

**SALE**

# Dollar Tree

**2341 MAIN STREET NORTHEAST**

Los Lunas, NM 87031

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,713,462
<b>BUILDING SIZE:</b>	13,500 SF
<b>LOT SIZE:</b>	1.56 Acres
<b>PRICE / SF:</b>	\$126.92
<b>CAP RATE:</b>	6.5%
<b>NOI:</b>	\$111,375
<b>YEAR BUILT:</b>	1990
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	S-U
<b>MARKET:</b>	Los Lunas
<b>TRAFFIC COUNT:</b>	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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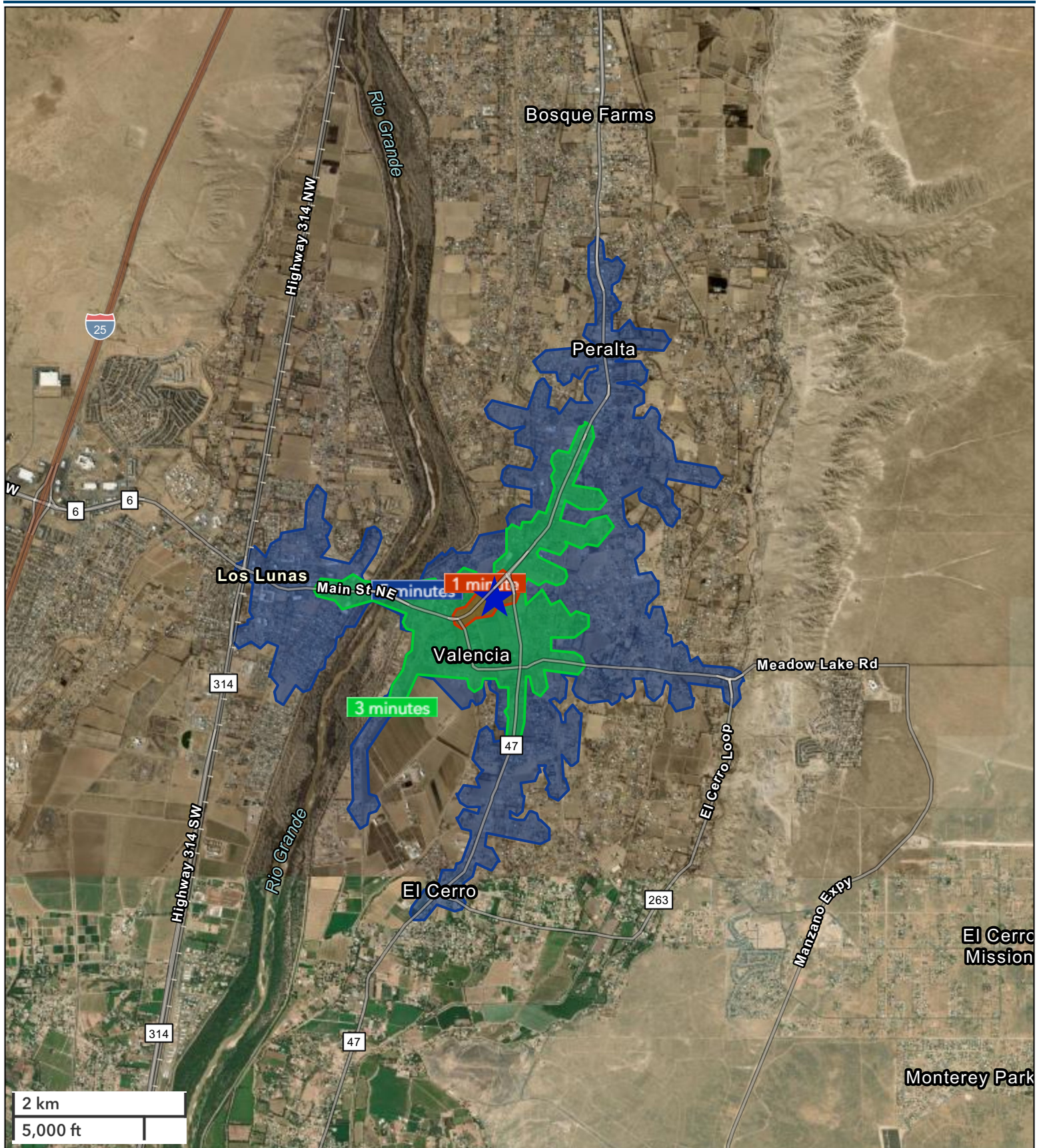
RETAILER MAP



