



Colliers

For Sale

1101 - 1219 Main St SW
Los Lunas, NM 87031

± 17.854 acres

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1101-1219 Main St SW | For Sale

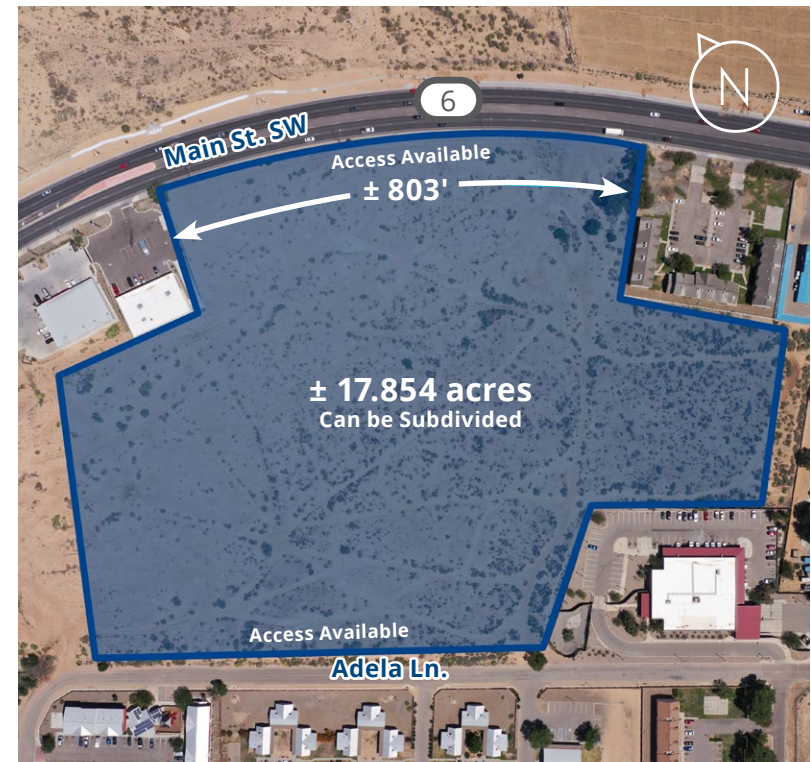
Property Profile

Details

Sale Price	See Broker
Lot Size	+/- 17.854 Acres (can be subdivided)
Submarket	Los Lunas
Zoning	C-1 — Neighborhood Commercial MSO-2 Overlay District

Features

- 803 feet of Main St (Hwy 6) frontage
- Excellent I-25 access from Main St (Hwy 6) and the future Morris Rd Interchange
- Access off Main St (Hwy 6) AND Adela Lane
- Utilities accessible
- Home to Facebook data center in close proximity (currently in phase 4 of construction - total buildout of 2,630,000 SF)
- Regional shopping area with robust retail synergy
- High visibility with excellent traffic counts
- Los Lunas is one of the fastest-growing municipalities in New Mexico
- Close proximity to Amazon Distribution Center which employs more than 600 people and creates an estimated total economic impact of \$300 million



Area Tenants



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Trade Area Aerial



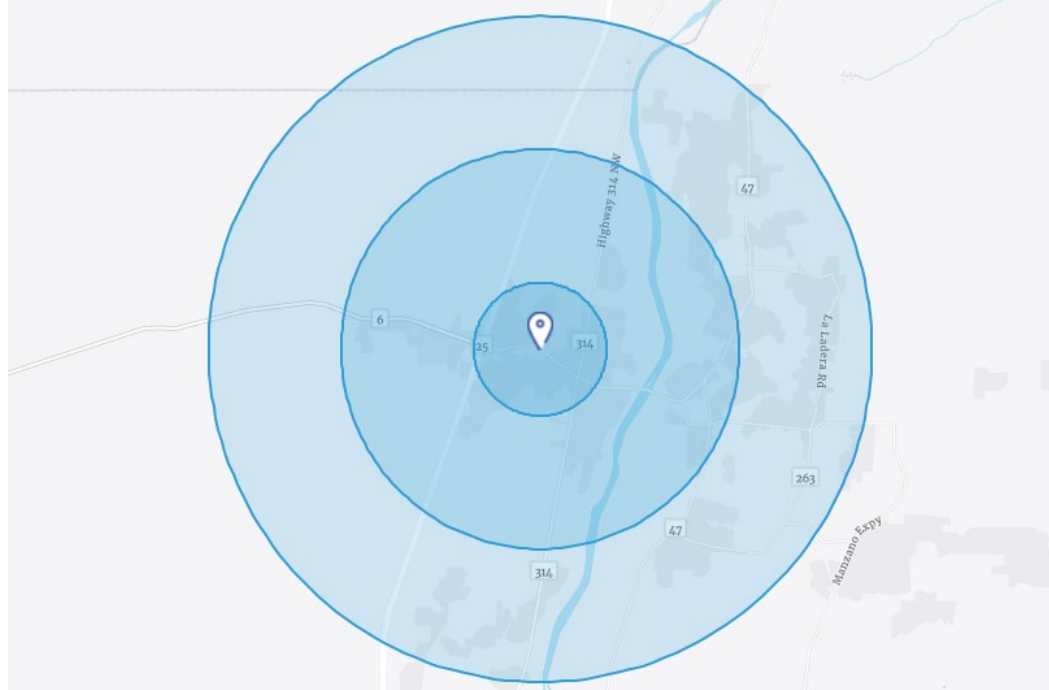
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Intersection Aerial



Demographics*

* Demographic data derived from esri® 2024



	1 Mile	3 Miles	5 Miles
Population	7,483	23,023	38,261
Households	2,803	8,019	13,939
Median HH Income	\$77,246	\$68,164	\$69,131
Average HH Income	\$95,581	\$86,691	\$90,882

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Colliers

Accelerating success.

Adela Ln.

± 17.854 acres
Can be Subdivided

Main St SW

6

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