

**For
Lease**

Los Lunas Retail/Warehouse Space

CENTRALLY-LOCATED IN THE "Y" TRADE AREA



2235 Main St. NE | Los Lunas, NM 87031

±2,785 SF Available

Ethan Melvin

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John Algermissen CCIM

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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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2235 Main St. NE | Los Lunas, NM 87031

PROPERTY

AVAILABLE

Suite B: ±2,785 SF

LEASE RATE

\$15.00/SF + NNN

HIGHLIGHTS

- Visibility to 27,700 cars per day
- Shadow anchored by Albertsons, Ross, and Dollar Tree
- Full access from Main St.
- Highly-visible monument signage along Main St.
- Large, fenced yard & roll-up door
- Existing office buildout

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

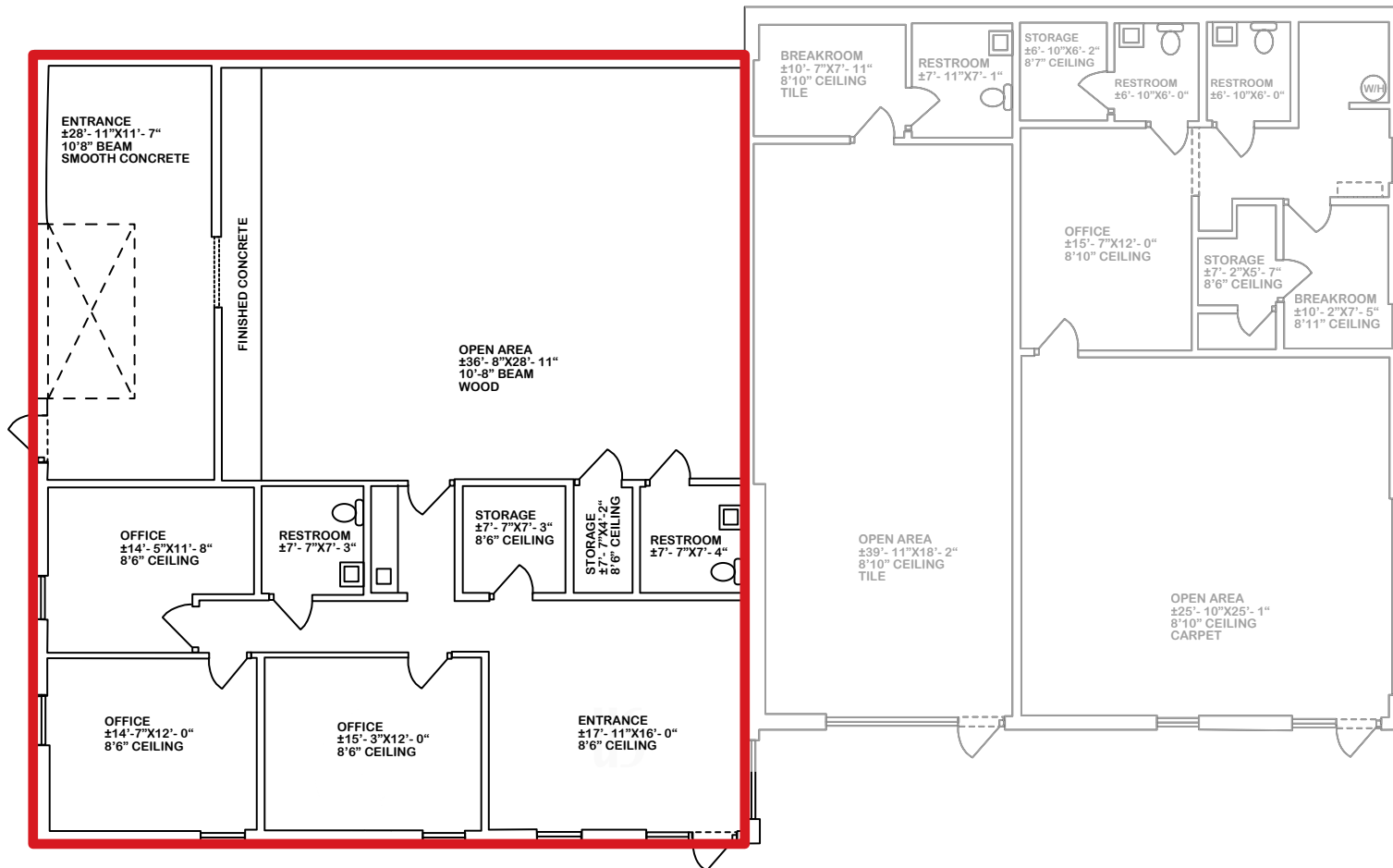
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FLOOR PLAN



