

# HUNING BUSINESS & TECH PARK WEST

LOS LUNAS, NM  
NWQ OF I-25 & HWY 6

**±716.33 ACRES**

DEVELOPMENT READY LAND IN THE PATH OF GROWTH

**CBRE**

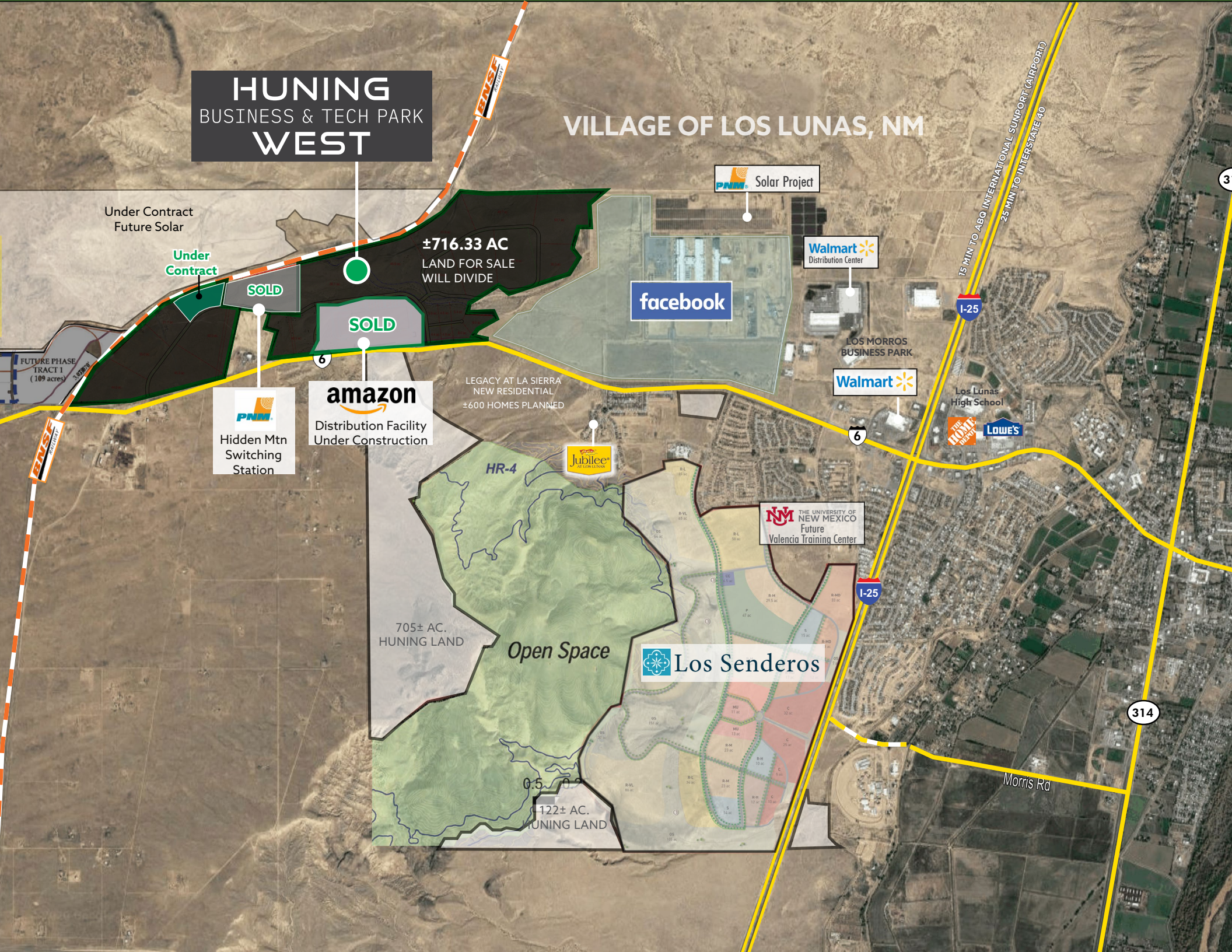
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# HUNING BUSINESS & TECH PARK WEST