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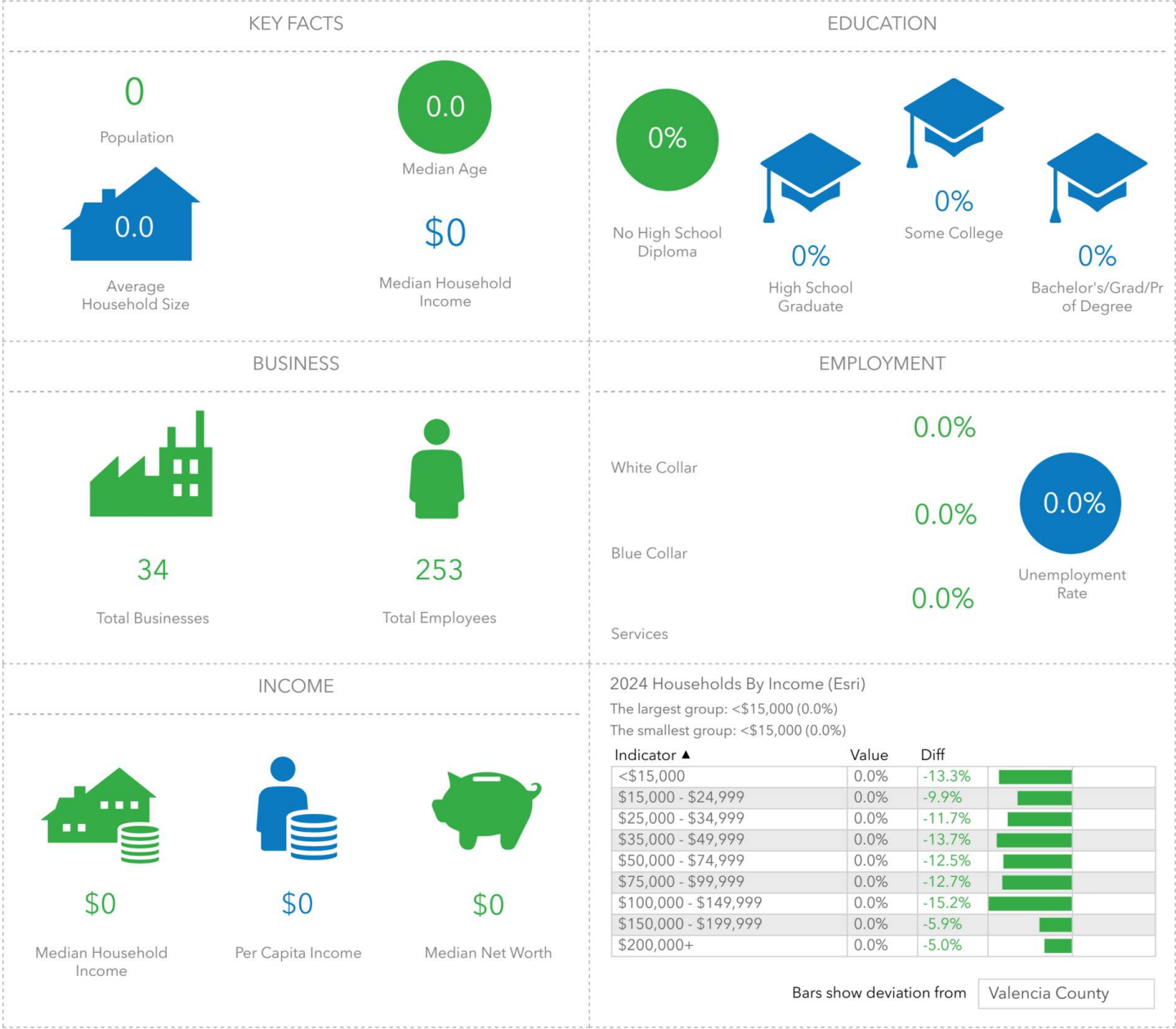




