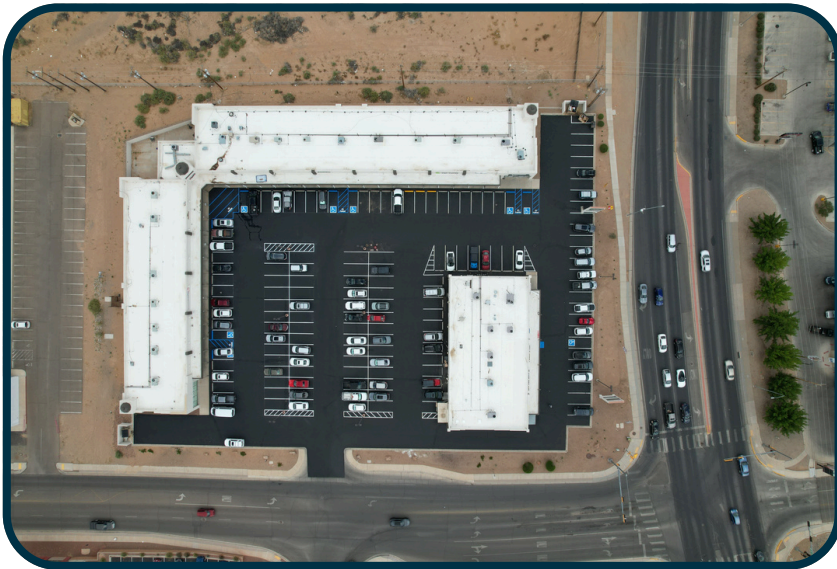




Available for Lease | ± 800 SF- 3,800 SF

1400 MAIN ST. NW STE B LOS LUNAS, NM 87031



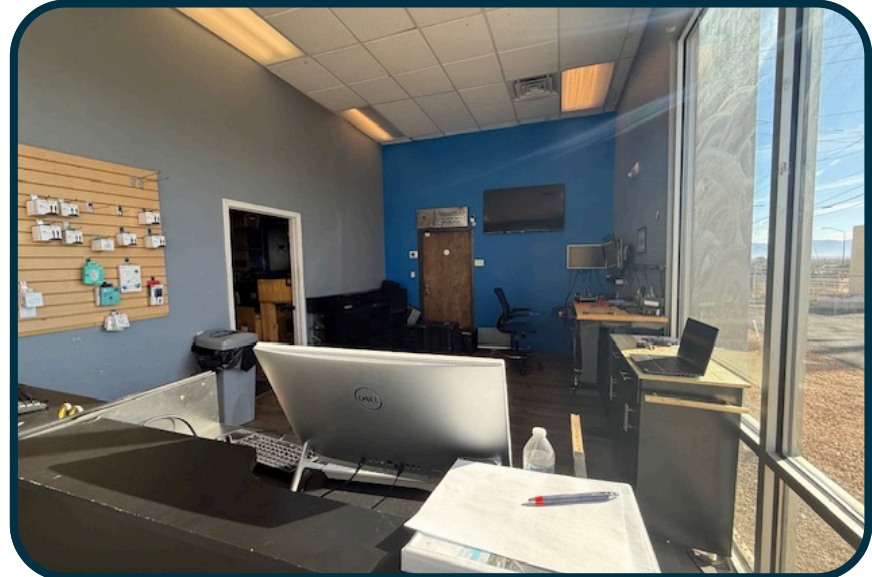
Property Overview

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

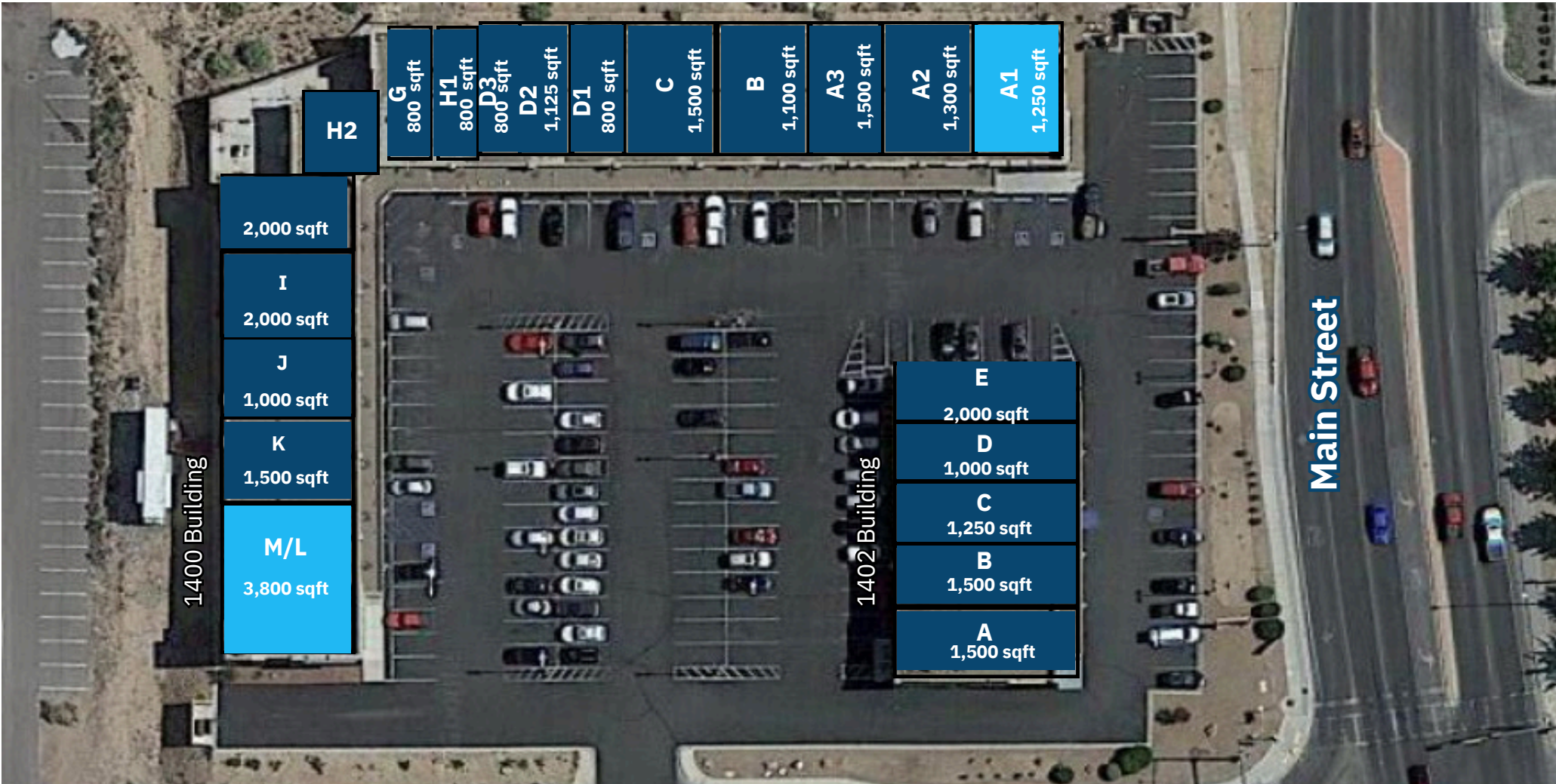
Address	1400 Main St NW Ste B. Los Lunas, NM 87031
Location	Main St & I-25
Building Type	Commercial Retail Center
Gross Leasable Area	3,800 SF
Available Suites	Suite M/L
Signage	Frontage Available
Vehicles Per Day	26,800 +
