

SALE

Dollar Tree

2341 MAIN STREET NORTHEAST

Los Lunas, NM 87031

PRESENTED BY:

TIM LUTEN

O: 505.620.2259

tim.luten@svn.com

NM #2469

PAUL COOK

O: 505.385.4744

paul.cook@svn.com

NM #13024



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,680,000
BUILDING SIZE:	13,500 SF
LOT SIZE:	1.56 Acres
PRICE / SF:	\$124.44
CAP RATE:	6.63%
NOI:	\$111,375
YEAR BUILT:	1990
RENOVATED:	2020
ZONING:	S-U
MARKET:	Los Lunas
TRAFFIC COUNT:	13,137

PROPERTY OVERVIEW

Introducing a prime retail investment opportunity situated at 2341 Main Street Northeast, Los Lunas, NM. This meticulously renovated 13,500 SF commercial building, boasting 100% occupancy, presents a compelling investment with proven income potential. The lease is for 10 years and is a Double Net (NN) structure. Located in a thriving retail hub, the property is uniquely positioned to capitalize on the area's consumer demand. With its strategic commercial zoning and recent 2020 renovation, this asset offers a strong foundation for immediate and long-term growth. Priced attractively at \$1,713,462, this turnkey property represents a lucrative opportunity for retail and street retail investors seeking a high-performing asset in the burgeoning Los Lunas market.

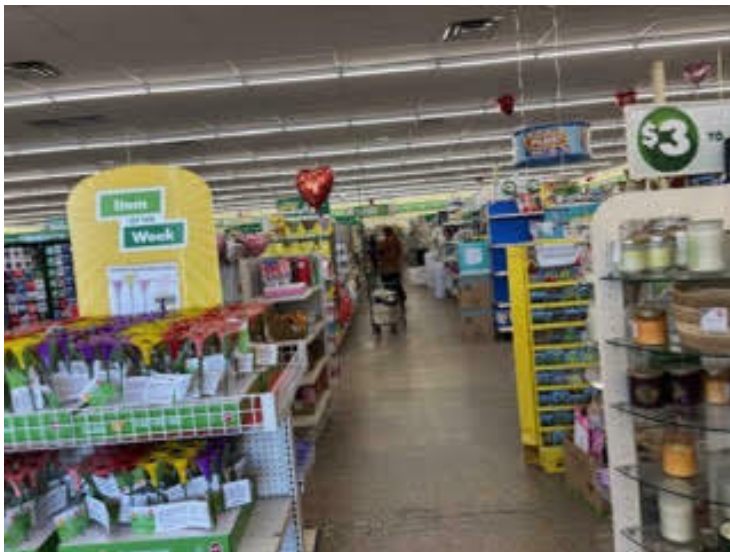
PROPERTY HIGHLIGHTS

- Commercial zoning for diverse retail opportunities
- Located in bustling Los Lunas area
- 100% occupancy for immediate income
- Strong investment potential in growing market
- Modern and attractive storefront design
- Ample parking for customers and tenants