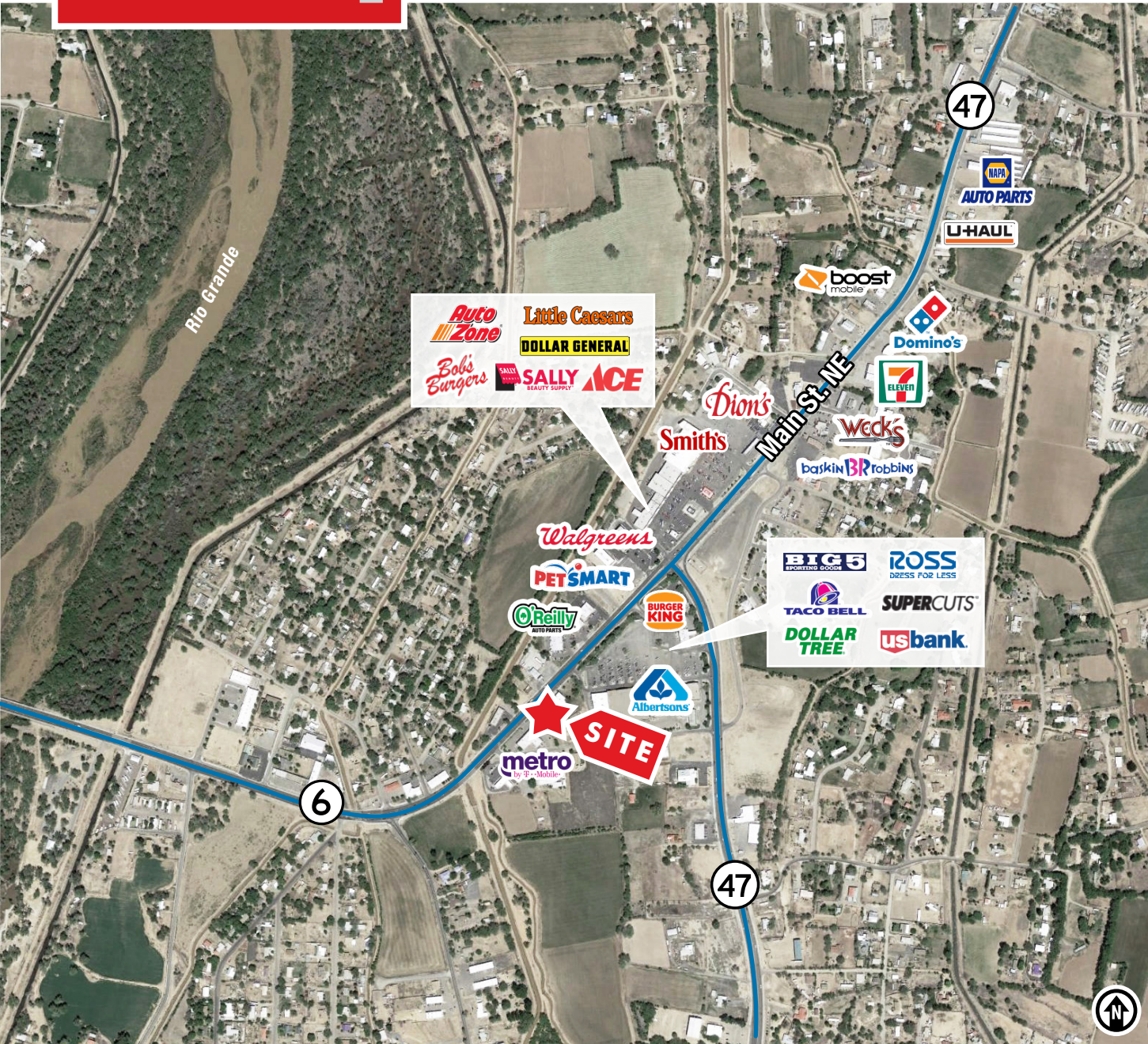
AVAILABLE

±2,785 SF



For Lease

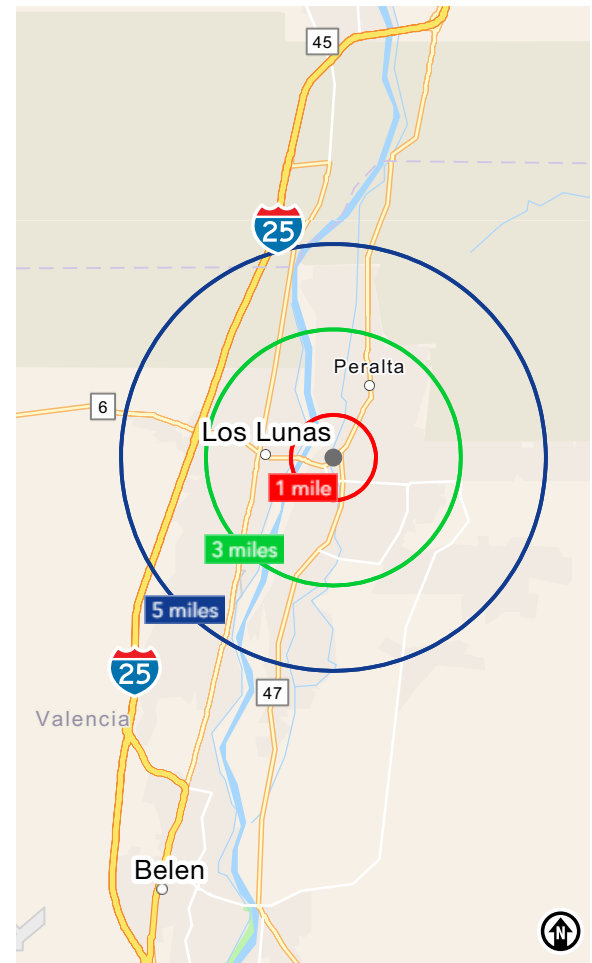
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LOCATION

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



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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

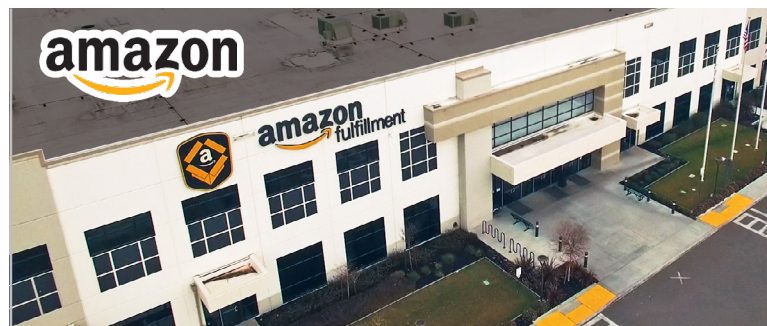


Los Lunas experiences a significant level of retail leakage of approx. **\$155 million** into the City of Albuquerque.

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.