

For Sale or
Ground Lease

Los Lunas Vacant Commercial Land

LOCATED IN SUN RANCH VILLAGE NEAR I-25

SWC Sun Ranch Village Rd. & Sun Ranch Village Lp. SW | Los Lunas, NM 87031



AVAILABLE
±1.275 - 2.55 Acres



SALE/LEASE RATE
See Advisors

ZONING

- C-1, Village of Los Lunas

HIGHLIGHTS

- Great visibility from I-25
- Only 15 minutes south of Albuquerque
- Excellent development for many retail users: restaurant, office, automotive, hotel and more
- Level site with all utilities
- Great opportunity to join unprecedented growth with Walmart Distribution Center, Facebook and Amazon
- Near Huning Ranch, a 2,200-acre residential community, and the Jubilee housing development



Opportunity Zone MORE INFO

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LOS LUNAS VACANT COMMERCIAL LAND NEAR I-25

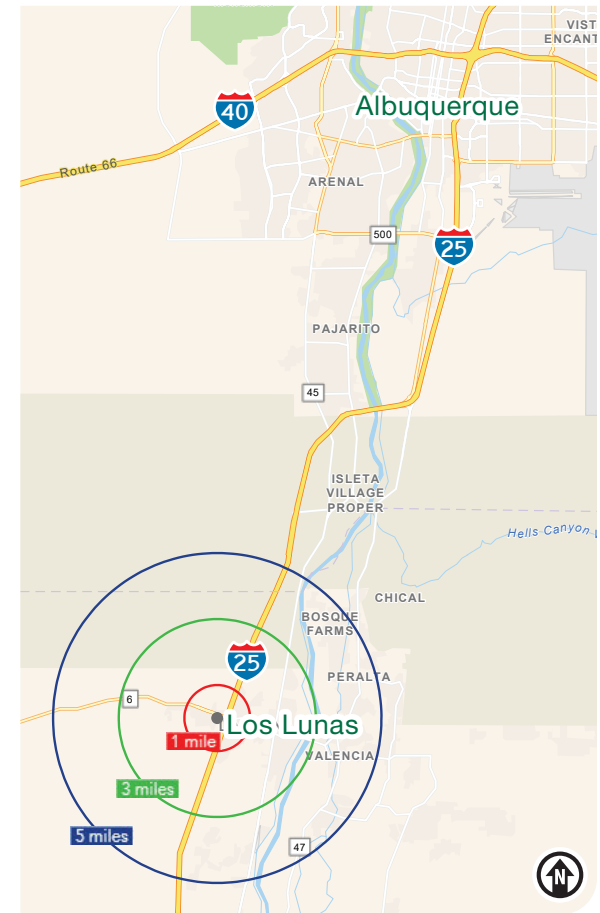
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Total Population | 7,085 | 20,096 | 34,416 |
| Average HH Income | \$87,631 | \$85,633 | \$91,559 |
| Daytime Employment | 1,991 | 5,841 | 9,308 |