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INTERIOR PHOTOS



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LOCATION MAP



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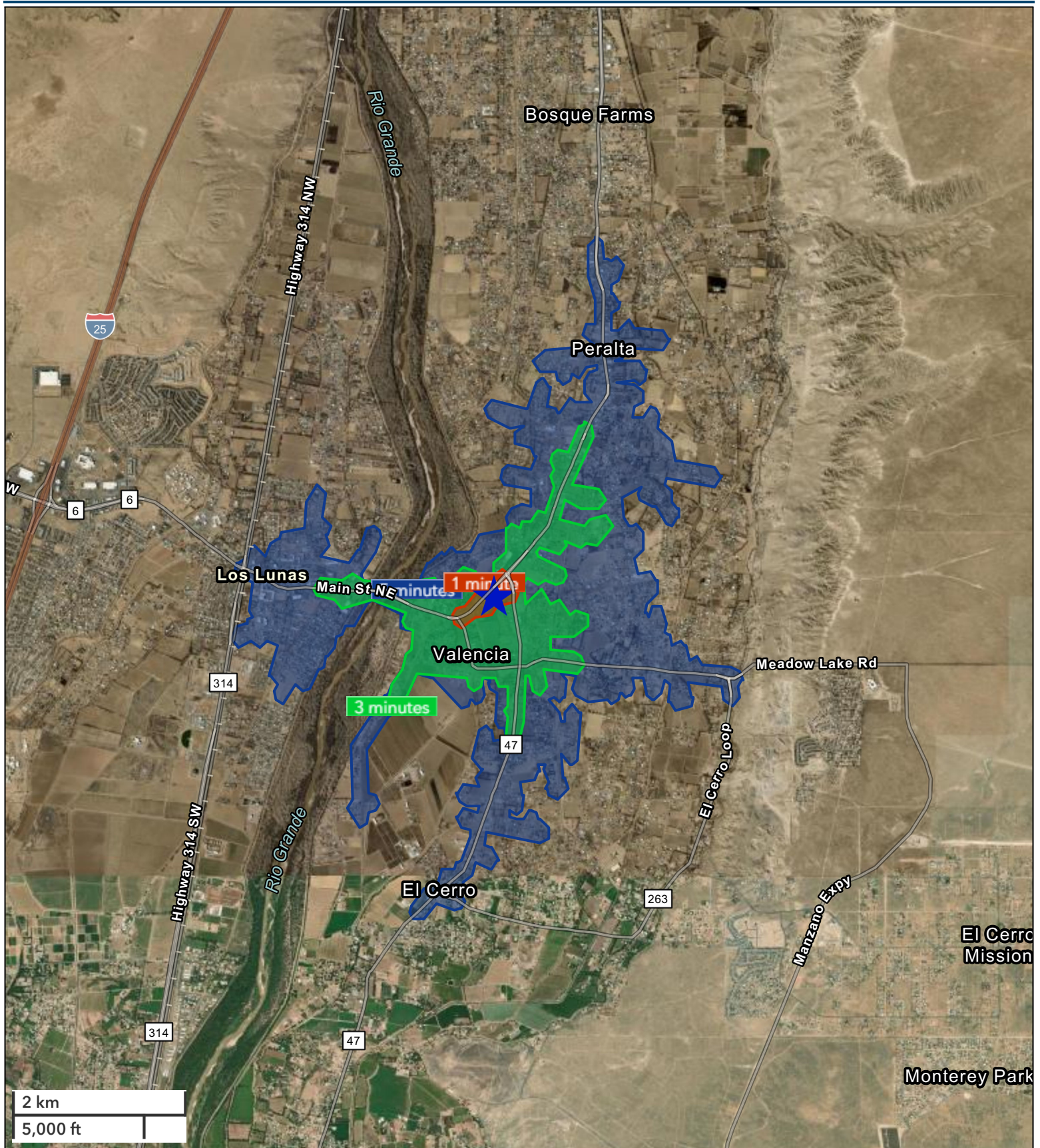
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RETAILER MAP



