

For Sale or  
Ground Lease

# Los Lunas Vacant Land for Development

PRIME LOCATION BETWEEN FACEBOOK DATA CENTER & WALMART

NEC Main St. & Los Morros Rd. NW | Los Lunas, NM 87031



**AVAILABLE**

±4.06 Acres  
(±176,763 SF)



**SALE/GROUND  
LEASE PRICING**

See Advisors

**ZONING** C-1

## HIGHLIGHTS

- Outstanding retail position in a growing corridor
- In the path of substantial residential growth
- Easy access to I-25
- On a hard corner at a signalized intersection
- Great visibility with multiple access points
- Several pad site opportunities
- Bounded by an emerging industrial and tech park
- Located at the road entry to the Facebook Data Center:
  - 2.63 million SF development
  - \$1 billion investment
  - 300 anticipated jobs
  - ±1,100 construction workers

**NA** SunVista

got space™

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## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,557	18,737	32,756
Average HH Income	\$93,080	\$83,048	\$78,912
Daytime Employment	1,582	5,995	8,425

2021 Forecasted by Esri



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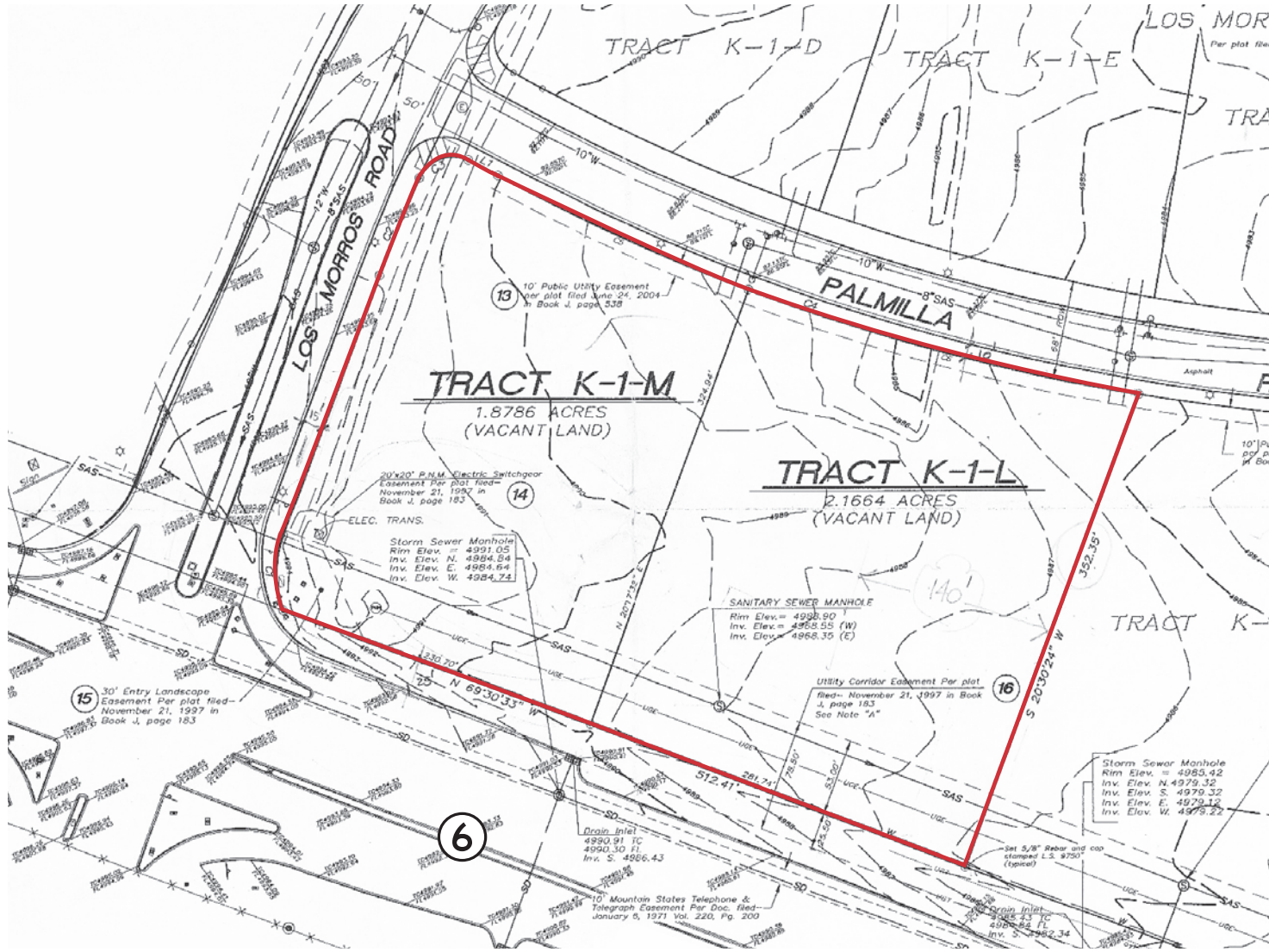
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SITE SURVEY



