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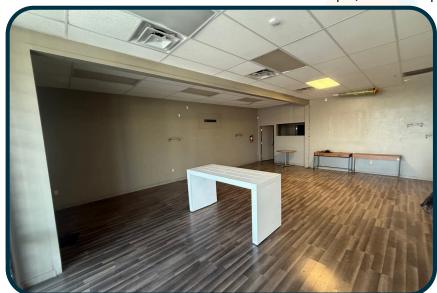
Property Overview

Welcome to Shops @ Main a vibrant retail center located at 1400 Main St NW in the heart of Los Lunas, NM. We currently have three retail spaces available for lease, including **Suite D3 & Suite G** offering approximately 1,100 square feet and the combined **Suites 1400-D1/D2** offering approximately 1,925 square feet. Each suite features excellent visibility with frontage signage opportunities and access to 123 shared parking spaces. Zoned for in-line retail use, these spaces are ideal for businesses looking to establish or expand in a high-traffic location surrounded by other successful retailers. Positioned along one of the busiest corridors in Los Lunas, this location offers strong exposure and convenient access for customers. Lease rate is \$18.00 per square foot plus NNN.

PROPERTY DETAILS

Address	1400 Main St NW Ste B. Los Lunas, NM 87031
Location	Main St & I-25
Building Type	Commercial Retail Center
Gross Leasable Area	±800 SF - 1,925 SF
Available Suites	Suite D1 / D2 / D3 Suite G
Signage	Frontage Available
Vehicles Per Day	26,800 +
Parking	123 Spots Available
Lease Type	Triple Net
Lease Rate	\$18.00 + \$ 4.91 NNN
Parking	123 spots available

SUITE D1/D2 | 1,925 SF | \$3,675/ MONTH

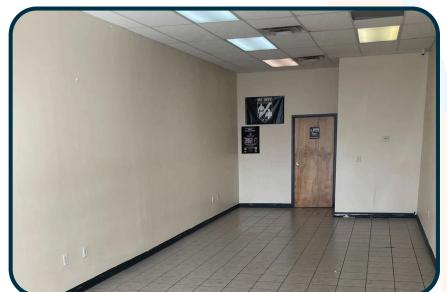








SUITE D3 |800 SF | \$1,527.33/ MONTH

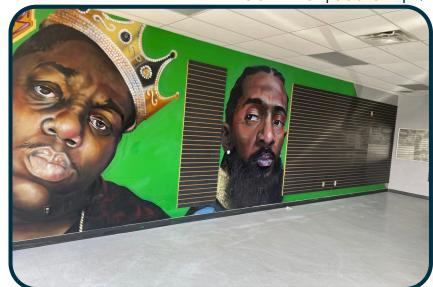






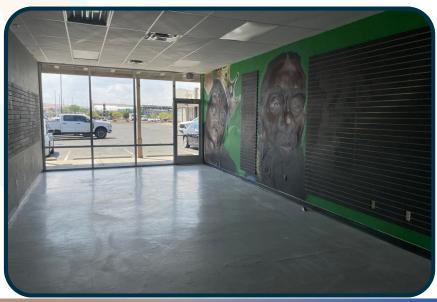


SUITE G | 800 SF | \$1,527.33 / MONTH



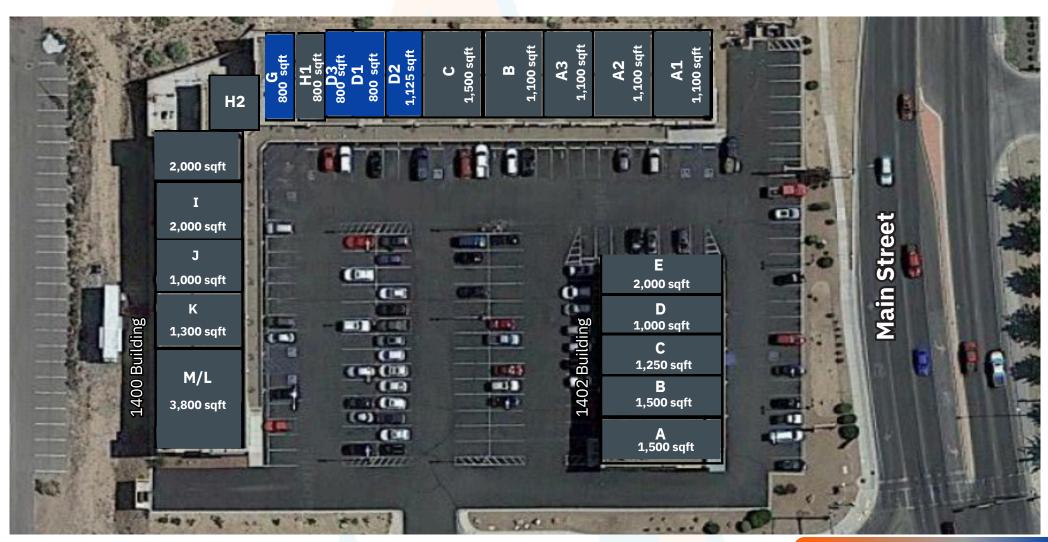












1400 MAIN ST NW LOS LUNAS NM 87031



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2024 DEMOGRAPHIC SUMMARY

1 MILE 3 MILES 5 MILES
EST. POPULATION 7,342 14,692 16,059
EST. HOUSEHOLDS EST. 2,744 5,187 5,951
AVG. HH INCOME \$78,820 \$63,104 \$70,163

AREA ATTRACTIONS

















TRAFFIC COUNTS

• 26,800 VEHICLES PER DAY ON MAIN STREET

PROPERTY HIGHLIGHTS

- MOVE IN READY SPACE AVAILABLE
- NEWLY RENOVATED FASCADE AND POLY SIGNS
- UNOBSTRUCTED VISIBILITY FROM MAIN STREET
- AMPLE PARKING



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