

# LOS LUNAS DRIVE-THRU RETAIL PADS

NWQ MAIN ST & DESERT WILLOW RD Los Lunas, NM 87031



# FOR SALE OR GROUND LEASE

#### **AVAILABLE**

Pad Site 1: +/- 0.679 AC
Pad Site 2: +/- 0.52 AC
Can Be Combined: +/- 1.2 AC

**PRICE**Call for
Pricing

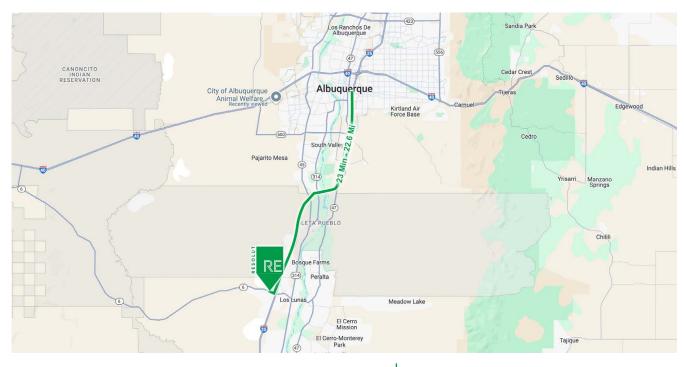
Austin Tidwell, CCIM atidwell@resolutre.com 505.337.0777

**Daniel Kearney** dkearney@resolutre.com 505.337.0777



#### **PROPERTY HIGHLIGHTS**

- +/- 0.52-1.2 acre parcel available on Main St on the west side of I-25 on Main St
- Pads are shadow anchored by Walmart Supercenter (2.4M annual visitors) and joined by The Human Bean, Panda Express, Carl's Jr, Wingstop and Cold Stone
- Fast developing area following continued expansion of the Meta Data Center (\$800M expansion project w/ 300 anticipated jobs), Walmart's Distribution Center and Amazon's Fulfillment Center (600+ employees), all anchoring this side of Main St
- Los Lunas continues to grow with 700 homes at the Legacy at Sierra Vista, 400 homes at Jubilee Los Lunas and 127 homes at Desert Sky



#### **AREA TRAFFIC GENERATORS**



#### **Austin Tidwell, CCIM**

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#### **DEMOGRAPHIC SNAPSHOT 2024**



20,095 POPULATION 3-MILE RADIUS



**\$91,233.00 AVG HH INCOME**3-MILE RADIUS



12,613

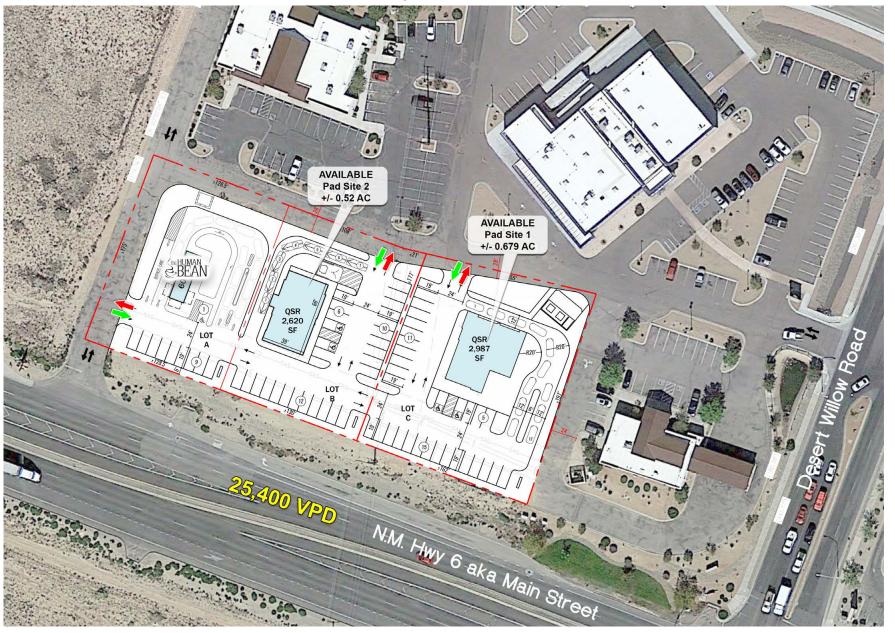
DAYTIME POPULATION

3-MILE RADIUS



**TRAFFIC COUNTS**Main St: 25,400 VPD
(Sites USA 2024)

## **Conceptual Site Plan**







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