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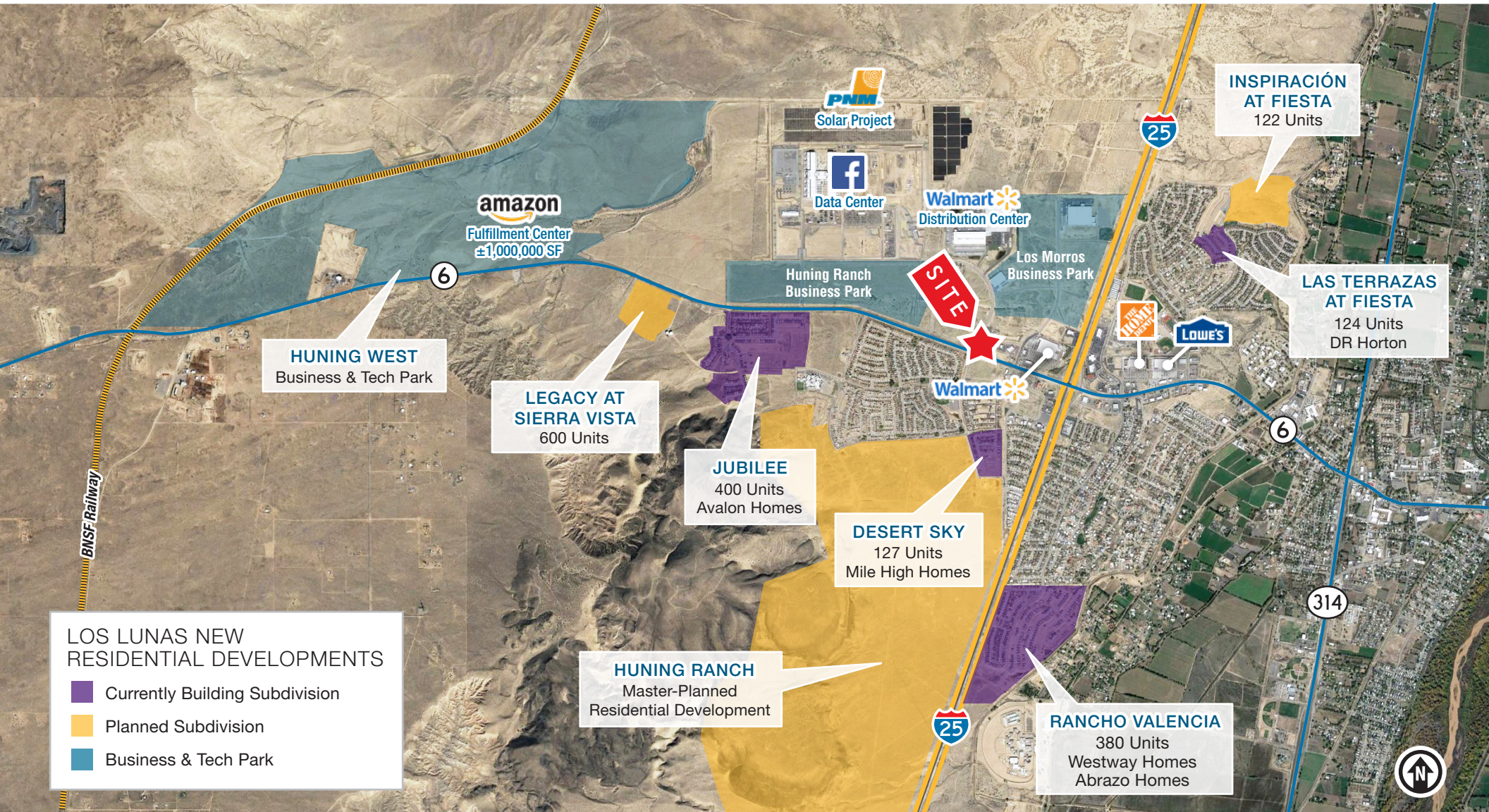
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HOUSING GROWTH



## LOS LUNAS | NEW MEXICO

Los Lunas is a friendly, pro-development community located 20 minutes from downtown Albuquerque, and easily accessed off the major Interstate 25. As the second fastest growing city in the state, the largest employers are the Walmart Distribution Center, ACIM/Party City Manufacturing, Home Depot and Lowe's who employ over 3,500 people. The Village of Los Lunas is a great place to live, work and play as it is centrally located in the state and close to everything. With mild year-round temperatures and thriving businesses, Los Lunas is the ideal place to establish a company. The Village of Los Lunas and the Community Development Department are committed to supporting local businesses.



**2nd Fastest**  
Growing City in New Mexico



### LOS LUNAS BY THE NUMBERS (ESRI 2022 Demographics)



**17,463**  
City Population



**6,485**  
Households



**\$99,051**  
Avg. Household Income



**\$59,658**  
Md. Disposable Income



**605**  
Total Businesses



**6,576**  
Total Employees

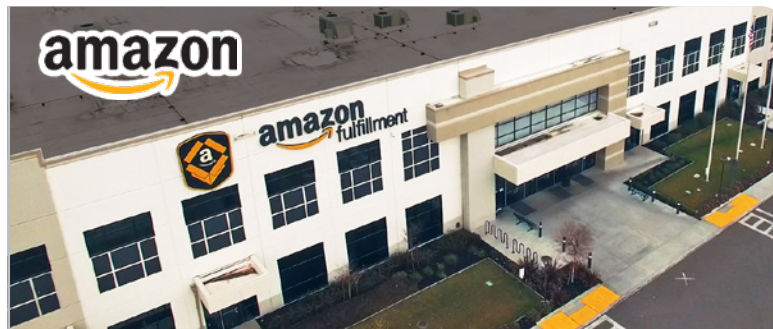
**“The City is proud to offer a fast, 3 week or less approval process of commercial and residential plans”** - Village of Los Lunas, Business Resources | Economic Development

### CHALLENGES

Los Lunas experiences a significant level of retail leakage of approx. **\$155 million** into the City of Albuquerque.

### OPPORTUNITIES

Investors can bridge the gap of needs and retail services of a rapidly-growing Los Lunas.



Amazon is building a 1 million SF fulfillment facility just west of Los Lunas. It will employ more than 600 people when completed.



### Facebook is Expanding

- The first phase of Facebook's server farm in Los Lunas was completed in 2019.
- The latest \$800 million expansion of the project was announced in October 2021 and will push Facebook's investment into Los Lunas to nearly \$2 billion.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.