## VILLAGE OF LOS LUNAS, NM





# LOS LUNAS, NM IS A SAFE, INNOVATIVE & STRATEGIC *community*

WITH PRO-DEVELOPMENT LEADERS  
ONE OF THE FASTEST GROWING COMMUNITIES IN NEW MEXICO

## FEATURES

- 716.33± ACRES - WILL DIVIDE
- CUSTOM TRACT SIZES AND CONFIGURATIONS AVAILABLE
- ALL UTILITIES AVAILABLE: WATER & SEWER PROVIDED BY VILLAGE OF LOS LUNAS
- INTERSTATE 25 AND HIGHWAY 6 PROVIDE EASY ACCESS TO ALL NEW MEXICO REGIONAL DESTINATIONS
- 15 MINUTES SOUTH OF ALBUQUERQUE INTERNATIONAL AIRPORT (SUNPORT) AND 25 MINUTES SOUTH OF THE I-25/I-40 INTERSECTION
- ZONED M-1/ COMMERCIAL (VILLAGE OF LOS LUNAS)

## SURROUNDED BY

- NEW MEXICO'S LARGEST STATE-OF-THE-ART DATACENTER
- AMAZON DISTRIBUTION FACILITY (UNDER CONSTRUCTION)
- BNSF RAILWAY
- PNM SOLAR PROJECT
- CENTRAL NEW MEXICO RAIL PARK (UNDER CONSTRUCTION)
- HUNING RANCH MASTER PLANNED COMMUNITY
- WALMART DISTRIBUTION CENTER





ALBUQUERQUE

LOS LUNAS



  
Hidden Mtn  
Switching  
Station



  
Distribution Center

  
Walmart

  
facebook

  
Jubilee

SOLD

  
Distribution Facility  
Under Construction



Under Contract  
Future Solar

Under  
Contract

**±716.33 AC**  
WILL DIVIDE

**HUNING**  
BUSINESS & TECH PARK  
**WEST**

Not to Scale  
Boundaries are approximate



# CONCEPTUAL SITE PLAN



ROADS (NM 6 ACCESS LOCATIONS) SHOWN ARE CONCEPTUAL  
PROPERTY DIVISIONS SHOWN ARE CONCEPTUAL  
not to scale



## LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its' proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center and a 2,800,000 SF, six-phase, billion-dollar Facebook data center. This development features the most advanced data center technology. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.



