

For Lease

Main St. Pad Site Available

PRIME ±1.16-ACRE GROUND LEASE IN GROWING LOS LUNAS

2270 Sun Ranch Village Loop | Los Lunas, NM 87031

SEQ Sun Ranch Village Loop & NM Hwy. 6



AVAILABLE
Land: ±1.16 Acres



LEASE RATE
See Advisor

ZONING C-1, Los Lunas

HIGHLIGHTS

- Full-circulation access
- Prime visibility along growing retail trade area
- Established and growing housing population
- Prominent monument signage along Main St. (NM Hwy. 6)

CO-TENANCY WITH:



For Lease

LOS LUNAS MAIN ST. PAD SITE AVAILABLE

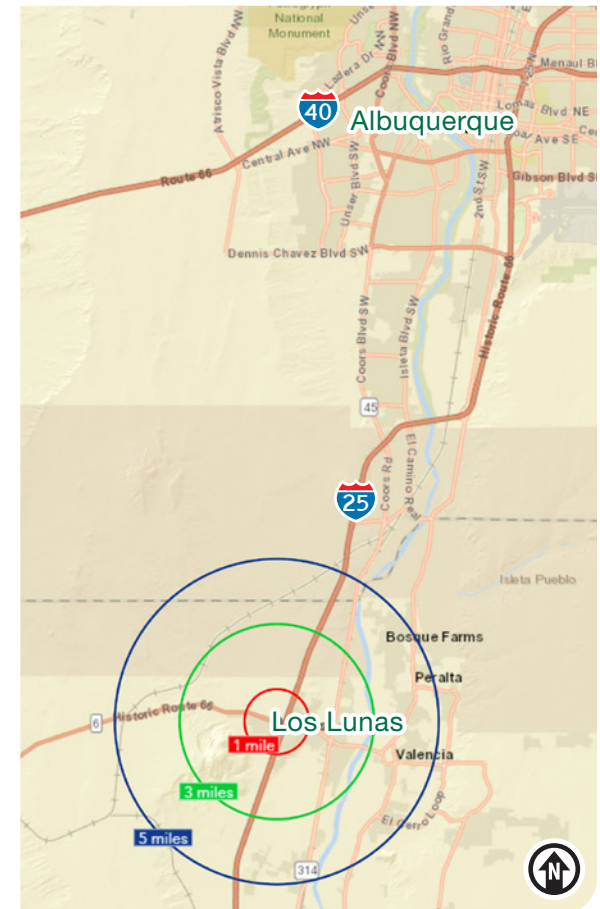
2270 Sun Ranch Village Loop | Los Lunas, NM 87031



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,025	18,985	33,202
Average HH Income	\$102,090	\$100,009	\$96,179
Daytime Employment	1,930	5,632	9,132

2022 Forecasted by Esri



For Lease

LOS LUNAS MAIN ST. PAD SITE AVAILABLE

2270 Sun Ranch Village Loop | Los Lunas, NM 87031



Los Lunas

TRADE AREA ANALYSIS

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 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

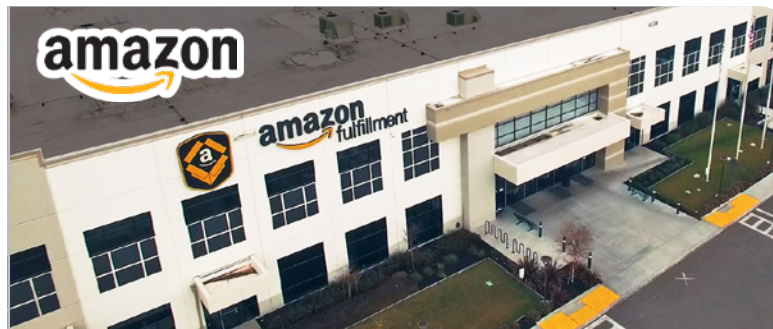
“The City is proud to offer a fast, 3 week or less approval process of commercial and residential plans” - Village of Los Lunas, Business Resources | Economic Development

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.