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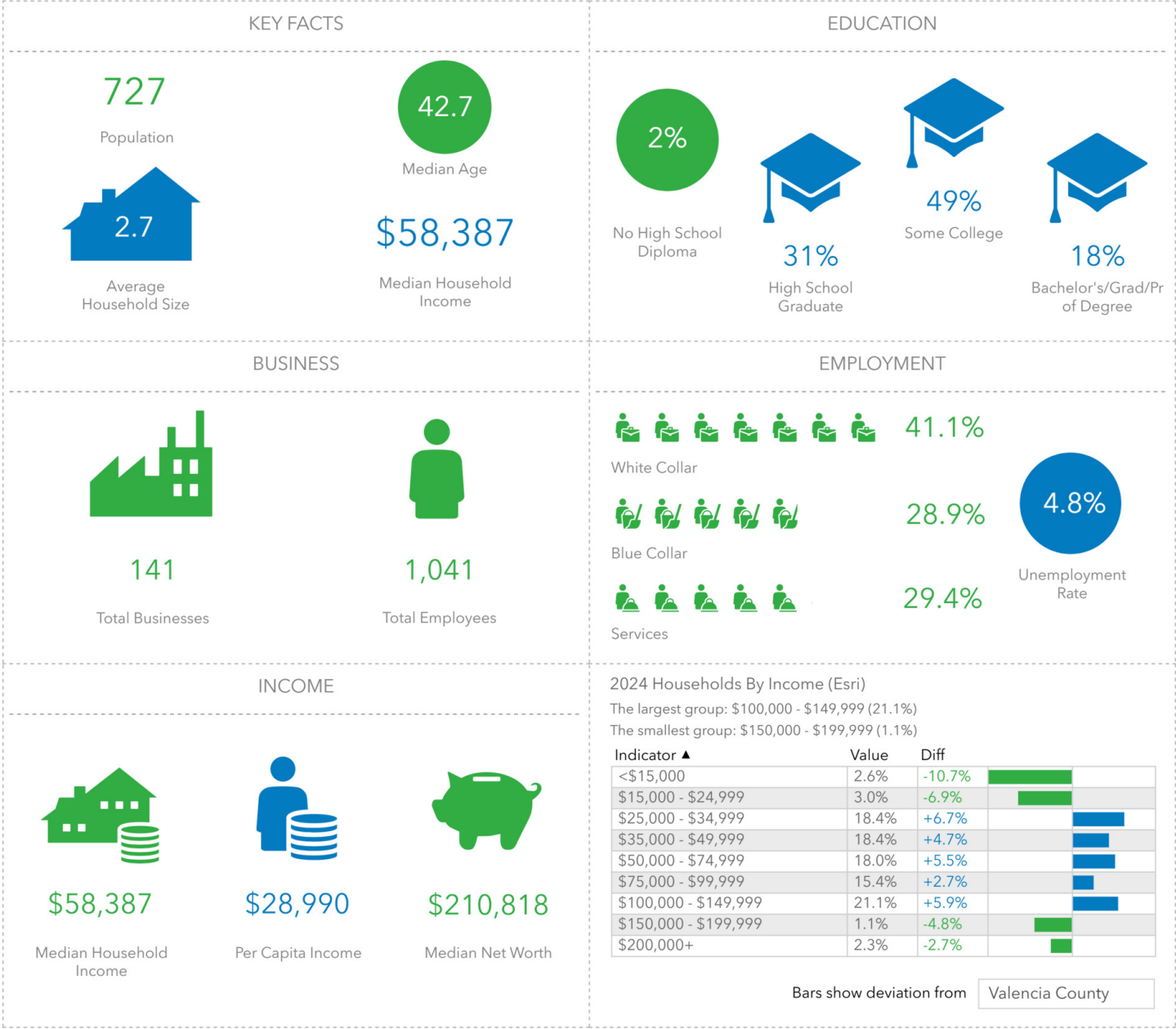
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3 MINUTES DRIVE TIME DEMOGRAPHICS