Parking	123 Spots Available
Lease Type	Triple Net
Lease Rate	\$18.00 - \$23.11 + \$ 5.08 NNN
Parking	123 spots available

SUITE A | 1,250 SF | \$2,936.46 /MONTH



 Vacant

 Occupied

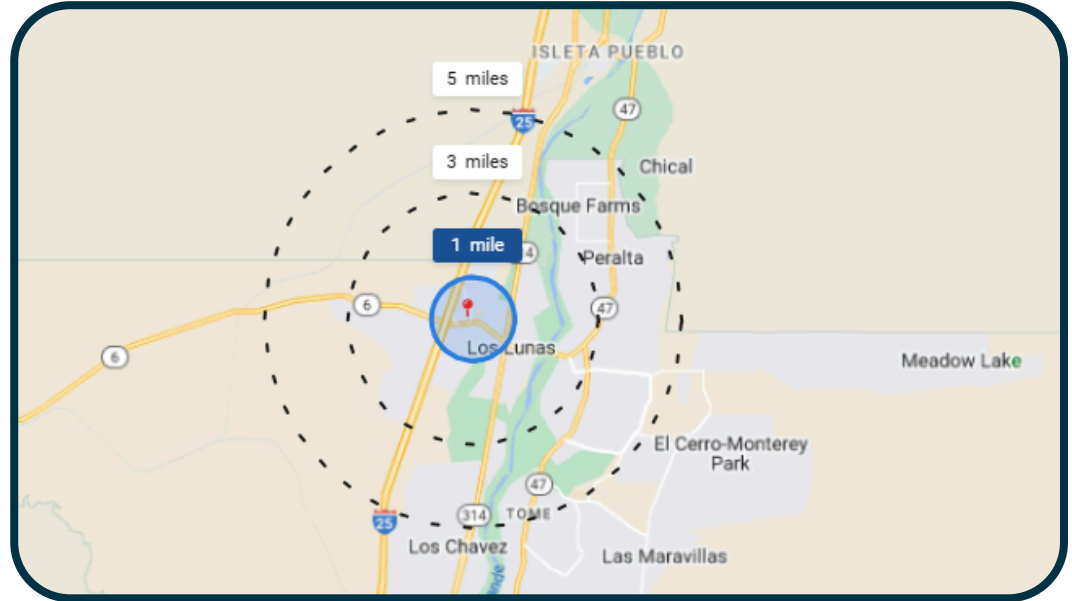


1400 MAIN ST NW
LOS LUNAS NM 87031

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 FASCAD E AND POLY SIGNS
- UNOBSTRUCTED VISIBILITY FROM MAIN STREET
- AMPLE PARKING



1400 MAIN ST NW
LOS LUNAS, NM 87031



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