## VALENCIA COUNTY

### *demographics highlights*



**80,243 POPULATION**



**29,139 HOUSEHOLDS**



**\$68,837 AVERAGE HH INCOME**



**\$222,856 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS**



**29.2% OF POPULATION HAS  
AN ASSOCIATES DEGREE  
OR HIGHER**

Source: Esri

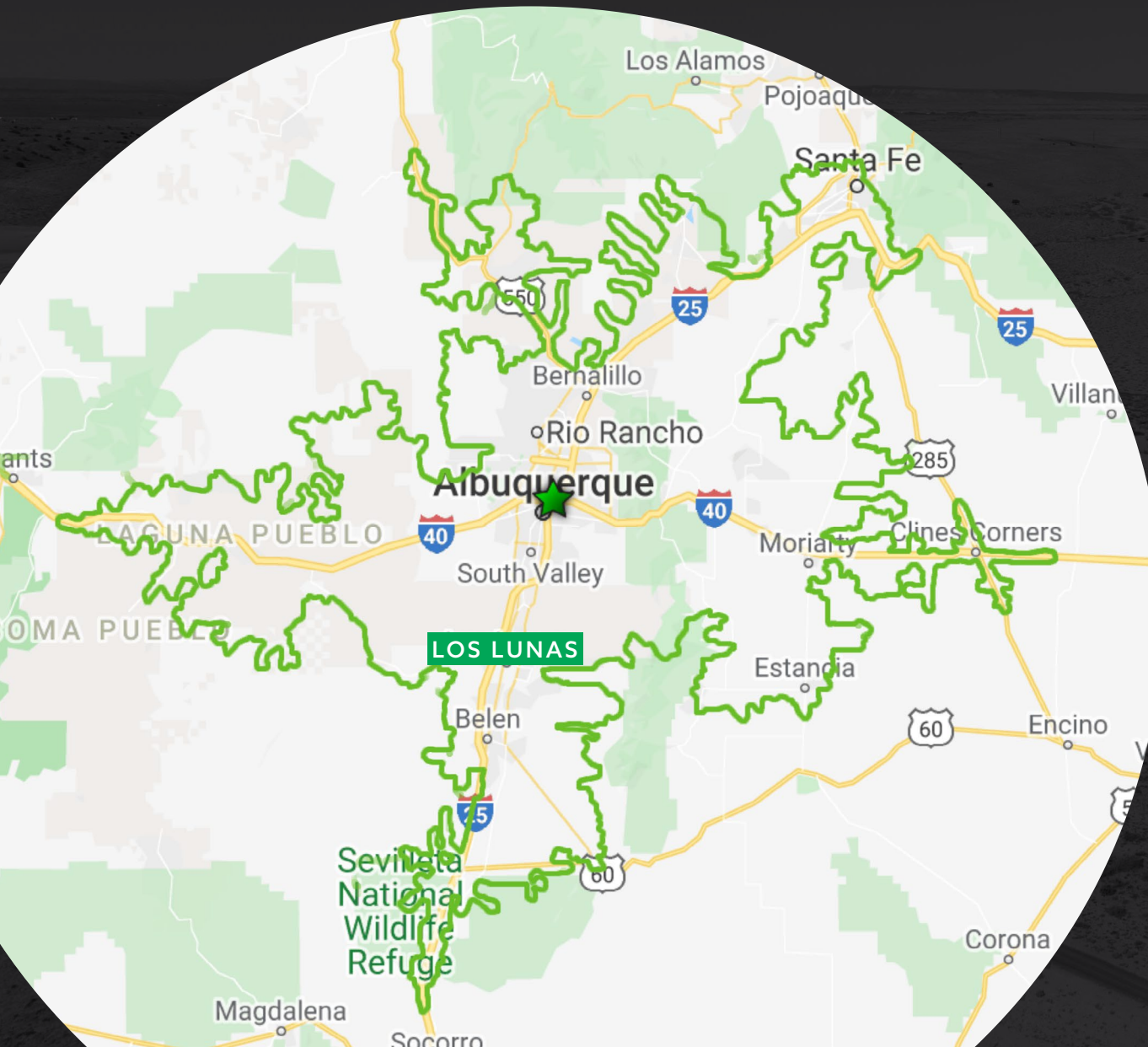




**1,053,874 POPULATION**

*within A 60-minute drive time  
From I-25 and I-40*

Source: Esri, 2021



**1,053,874 POPULATION**



**418,030 HOUSEHOLDS**



**\$80,478 AVERAGE HH INCOME**



**\$309,664 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS**



**33.7% OF POPULATION HAS  
AN BACHELOR'S DEGREE  
OR HIGHER**

Source: Esri



# QUALITY OF LIFE

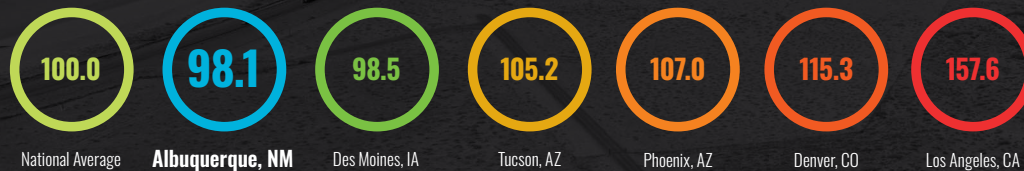
The greater Albuquerque region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 32.7% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index.

With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

## COST OF LIVING INDEX



Source: EMSI, C2ER

## TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by ten airlines with 5.4 million annual passengers.
- Two major highways (I-25 and I-40) bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.
- The greater Albuquerque region rail service includes one freight line and one passenger line. The Burlington Northern & Santa Fe Railway (BNSF) offers a north-south line that connects in Albuquerque and an east-west line which connects in Belen, located 40 miles south of Albuquerque. Albuquerque is equidistant from both the Port of Los Angeles and the Port of Houston. Additionally BNSF is the only railway that crosses the border into central Mexico.

## MAJOR ALBUQUERQUE EMPLOYERS:

- Kirtland Airforce Base (23,000 employees)
- Albuquerque Public Schools (14,810 employees)
- Sandia National Labs (14,120 employees)
- Presbyterian Healthcare (13,456 employees)
- UNM/UNM Hospital (13,950 employees)
- Lovelace Hospital (4,239 employees)
- Central New Mexico Community College (2,935 employees)
- T-Mobile (1,850 employees)
- PNM (1,850 employees)
- Tricore Reference Labs (950 employees)
- Fidelity Investments (1,000 employees)
- Safelite AutoGlass (940 employees)

Source: Albuquerque Economic Development



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