2341 Main St SE, Los Lunas, New Mexico, 87031
Drive time of 3 minutes

Key Facts



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029. © 2025 Esri

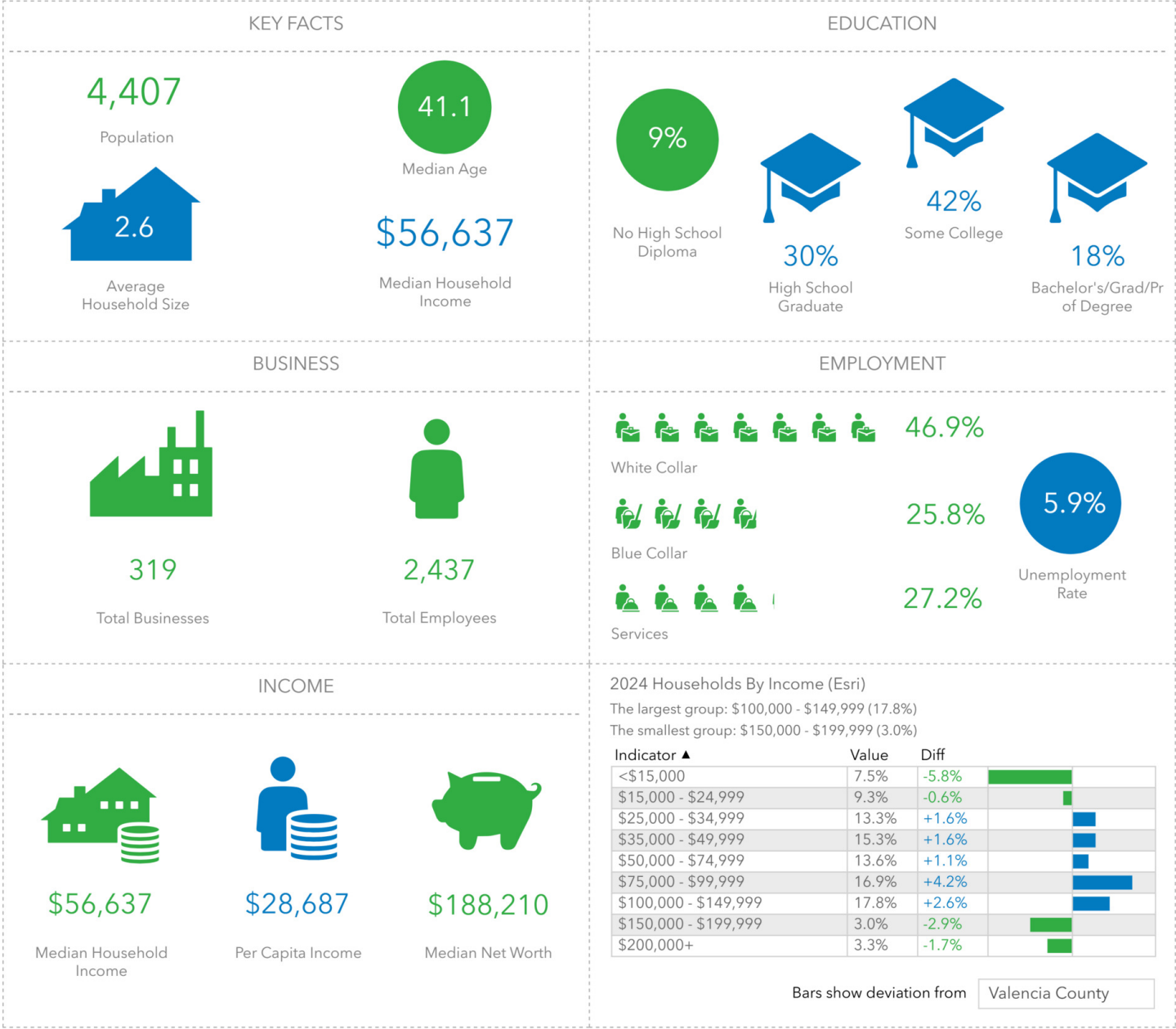
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5 MINUTES DRIVE TIME DEMOGRAPHICS