1 MINUTE DRIVE TIME DEMOGRAPHICS

2341 Main St SE, Los Lunas, New Mexico, 87031  
Drive time of 1 minute

Key Facts



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

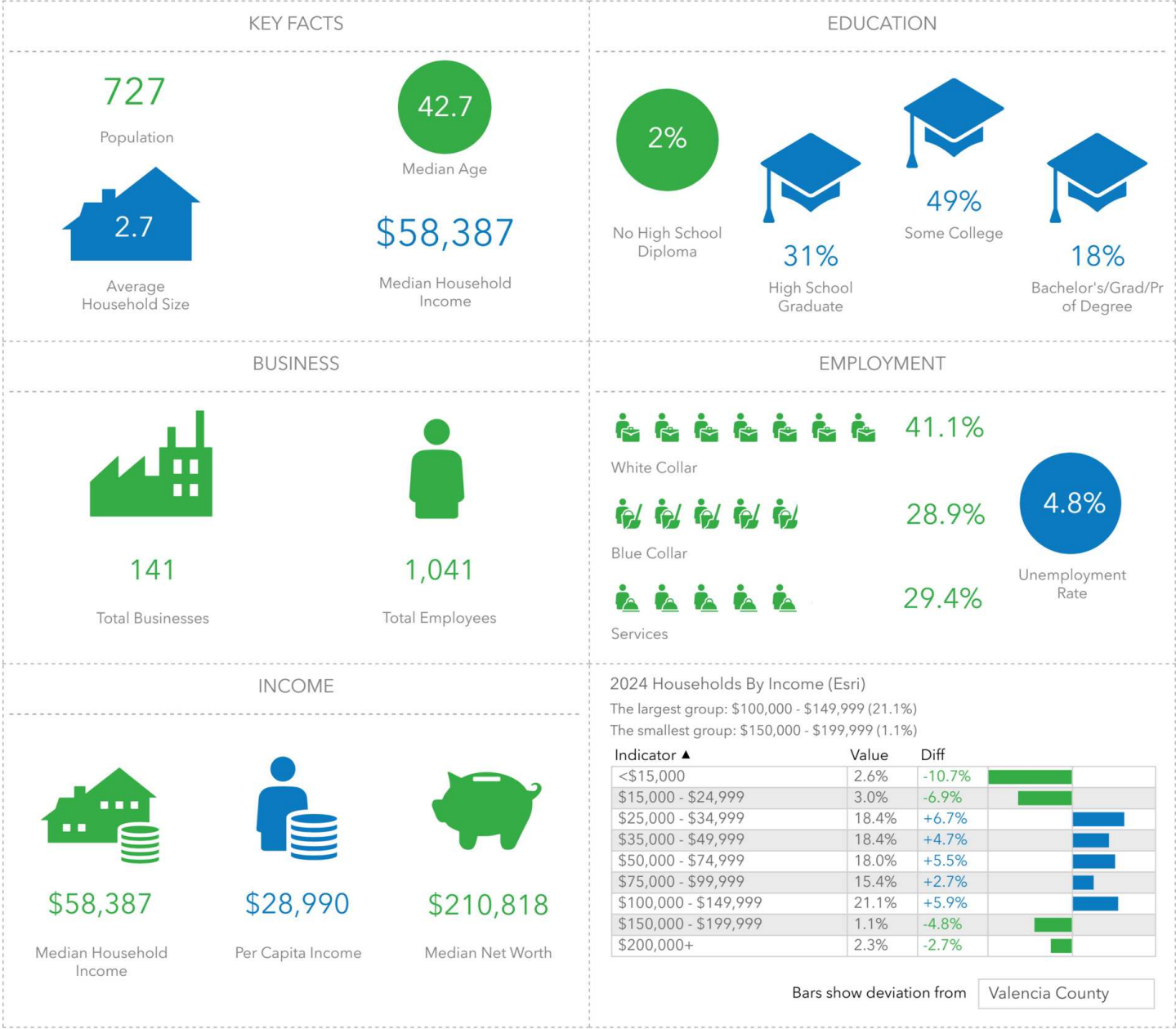
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3 MINUTES DRIVE TIME DEMOGRAPHICS

