

For Lease

Professional Office Space

LOCATED NEAR I-25 IN GROWING LOS LUNAS



±2,286 SF Available
\$21.50/SF Full Service

2700 Palmilla Rd. NW | Los Lunas, NM 87031

NA SunVista] **Got Space™**

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PROPERTY

AVAILABLE

±2,286 SF

LEASE RATE

\$21.50/SF Full Service

HIGHLIGHTS

- Located on the “growth” side of Los Lunas
- Secure entrance on east side of building
- Beautifully built-out with:
 - 7 offices (6 with windows)
 - Conference room
 - Reception area
 - In-suite restroom
 - Coffee bar
 - Production/server room
 - Open area with 4 cubicles
- Furniture is available for tenant's use
- Common-area restrooms
- Building signage
- Parking ratio over 4:1,000

ZONING M-1

For Lease

2700 Palmilla Rd. NW | Los Lunas, NM 87031

FLOOR PLAN



±2,286 SF



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For Lease

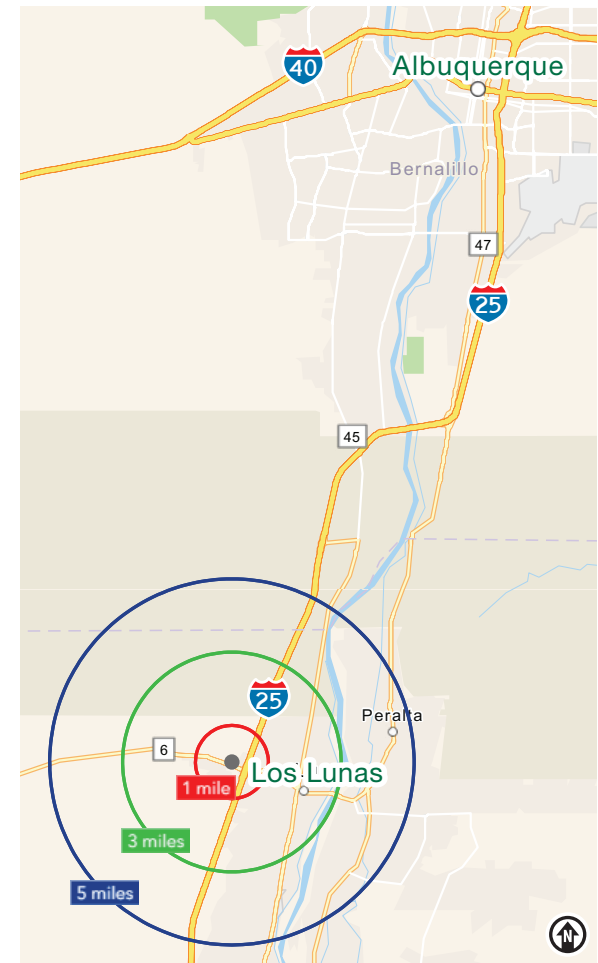
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,423	19,631	33,523
Average HH Income	\$91,143	\$86,301	\$91,074
Daytime Employment	1,858	5,638	8,909

2024 Forecasted by Esri



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Los Lunas

TRADE AREA ANALYSIS

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.