2341 Main St SE, Los Lunas, New Mexico, 87031
Drive time of 5 minutes

Key Facts



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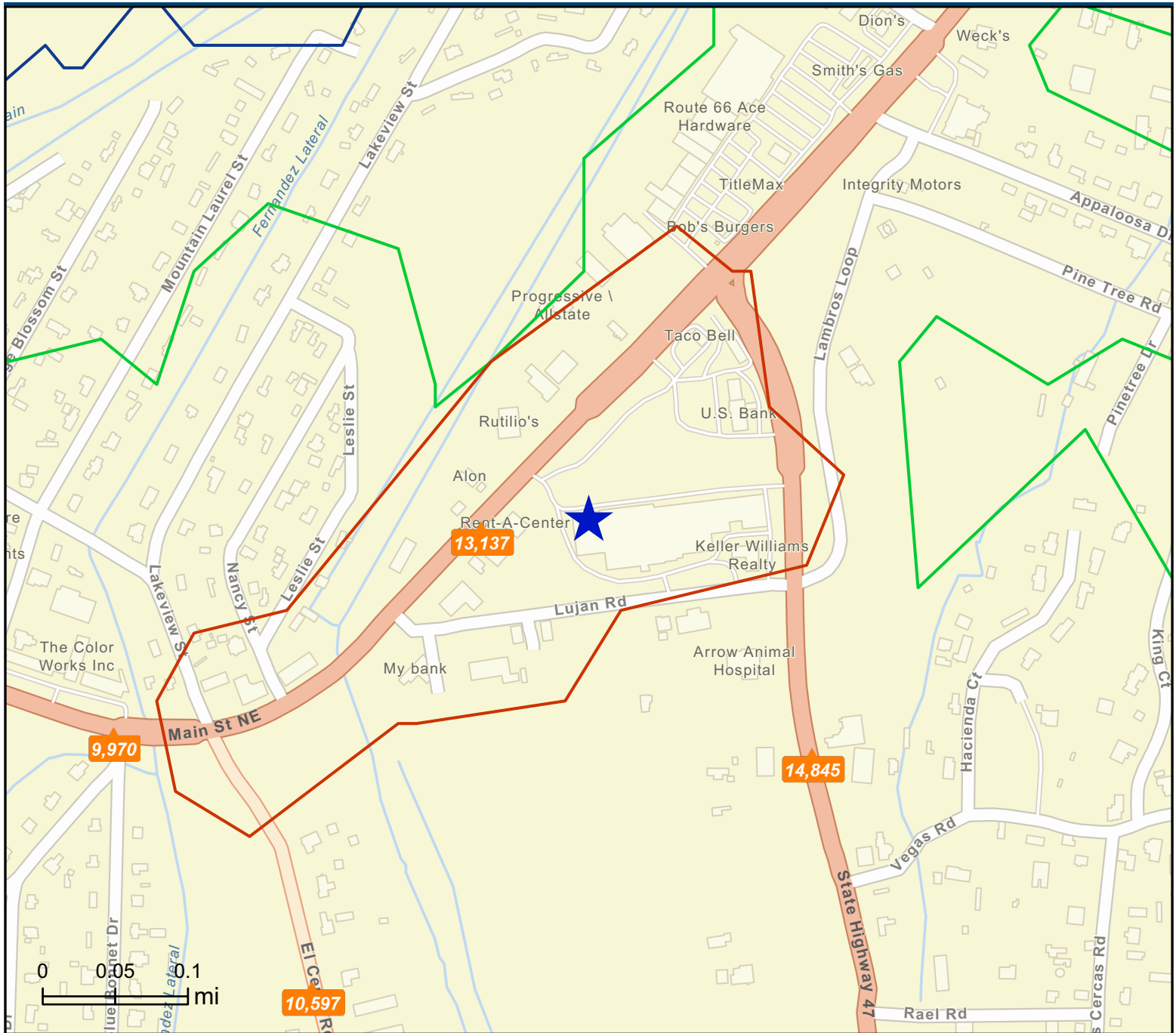
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Traffic Count Map - Close Up

2341 Main St SE, Los Lunas, New Mexico, 87031
Drive time: 1, 3, 5 minute radii

Prepared by Esri
Latitude: 34.80450
Longitude: -106.70426



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

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