

Colliers

For Lease

751 Trinity Dr
Los Alamos, NM

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Property Profile

Details

Lease Rate	Retail Space Pad Sites	$25 PSF + NNN $60,000/year	
NNN	$9.96 PSF		
Space Available	Suite 205 Suite 204 Suite 203 Pad Site 1 Pad Site 2	± 1,150 ± 1,150 ± 1,200 (Former Salon) ± 0.76 AC ± 0.99 AC	± 3,500 SF Available
Submarket	Los Alamos		
Zoning	MX-L		

Features

- Former Supercuts salon available
- Suitable for a variety of retail, office, or service-oriented uses
- Strong daytime population supported by Los Alamos National Laboratory
- Proximity to national retailers, restaurants, and community amenities
- Ample parking available on-site
- LANL day-time employment ± 18,500
- Los Alamos and White Rock population: ± 22,000

Area Tenants

Smith's Marketplace, Natural Grocers, McDonald's, Starbucks, AutoZone, Anytime Fitness, O'Reilly Auto Parts, del Norte Credit Union, Subway





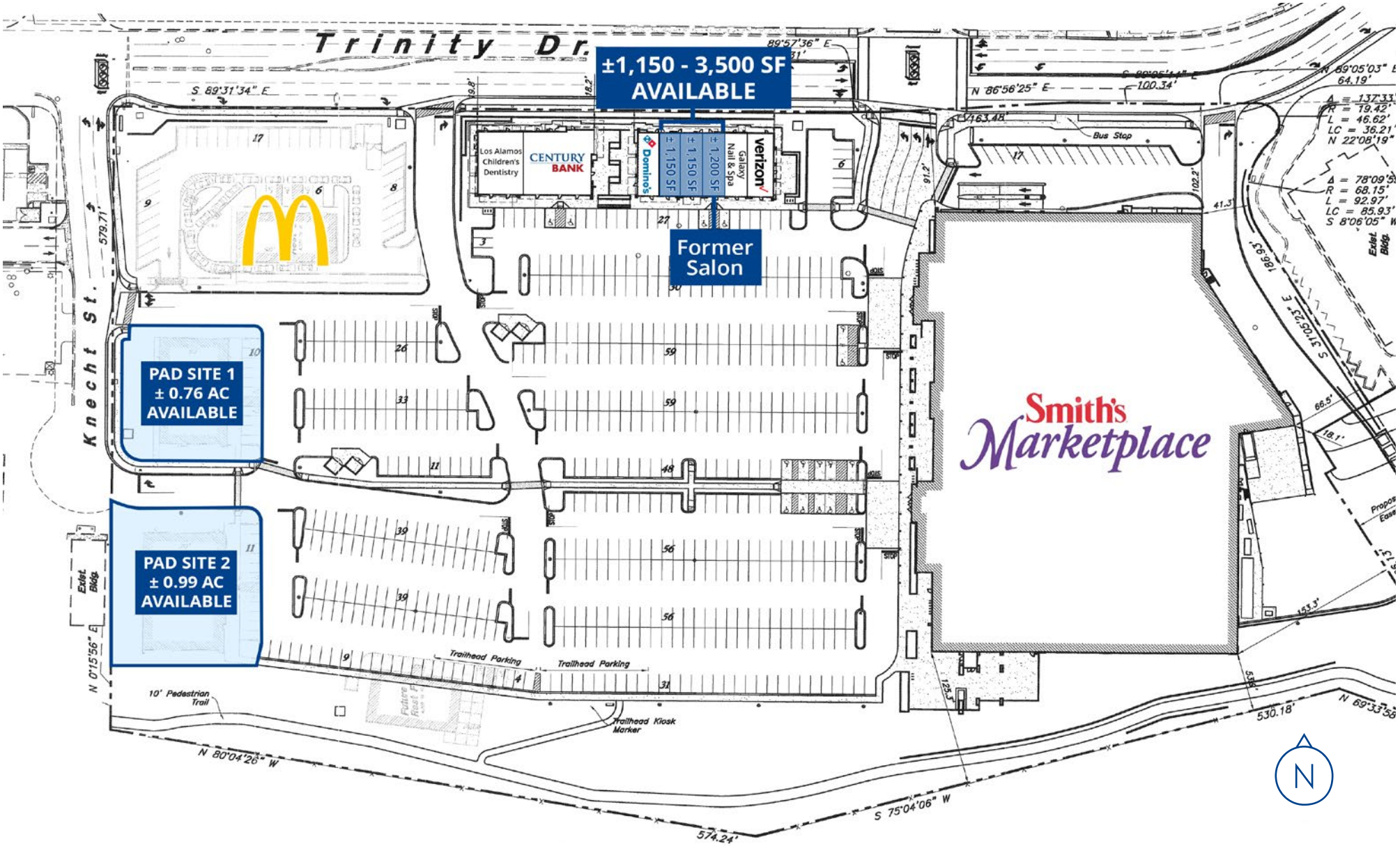
Trade Area Aerial



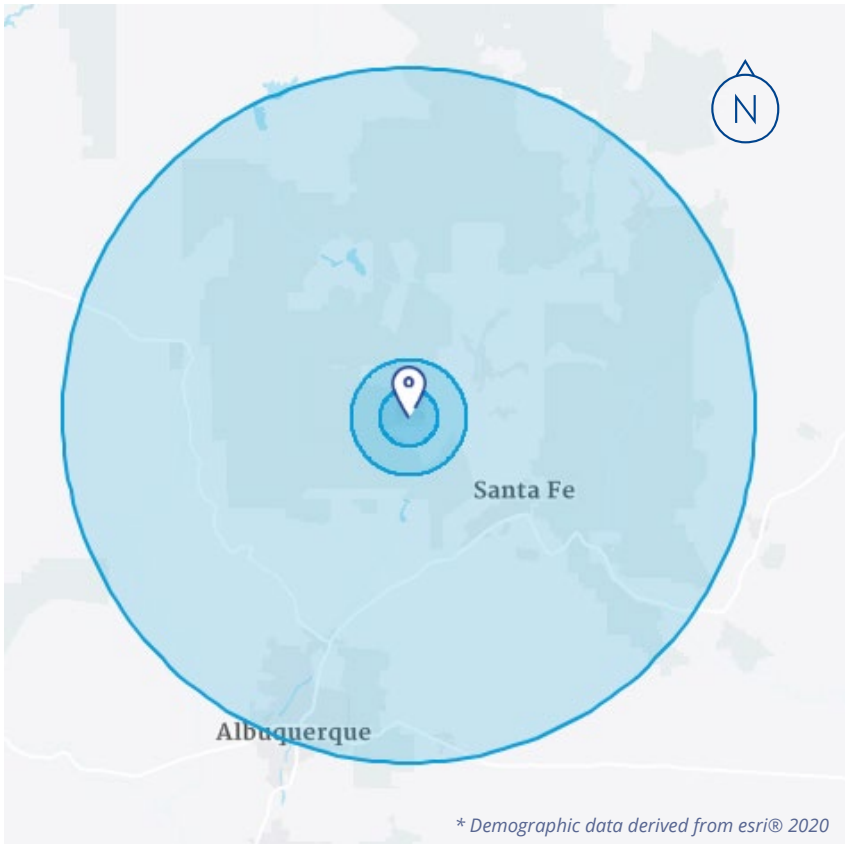
Intersection Aerial



Site Plan


Trinity Dr.
±1,150 - 3,500 SF AVAILABLE
Los Alamos Children's Dentistry
CENTURY BANK
Domino's
± 1,150 SF
± 1,150 SF
± 1,200 SF
Galaxy Nail & Spa
verizon
Former Salon
PAD SITE 1 ± 0.76 AC AVAILABLE
PAD SITE 2 ± 0.99 AC AVAILABLE
Knecht St.
Smith's Marketplace
Bus Stop
Trailhead Parking
Trailhead Parking
10' Pedestrian Trail
Trailhead Kiosk Marker
Exist. Bldg.
S 89°31'34" E
N 86°56'25" E
N 0°15'56" E
N 80°04'26" W
S 75°04'06" W
574.24'
530.18'
579.71'
N

