

For Lease

# Los Lunas Retail Space

Walmart  ANCHORED RETAIL CENTER



2270 Main St. NW | Los Lunas, NM 87031

*NEQ Main St. & Desert Willow Rd. NW*



**AVAILABLE**  
Suite G: ±1,014 SF



**LEASE RATE**  
See Advisors

NATIONAL  
CO-TENANTS:



**NA SunVista**

got space™

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### SITE

#### AVAILABLE

Suite G: ±1,014 SF

#### HIGHLIGHTS

- Prime location in Los Lunas' thriving retail corridor
- Great visibility from Main St.
- 26,900 cars per day
- Large pylon signage
- Easy access from I-25
- Excellent national co-tenants
- Great opportunity to join unprecedented growth with Walmart Distribution Center, Facebook and Amazon
- Near Huning Ranch, a 2,200-acre residential community

#### ZONING

- Misc.

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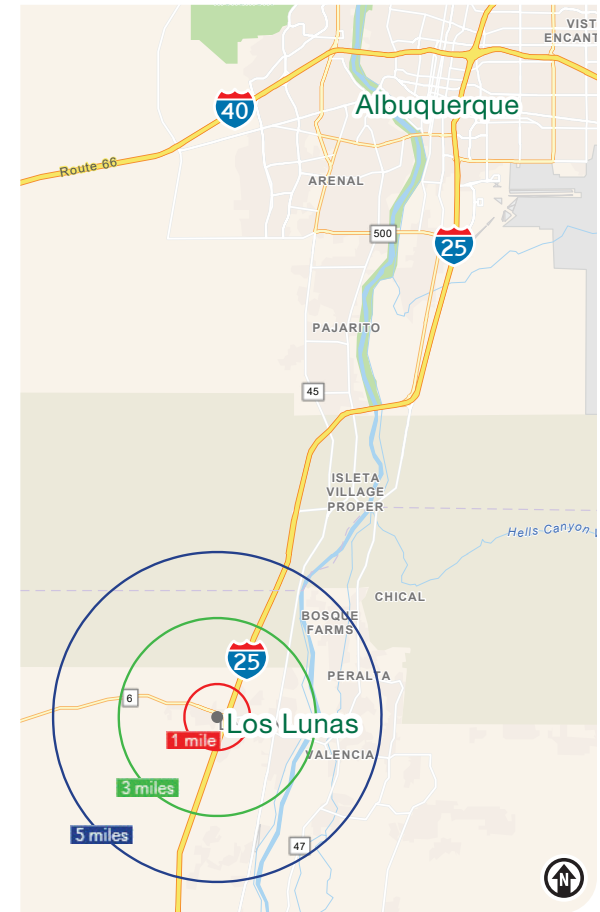
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,935	20,115	34,190
Average HH Income	\$89,618	\$85,646	\$91,320
Daytime Employment	1,999	5,895	9,398

2024 Forecasted by Esri



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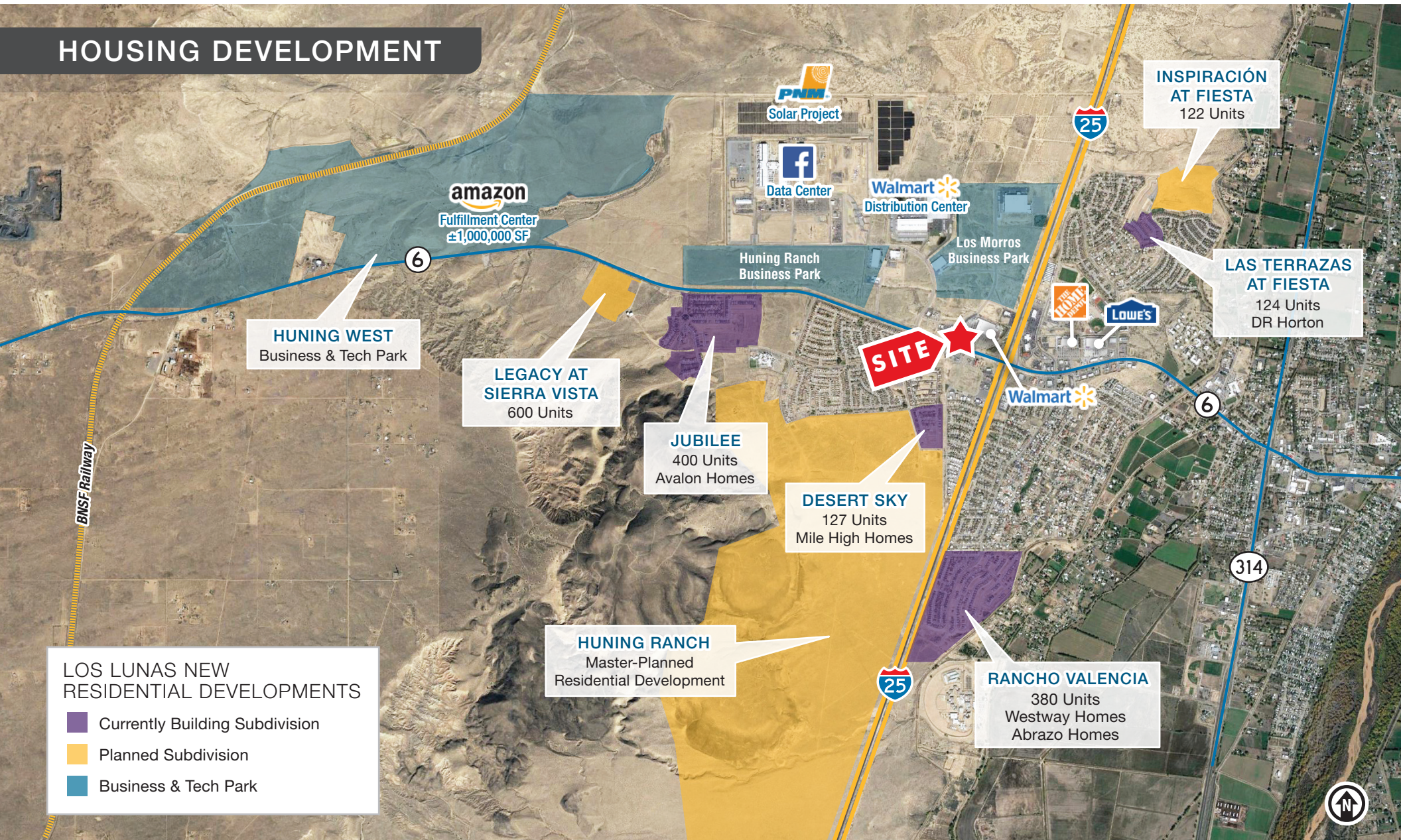
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### HOUSING DEVELOPMENT



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## 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.