2024 Forecasted by Esri



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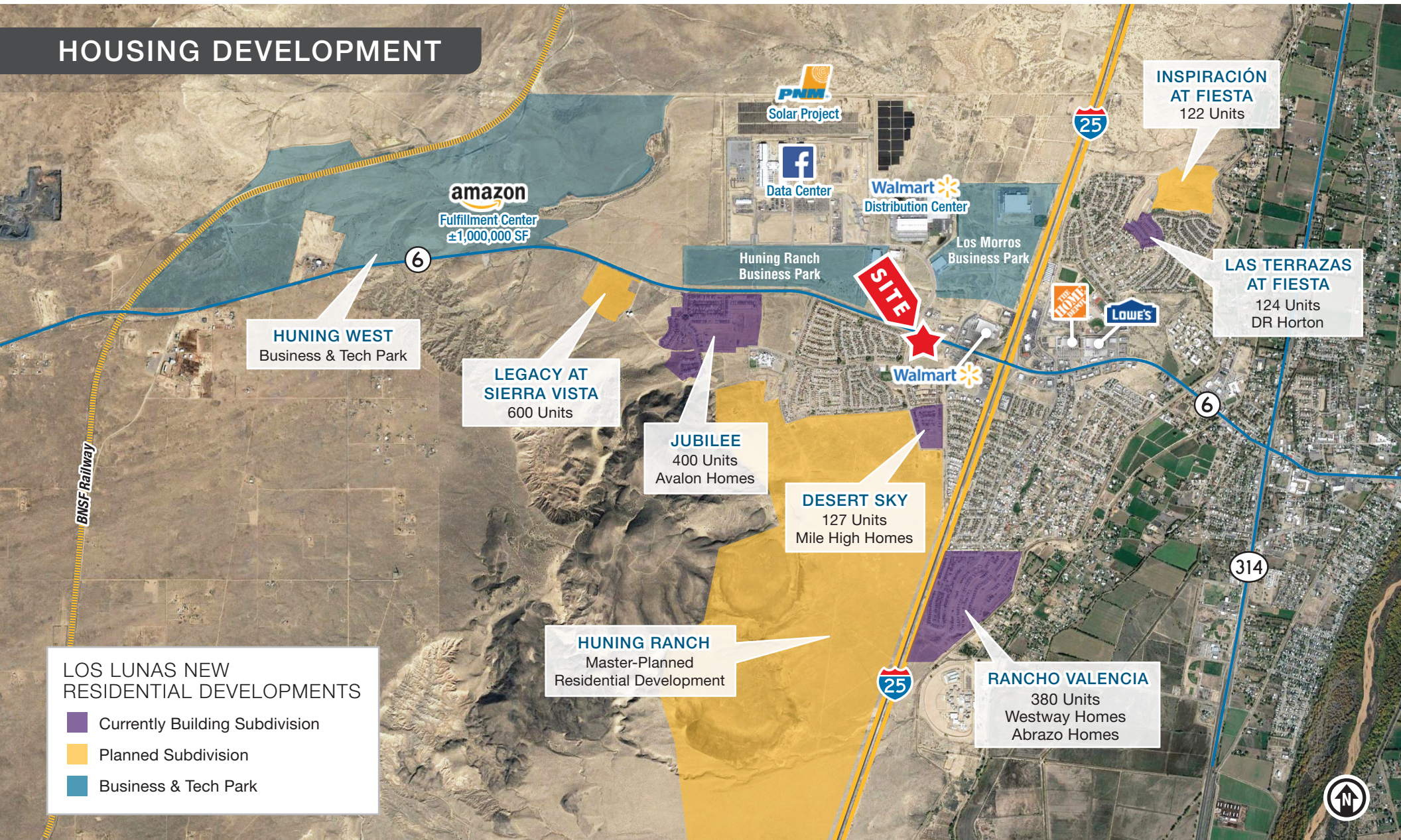
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HOUSING DEVELOPMENT



LOS LUNAS | NEW MEXICO

Over the past 40 years, Los Lunas has had a population increase of more than a thousand percent making it one of the fastest-growing communities in New Mexico. This is due in part to the ease of doing business. Not only do they offer competitive incentives, but proudly boast a fast, 2-4-week maximum approval process for commercial and residential plans as well as building permits. Just ask Facebook, Amazon, Niagara Bottling, Wall Colmonoy, Accurate Machine & Tool or any of our other economic-base companies and national retailers. Los Lunas is a small community but with more than 2,000 acres of available commercial land across three business parks with direct access to two major interstates, there are big possibilities on the horizon.



2nd Fastest
Growing City in New Mexico



LOS LUNAS BY THE NUMBERS (ESRI 2024 Demographics)



18,575
City Population



6,931
Households



\$85,772
Avg. Household Income



\$54,589
Md. Disposable Income



593
Total Businesses



6,821
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 has built a 1 million SF fulfillment facility just west of Los Lunas. It employs more than 600 people.



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.