Demographics*



** Demographic data derived from esri® 2020*

	5 MILES	10 MILES	60 MILES
Population	13,456	20,208	960,278
Households	5,884	8,482	411,433
Median Age	40.7	42.0	42.8
Average HH Income	$171,227	$178,309	$105,935
Per Capita Income	$73,457	$74,844	$45,467
Daytime Population	24,889	28,585	993,007
College Education	74.5%	75.1%	53.8%

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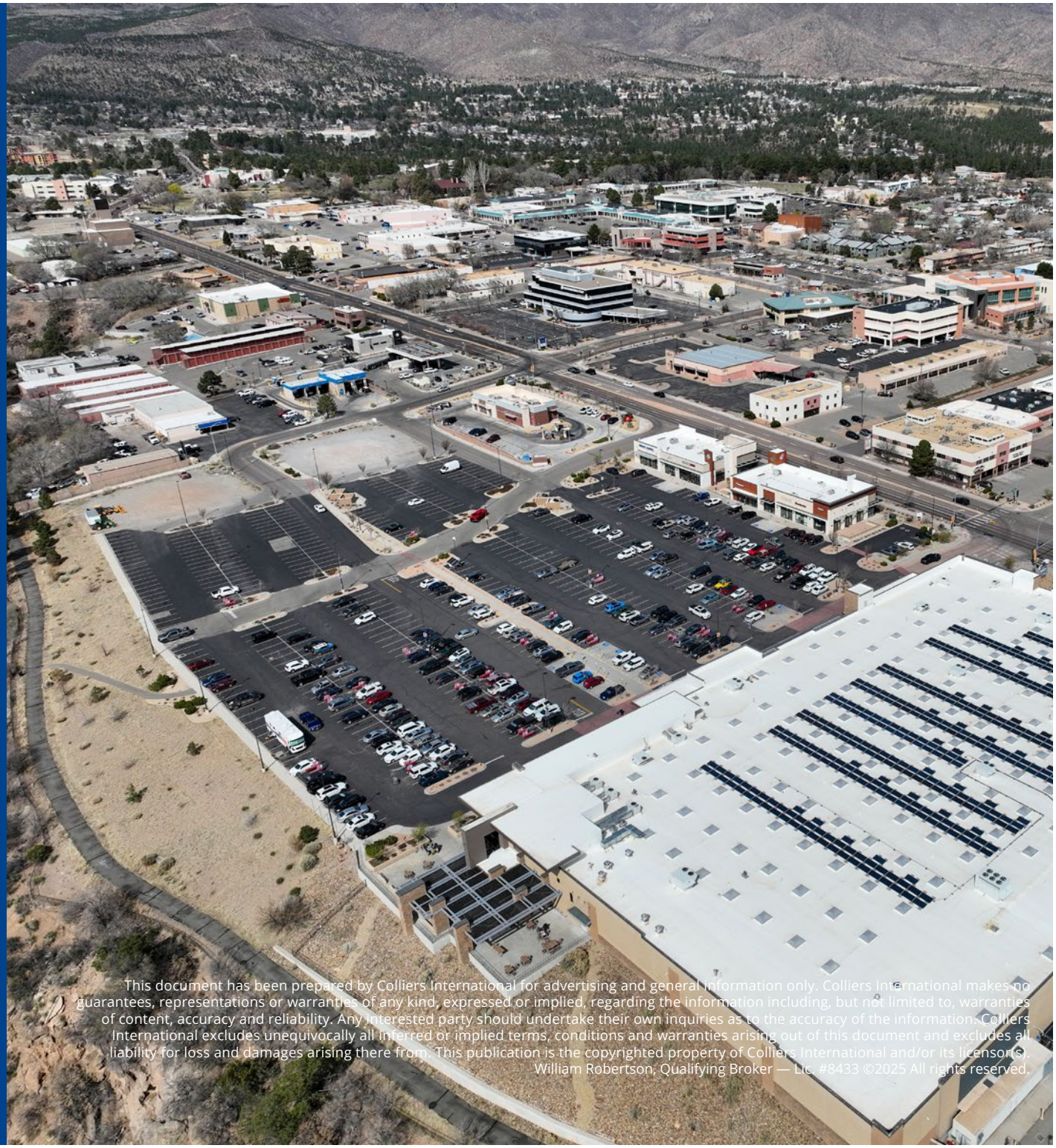

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