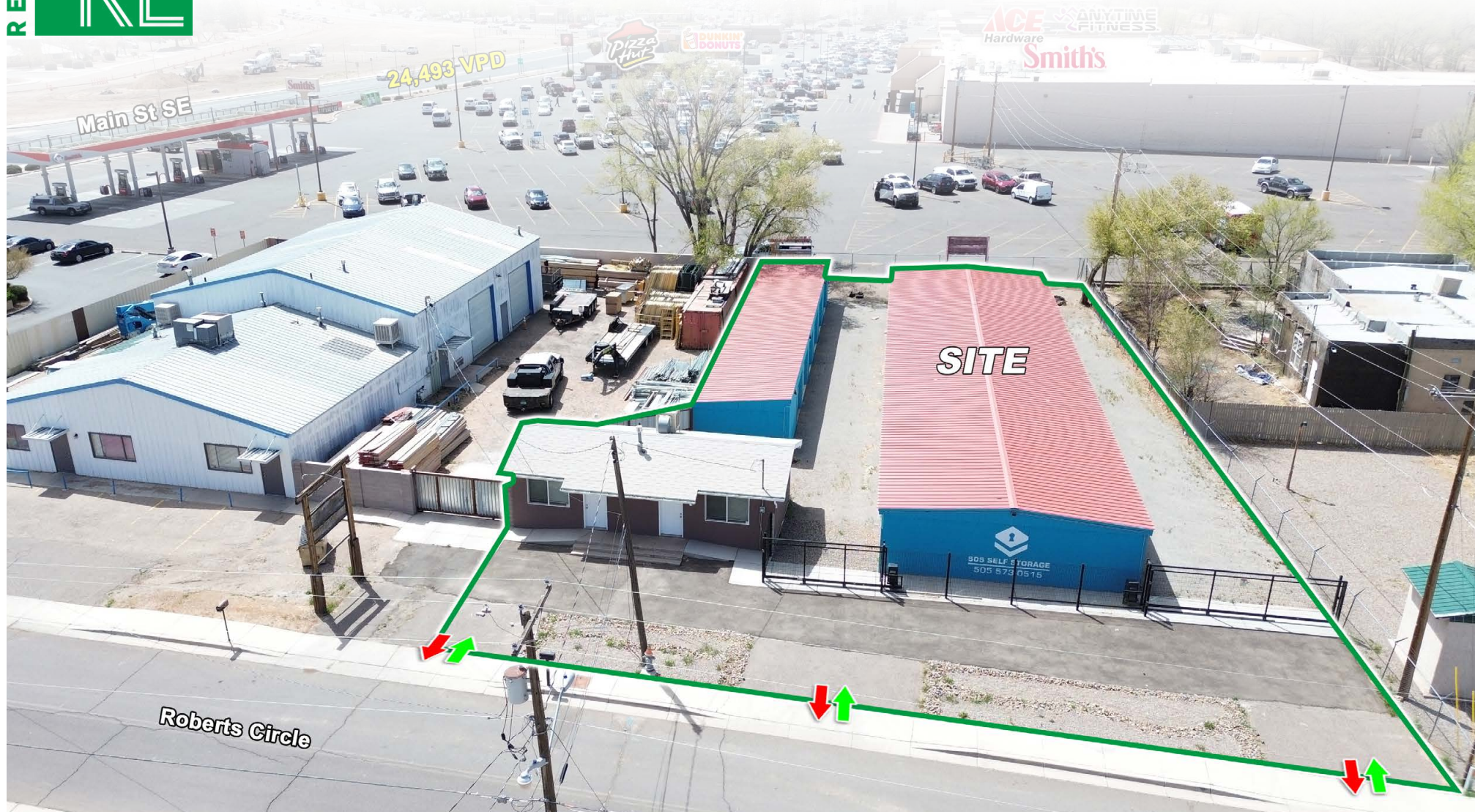


# 8 ROBERTS CIRCLE LOS LUNAS

8 ROBERTS CIRCLE LOS LUNAS  
8 Roberts Circle Los Lunas, NM 87031



**FOR SALE**

**AVAILABLE**

Self Storage: 4,800 SF  
Office: 700 SF  
0.31 AC

**PRICE**

\$548,000

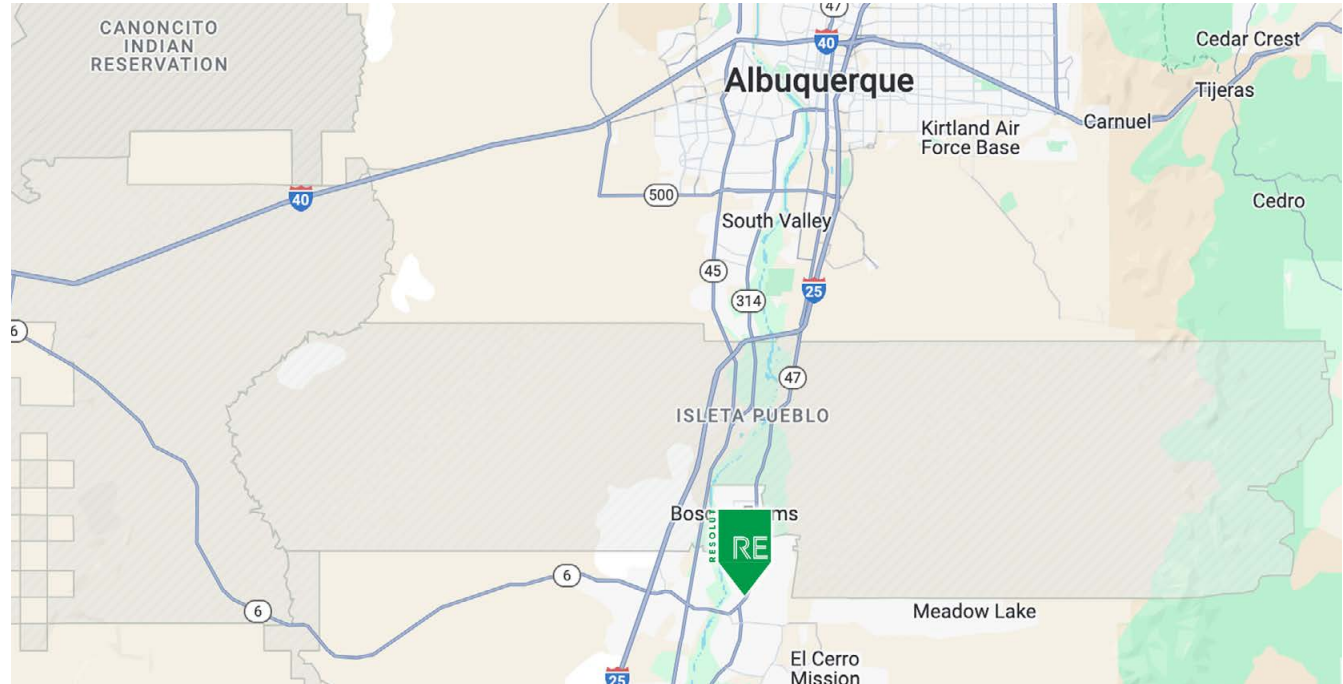
**Martin Richardson**

mrichardson@resolutre.com  
505.259.9989



## PROPERTY HIGHLIGHTS

- **Turnkey Self-Storage Investment** – 28 fully enclosed storage units and 2 finished office spaces, ideal for owner-operator or investor looking for immediate cash flow.
- **Dual Income Potential** – Generate consistent rental income from storage units while leasing out office spaces to local businesses or using for your own operations.
- **Strategic Los Lunas Location** – Positioned in a growing submarket with increasing demand for storage and small business space, just minutes from I-25 and local amenities.
