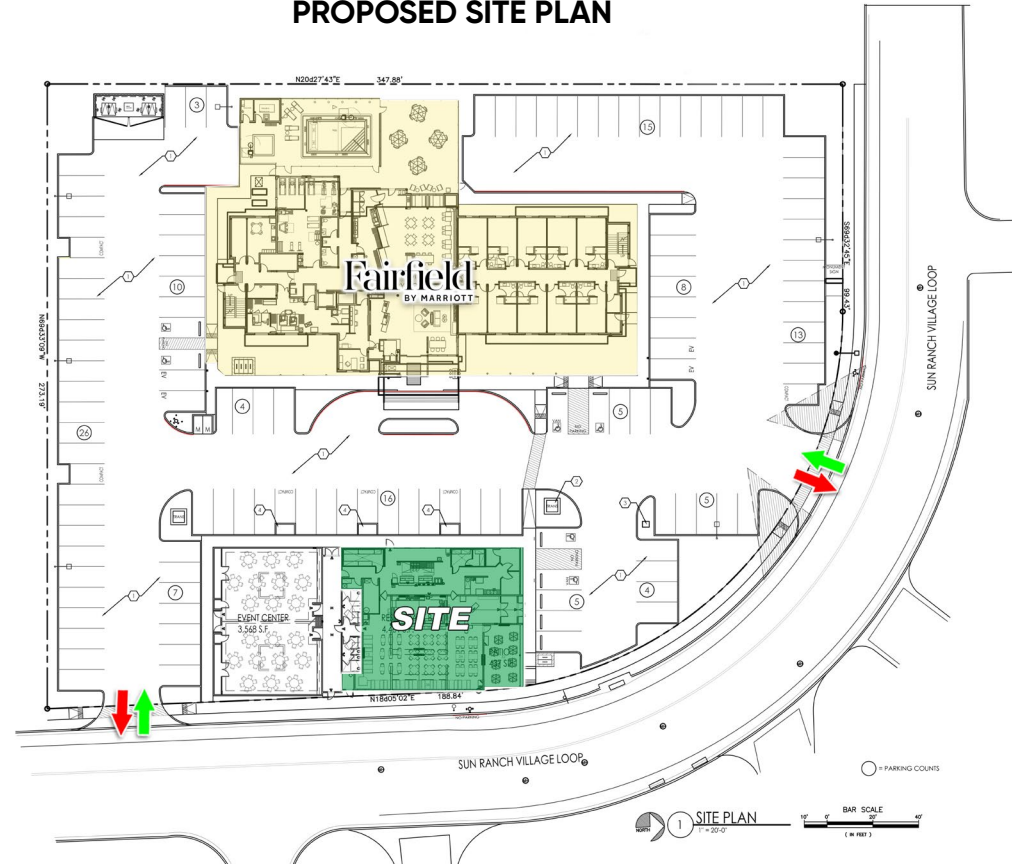
CLIMATE ZONE	ROOF	WALLS ABOVE GRADE	WALLS BELOW GRADE	FLOORS	CEILING UNFINISHED HEATED
AT/CECT	INSULATION	METAL BUILDING	METAL BUILDING	METAL BUILDING	INSULATION
MAINE	WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
ALL OTHER	R-30	R-19	R-11	R-13	R-13

- *G = Continuous Insulation, NR = No Requirement, LS = Limit System.
- a. Assembly descriptions can be found in ANSI/ASHRAE/IESA 90.1 Appendix A.
- b. When using a vapor compliance method, a thermal spacer block must be provided, otherwise use the U-factor compliance method in Table C402.1.3.
- c. R-5.7 is required to be substituted with concrete block with complying with ASTM C90, impregnated or partially grafted of 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with moisture curing or nonmoisture curing epoxy or 2.4 lb./cu. ft. of polyurethane foam.
- d. Walls must meet the exterior insulation requirements for heated walls.
- e. Walls must meet the exterior insulation requirements for heated walls.
- f. Walls must meet the exterior insulation requirements for heated walls.
- g. The first value is for perimeter insulation and the second value is for full wall insulation. Perimeter insulation is not required to extend below the bottom of the slab.



RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031

PROPOSED SITE PLAN



RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031



RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031



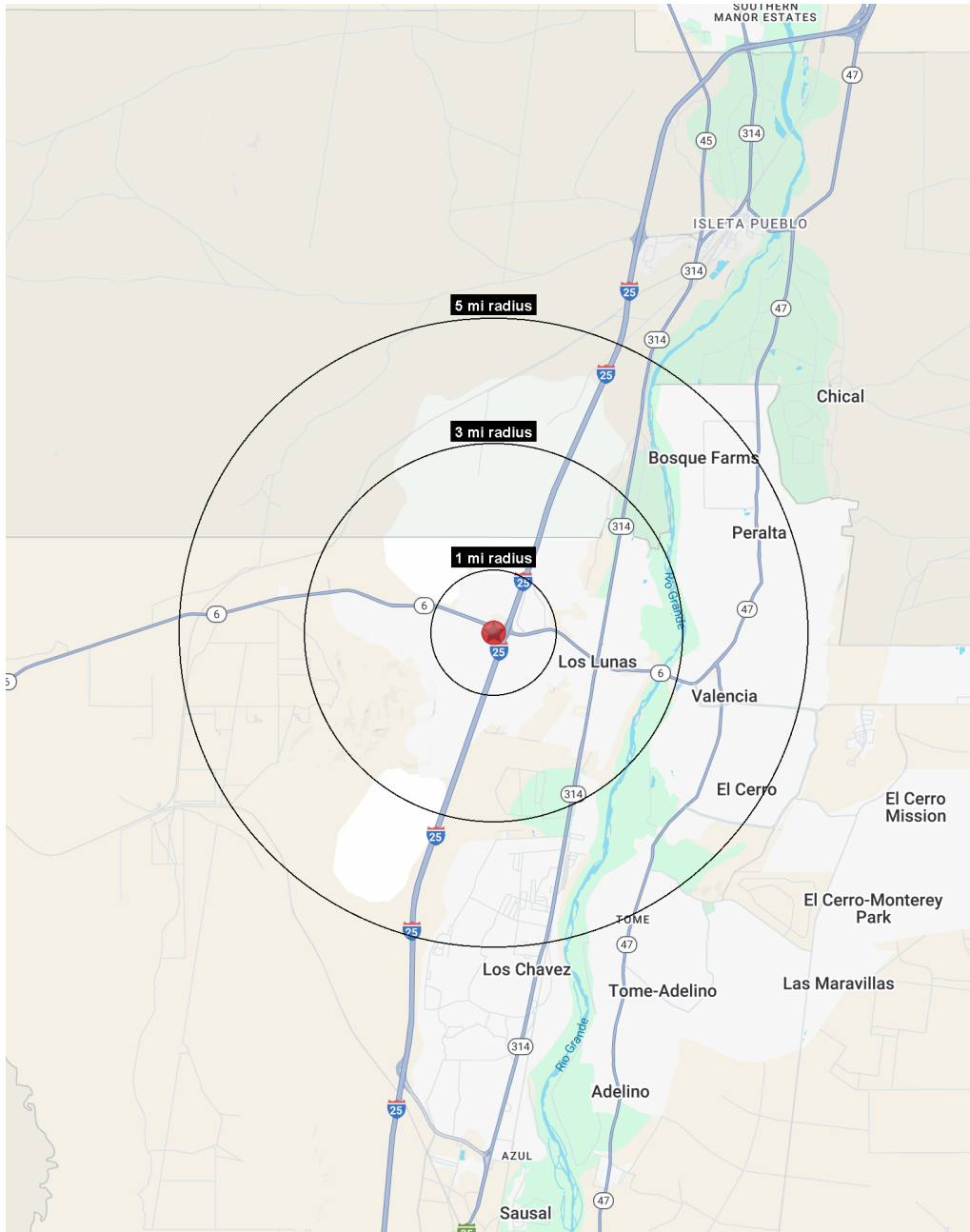
RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031



RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031



RESTAURANT SPACE NEXT TO NEW HOTEL | 2263 Sun Ranch Village Loop Los Lunas, NM 87031



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.8141/-106.7646

2263 Sun Rnch Vlg Lp Los Lunas, NM 87031	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,391	20,566	35,380
2030 Projected Population	8,416	22,982	38,715
2020 Census Population	7,316	18,843	33,238
2010 Census Population	5,852	16,607	31,508
Projected Annual Growth 2025 to 2030	2.8%	2.3%	1.9%
Historical Annual Growth 2010 to 2025	1.8%	1.6%	0.8%
2025 Median Age	36.8	36.8	39.0
Households			
2025 Estimated Households	2,825	7,440	12,916
2030 Projected Households	3,270	8,495	14,401
2020 Census Households	2,738	6,696	11,950
2010 Census Households	2,174	5,897	11,334
Projected Annual Growth 2025 to 2030	3.1%	2.8%	2.3%
Historical Annual Growth 2010 to 2025	2.0%	1.7%	0.9%
Race and Ethnicity			
2025 Estimated White	52.0%	51.3%	51.5%
2025 Estimated Black or African American	3.5%	3.1%	2.5%
2025 Estimated Asian or Pacific Islander	2.2%	2.3%	1.6%
2025 Estimated American Indian or Native Alaskan	3.9%	4.0%	3.8%
2025 Estimated Other Races	38.4%	39.3%	40.6%
2025 Estimated Hispanic	58.5%	59.1%	59.4%
Income			
2025 Estimated Average Household Income	\$94,337	\$88,213	\$95,702
2025 Estimated Median Household Income	\$74,726	\$71,220	\$74,749
2025 Estimated Per Capita Income	\$36,116	\$31,976	\$35,442
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.0%	4.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	6.1%	5.7%
2025 Estimated High School Graduate	26.6%	29.2%	29.1%
2025 Estimated Some College	26.5%	22.6%	24.4%
2025 Estimated Associates Degree Only	11.0%	10.9%	9.6%
2025 Estimated Bachelors Degree Only	17.3%	16.5%	14.8%
2025 Estimated Graduate Degree	12.2%	10.7%	12.0%
Business			
2025 Estimated Total Businesses	278	593	1,140
2025 Estimated Total Employees	2,476	4,773	7,661
2025 Estimated Employee Population per Business	8.9	8.1	6.7
2025 Estimated Residential Population per Business	26.6	34.7	31.0