For Sale or Ground Lease

Los Lunas Vacant Commercial Land

LOCATED IN SUN RANCH VILLAGE NEAR I-25

SWC Sun Ranch Village Rd. & Sun Ranch Village Lp. SW | Los Lunas, NM 87031





AVAILABLE ±1.275 - 2.55 Acres



ZONING

C-1, Village of Los Lunas

HIGHLIGHTS

- Great visibility from I-25
- Only 15 minutes south of Albuquerque
- Excellent development for many retail users: restaurant, office, automotive, hotel and more
- Level site with all utilities
- Great opportunity to join unprecedented growth with Walmart Distribution Center, Facebook and Amazon
- Near Huning Ranch, a 2,200acre residential community, and the Jubilee housing development

Opportunity Zone MORE INFO



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LOS LUNAS VACANT COMMERCIAL LAND NEAR I-25

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LOCATION			
Demographics	1 mile	3 mile	5 mile
Total Population	7,085	20,096	34,416
Average HH Income	\$87,631	\$85,633	\$91,559
Daytime Employment	1,991	5,841	9,308

2024 Forecasted by Esri





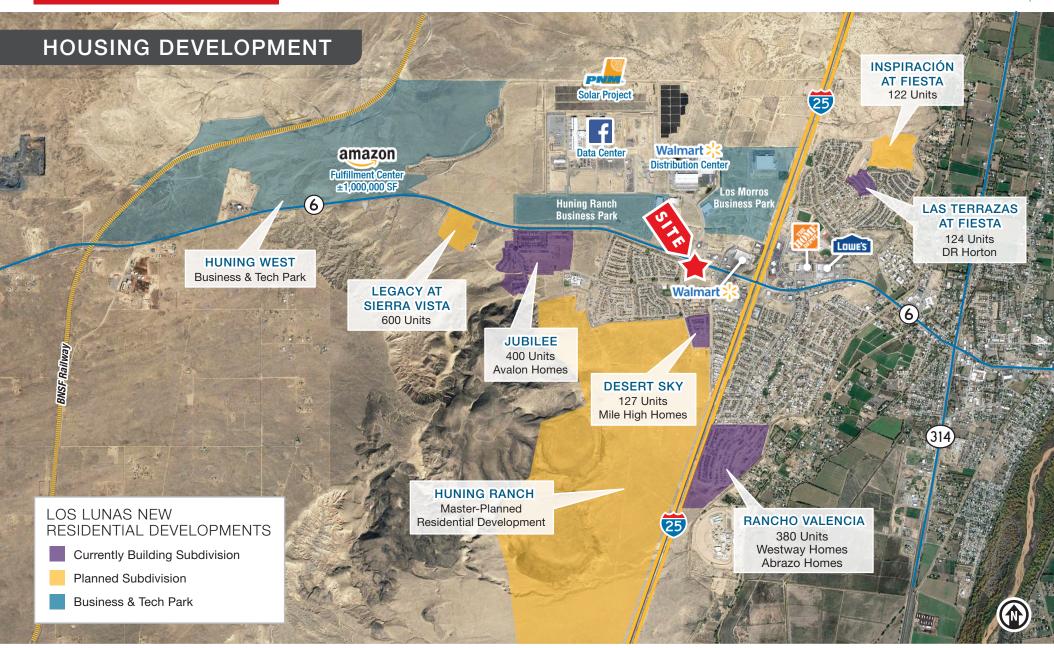
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Los Lunas

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.



Fastest

Growing City in New Mexico

LOS LUNAS BY THE NUMBERS (ESRI 2024 Demographics)



City Population



Avg. Household Income

Md. Disposable Income

Total Businesses

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.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no quarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

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