

±2,152 SF
Grocery Shadow-Anchored
Retail For Lease



Valencia Y Center

2510 Main St NE | Los Lunas, NM 87031

CBRE

Property Overview

This prominent retail center is situated at the bustling intersection of Main Street and Highway 47 and offers unparalleled visibility and high traffic counts crucial for retail success. Benefit from strong co-tenancy with national anchors like Smith's, Walgreens, PetSmart, and Ace, ensuring consistent customer draw to the center. Los Lunas is recognized as one of New Mexico's fastest-growing communities, experiencing significant population expansion.



Property Highlights

±2,152 SF
Available

C-1
Zoning

\$18.00/SF
Lease Rate

27,800 VPD
on Main St

\$3.92/SF
NNN

44,627
Population (5 Miles)

- Smith's shadowed shopping center
- Major traffic node on Main St. & Hwy 47 in Los Lunas
- Excellent visibility and accessibility at high-traffic intersection
- Monument and building signage available

Strong national co-tenancy

Smith's
FOOD & DRUG STORES

ACE
Hardware

AutoZone

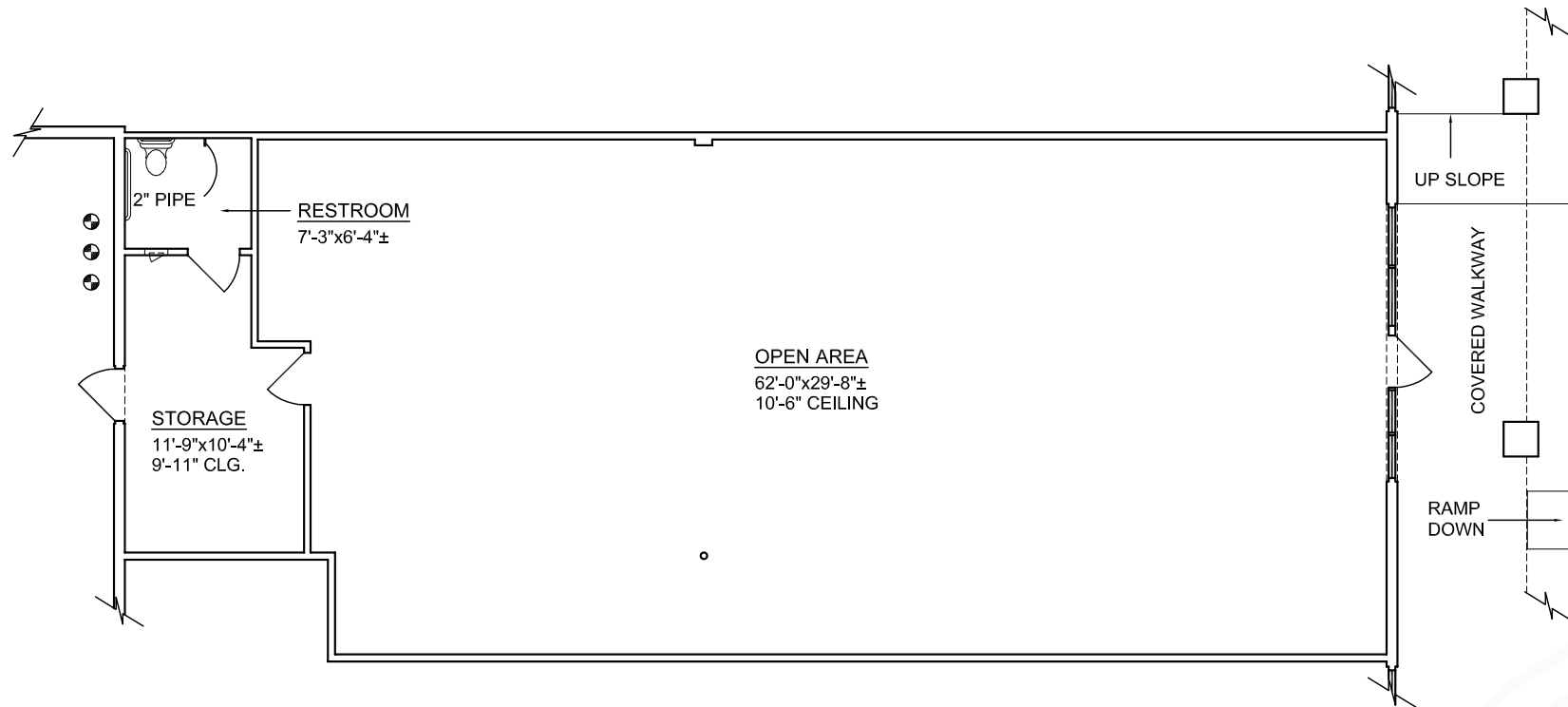
PET SMART

**ANYTIME
FITNESS**

**DUNKIN'
DONUTS**

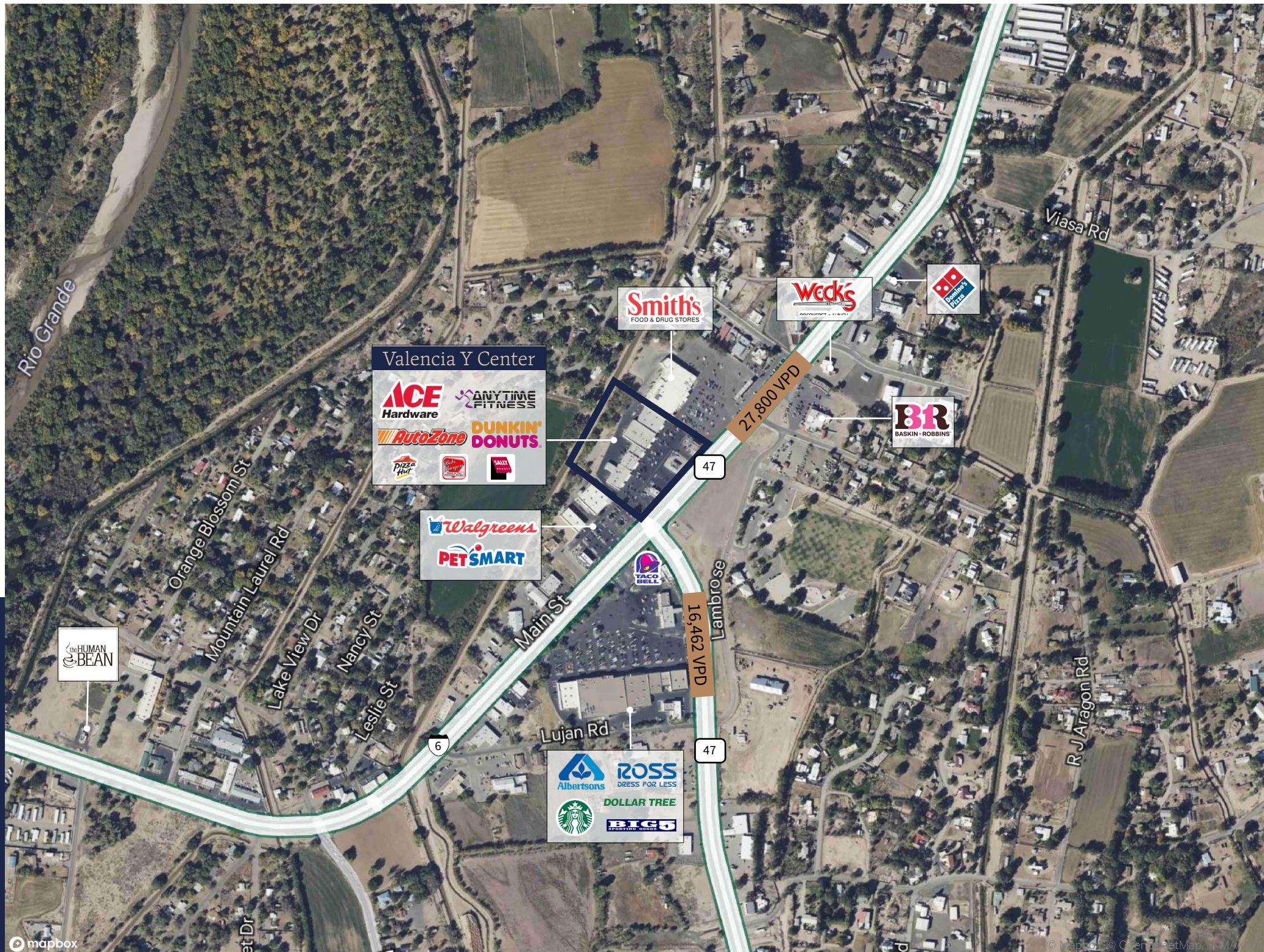
Walgreens

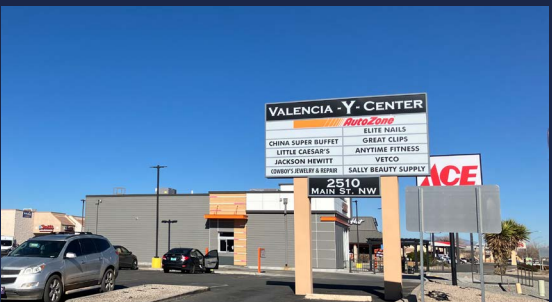
Floor Plan



Available Suite

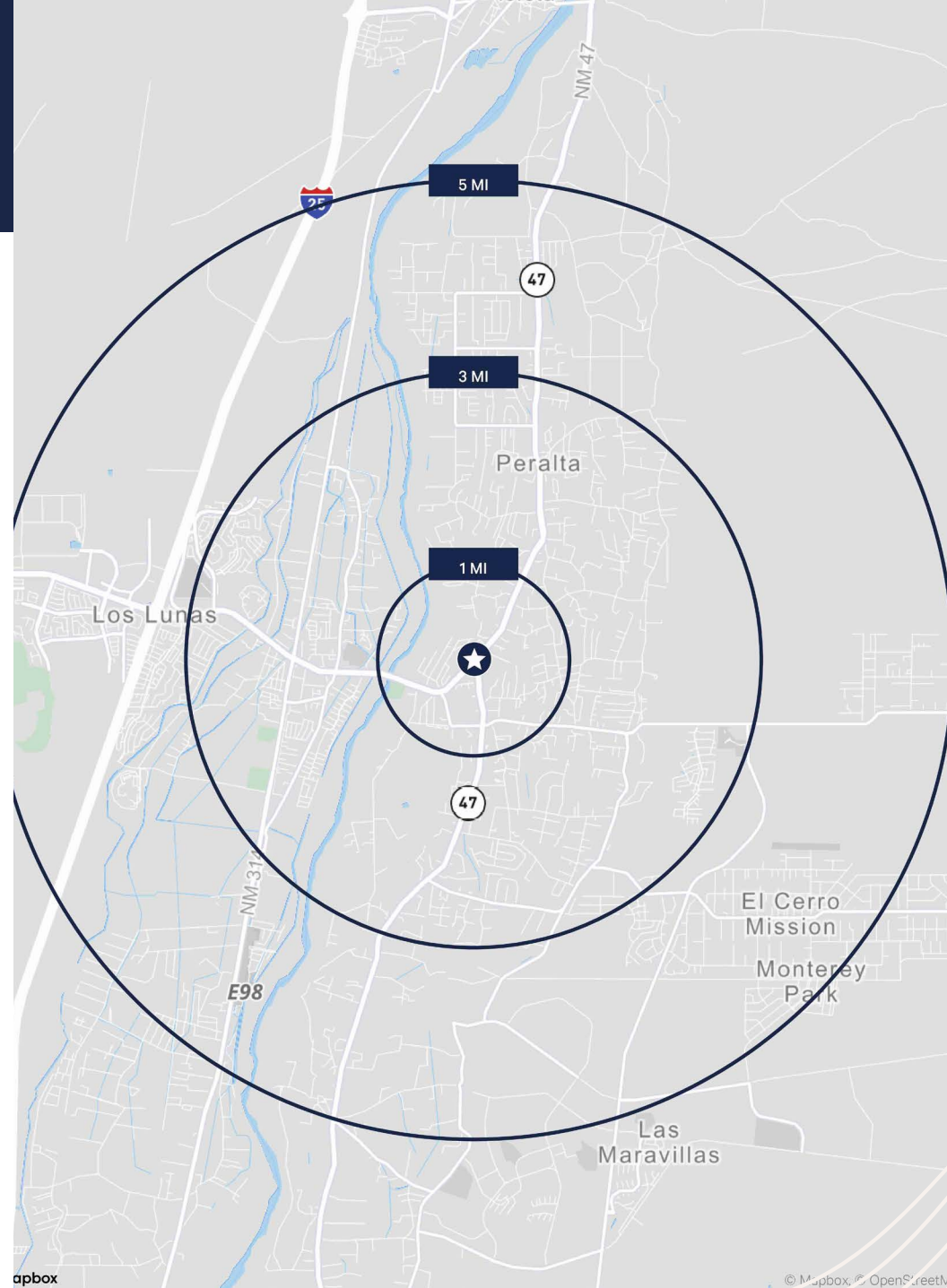
Suite O - ±2,152 SF





Area Demographics

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	2,335	23,401	44,627
2030 Pop - 5 Year Projection	2,318	24,108	46,318
Households			
2025 Households	896	8,628	15,559
2025-2030 Annual HH Growth Rate	-0.31%	0.38%	0.57%
2025 Avg Household Size	2.59	2.68	2.76
Household Income			
2025 Average HH Income	\$78,351	\$82,019	\$83,543
2030 Average HH Income	\$85,943	\$92,491	\$94,039
2025 Median HH Income	\$64,404	\$60,174	\$62,562
2030 Median HH Income	\$69,563	\$69,554	\$72,491
Education			
Bachelor's Degree or Higher	23.8%	23.5%	24.8%
Daytime Population			
2025 Employees	1,157	5,560	9,433



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CONTACTS

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