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

Key Facts



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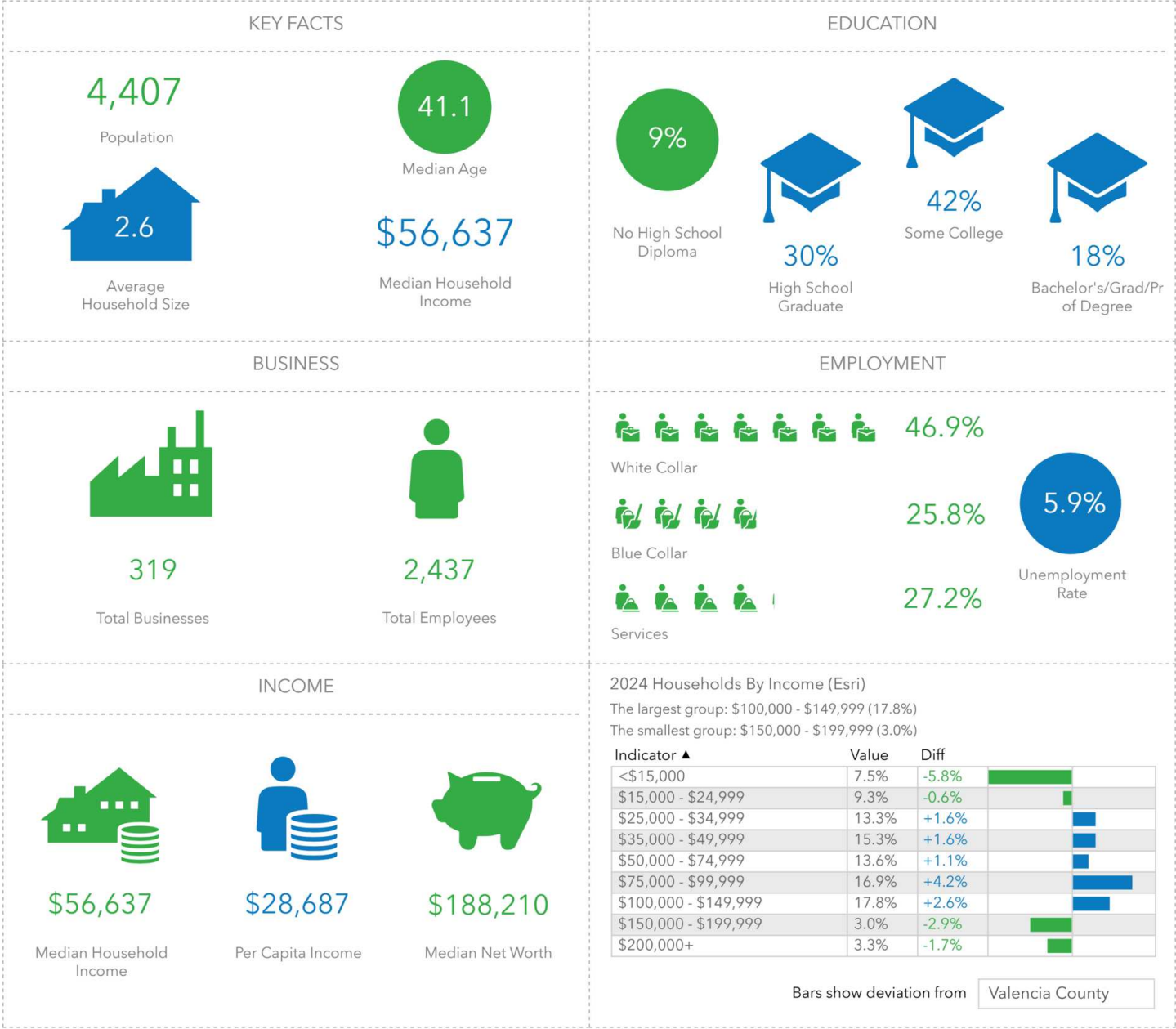
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5 MINUTES DRIVE TIME DEMOGRAPHICS

