

FOR LEASE

Premier Main Street Leasing Opportunity

Pad Site to
LOWE'S and **HOME DEPOT**

1700 Main St. SW
Los Lunas | NM

Exclusively Listed By

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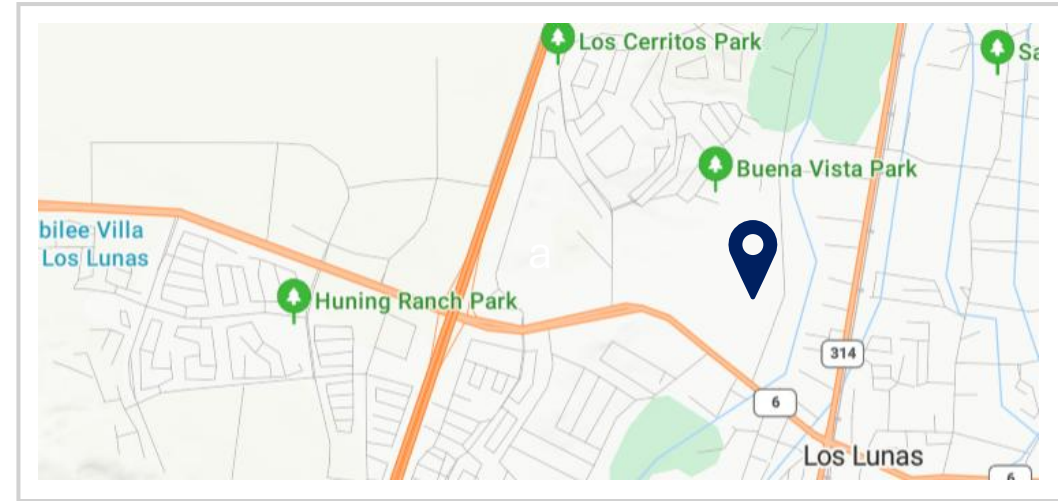
WESTERN STATES
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Lease Type: **NNN**
Available SF: **± 3,500 SF**
Lot Size: **0.6 Acres**
Zoning: **C-1**

PROPERTY HIGHLIGHTS

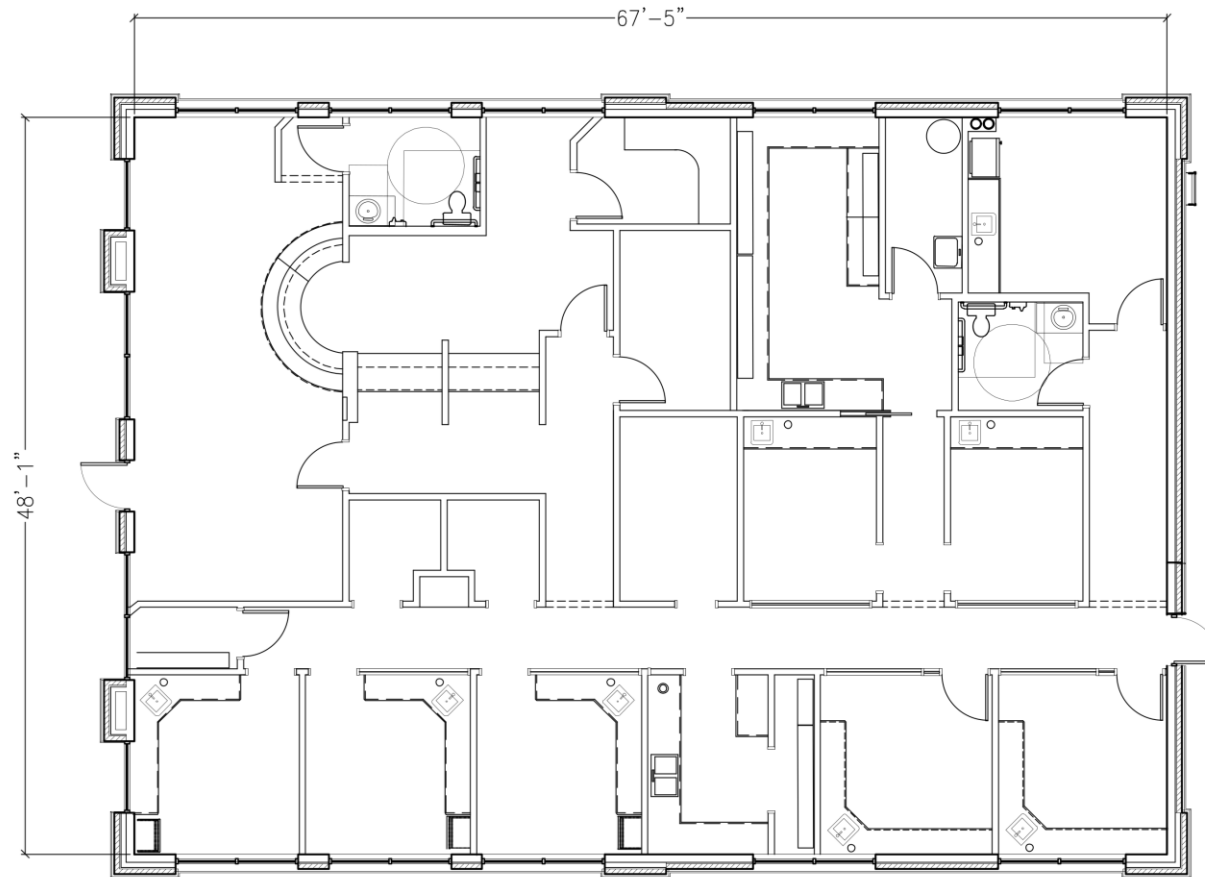
- Full dental buildout in place, offering a turnkey leasing opportunity for a dental practice
- Premier Main Street/NM 6 location along Los Lunas' primary retail and commercial corridor
- Immediate access to I-25, providing convenient connectivity throughout Valencia County and the Albuquerque metropolitan area
- Surrounded by major traffic drivers, including Home Depot, Lowe's, Walmart, Walgreens, Starbucks, Applebee's, and Presbyterian
- Strategic service area encompassing Los Lunas, Belen, Valencia County, and surrounding communities
- Existing surface parking for patients and staff
- Prominent monument-signage opportunity
- C-1 commercial zoning suitable for a variety of commercial uses