- **Low-Maintenance Asset Class** – Storage units offer minimal management and operational costs, making this a stable, recession-resistant investment.
- **Expansion or Hybrid Use Opportunity** – Offices can be converted for retail, service-based business, or onsite management—maximize value and flexibility.



## AREA TRAFFIC GENERATORS



**Martin Richardson**

mrichardson@resolutre.com | 505.259.9989

## DEMOGRAPHIC SNAPSHOT 2024



**23,041**  
**POPULATION**  
3-MILE RADIUS



**\$91,043.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**14,387**  
**DAYTIME POPULATION**  
3-MILE RADIUS



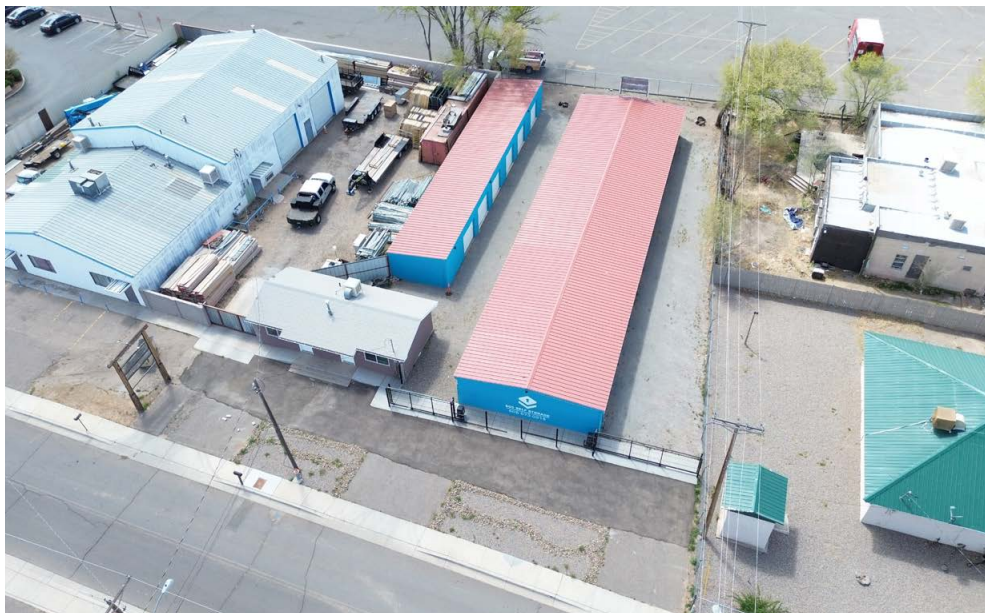
**TRAFFIC COUNTS**  
Main St: 24,493 VPD  
(Sites USA 2024)



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