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

Key Facts



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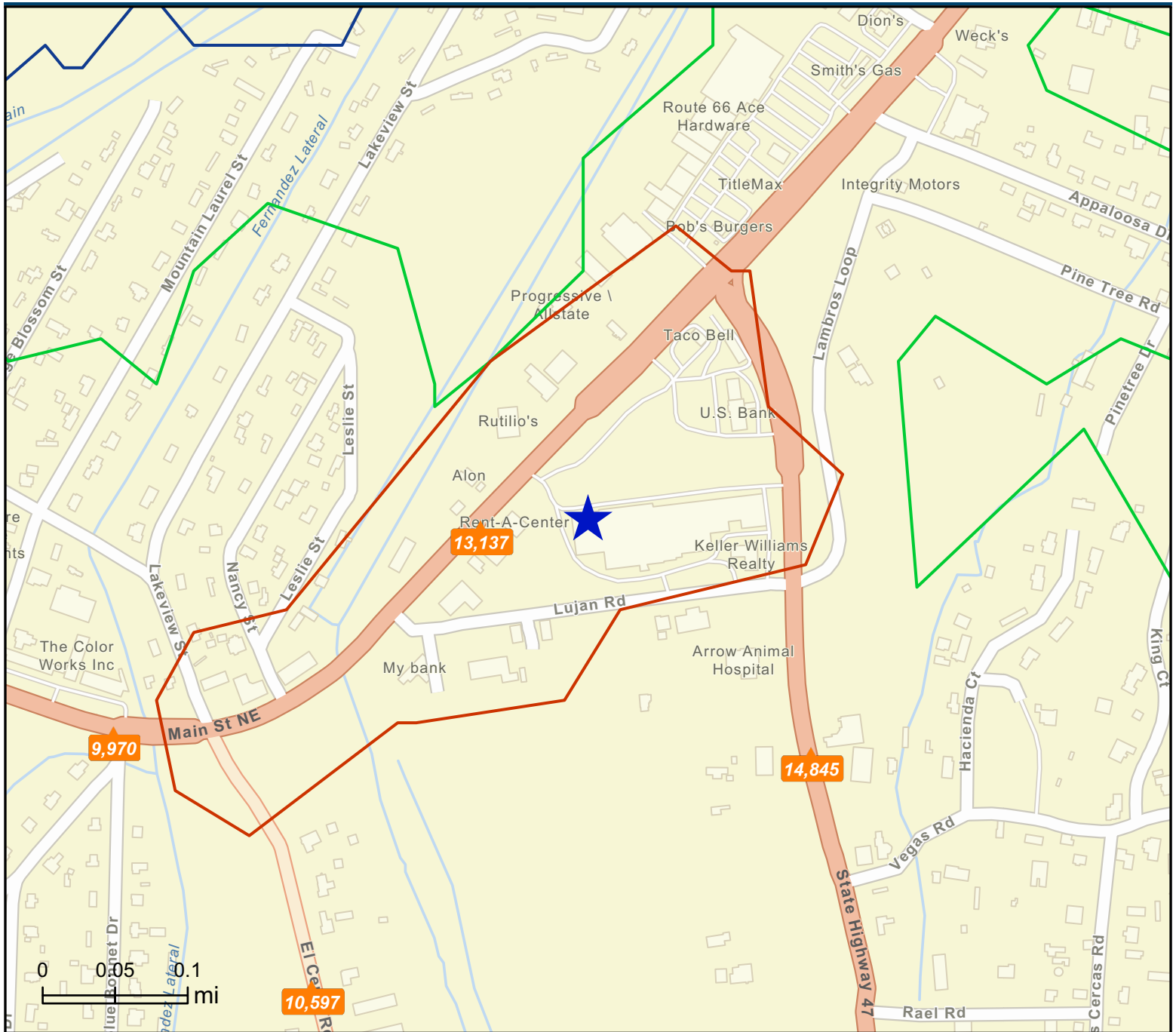
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# Traffic Count Map - Close Up

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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