Freestanding Turnkey Building

1700 Main St. SW | Los Lunas, NM |

Site Plan



Los Lunas, NM
3,500 SF

FULL DENTAL BUILDOUT



Reception & Waiting Area



Multiple Treatment Rooms



Private Offices



Lab & Support Areas



Staff Breakroom



Multiple Restrooms

Freestanding Turnkey Building

Aerial

1700 Main St. SW | Los Lunas, NM |



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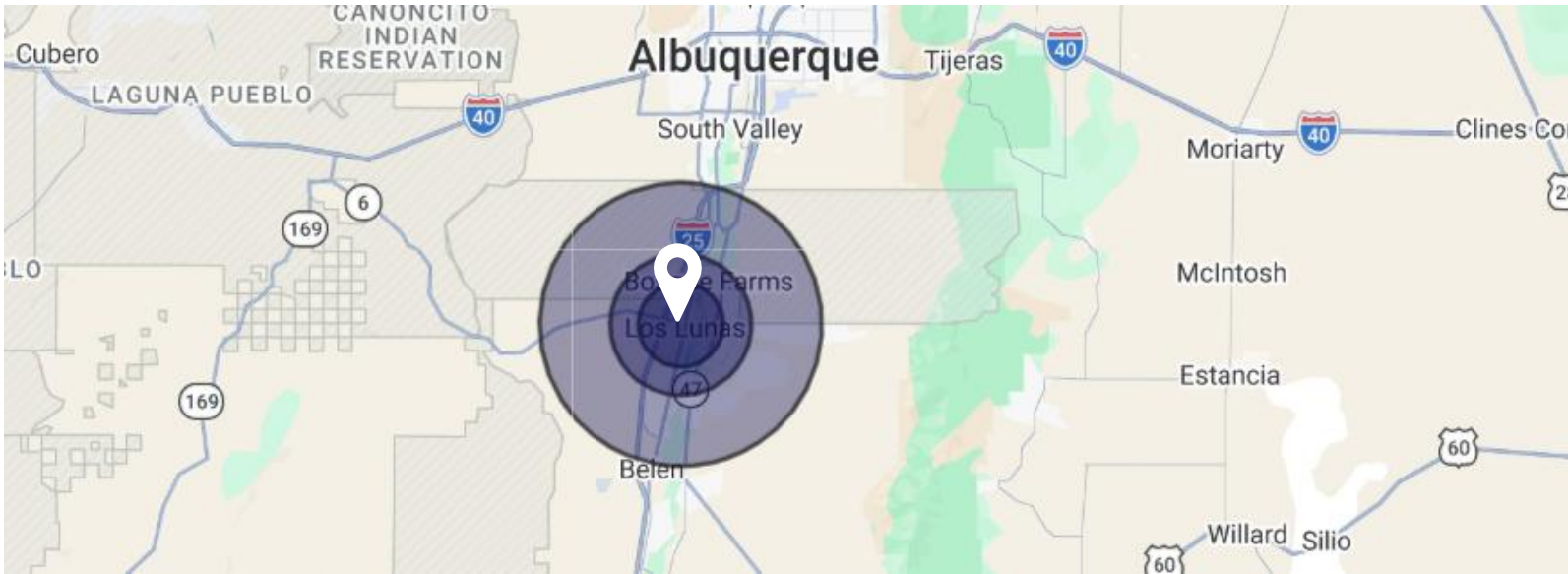


Freestanding Turnkey Building

Demographics

1700 Main St. SW | Los Lunas, NM |

TRADE AREA MAP



KEY DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	14,268	32,923	51,435
Housing Units	5,153	11,284	18,157
Median HH Income	\$73,236	\$66,811	\$67,525
Number of Employees	10,936	26,619	41,519

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Demographics



Los Lunas combines a welcoming, small-community atmosphere with convenient access to the Albuquerque metropolitan area. Located along I-25 approximately 20 minutes south of Downtown Albuquerque and 15 minutes from the Albuquerque International Sunport, the community offers excellent regional connectivity, scenic surroundings and convenient access to shopping, services and the New Mexico Rail Runner Express.

Los Lunas has emerged as one of New Mexico's fastest-growing economic centers, with its population increasing approximately 18% between 2020 and 2025. Its diverse employment base includes the Meta Data Center, Walmart Distribution Center, Niagara Bottling, manufacturing companies, healthcare operations and national retailers. Pro-development policies, workforce-training resources and more than 2,000 acres of commercial and industrial land continue to support investment and business expansion.

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