

**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



SALE/LEASE RATE
See Advisors

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 2,200-acre residential community, and the Jubilee housing development



Opportunity Zone MORE INFO

**For Sale or
Ground Lease**

LOS LUNAS VACANT COMMERCIAL LAND NEAR I-25

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

HOUSING DEVELOPMENT



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.