

# Turn-Key Restaurant Space

HIGH-VOLUME MAIN STREET FRONTAGE

325 Main St. SW  
Los Lunas, NM 87031

SWQ Main St. & Hwy. 314

## For Sale or Lease



**Sale Price** \$487,693

**Lease Rate** \$14.00/SF + NNN

**Available**

- Building: ±4,780 SF
- Land: ±0.723 Acres

**Zoning** C1

**Property Highlights**

- Terrific frontage along Main St. (29,900 VPD)
- Turn-key restaurant with FFE that includes hood, freezer, cooler and grease trap
- Los Lunas Middle School (±700 students), Los Lunas Schools Admin. Offices, NM Dept. of Labor, Valencia County Clerk, and Los Lunas Transportation Dept.
- Ample parking
- Strategically located near Los Lunas's most successful restaurants & retailers including Blake's Lotaburger, Teofilo's, Dollar General, Luna Mansion

**NAI Maestas & Ward**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [gotSPACEUSA.com](http://gotSPACEUSA.com)    

For more information:

**Isaac Romero**

[isaac@gotSPACEUSA.com](mailto:isaac@gotSPACEUSA.com)

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## LOCATION



2019 Demographics	1 mile	3 mile	5 mile
Total Population	6,315	24,005	39,553
Average HH Income	\$62,511	\$67,467	\$67,699
Daytime Employment	2,566	7,695	9,210

2019 Forecasted by Esri



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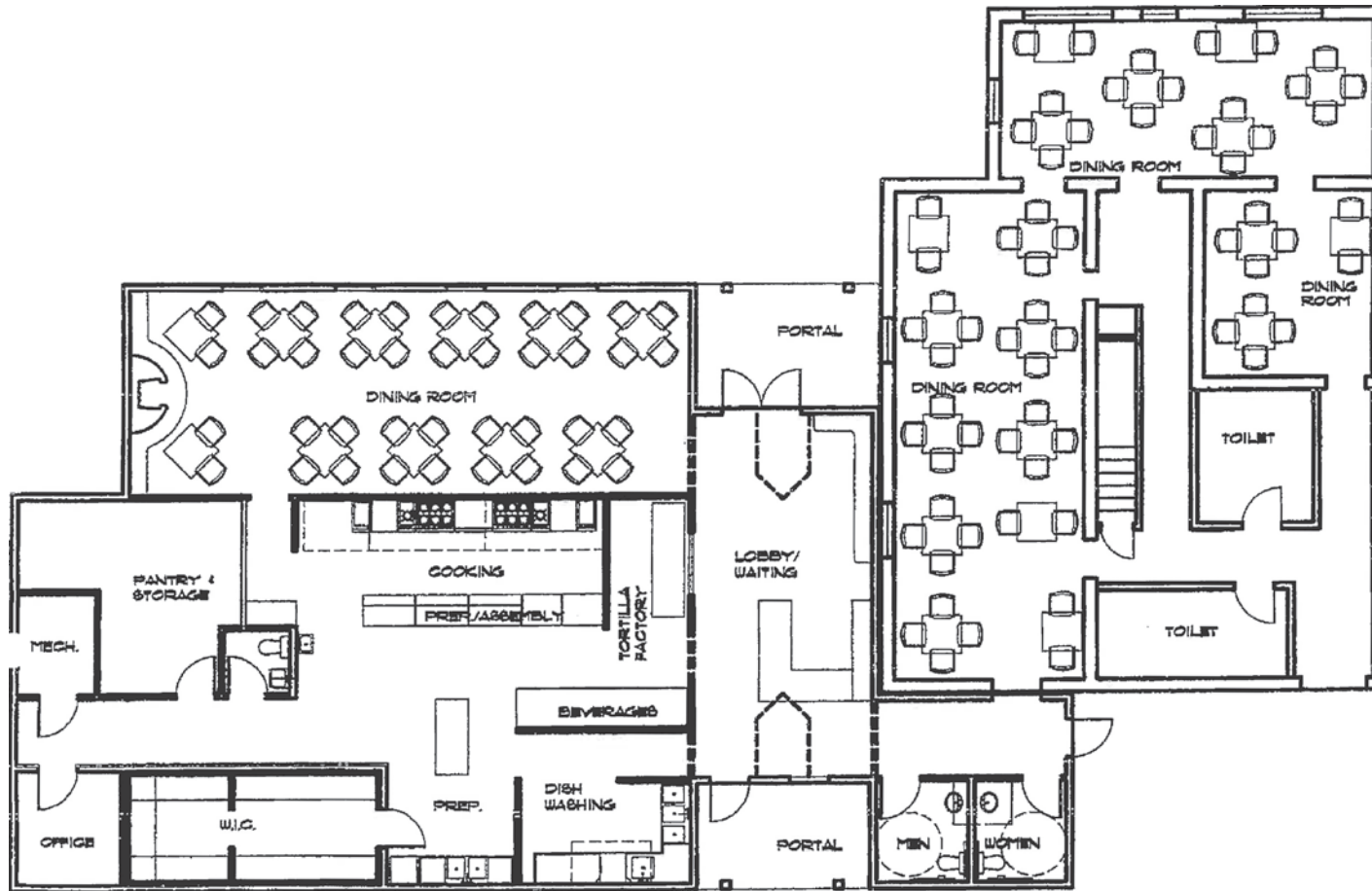
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## FLOOR PLAN

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**AVAILABLE**

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Land: ±0.723 Acres



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PHOTOS



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CONCEPTS



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# Trade Area Analysis

## Los Lunas | A Small Community with Big Possibilities

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.

### Village of Los Lunas by the Numbers (ESRI 2019 Demographics)



**"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

#### ECONOMIC DEVELOPMENT REPORT CARD


### Facebook is in town...

- Facebook's server farm was built in Los Lunas, NM with a \$250 Million investment
- A catalyst for more companies to follow
- New houses, stores, business and restaurants have come to the area
- Future phases of the project are expected to provided hundreds of construction jobs and more full-time jobs


#### LOS LUNAS HAS BUILT A THRIVING RETAIL SECTOR

 With an average daily traffic count on NM 6 (Main St.) of 25,000 vehicles, the Village is the perfect location for all types of businesses seeking high visibility

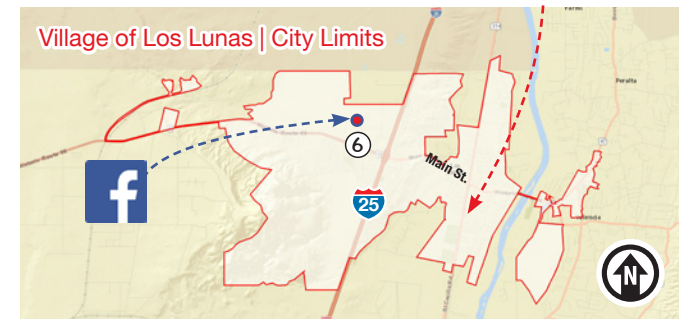
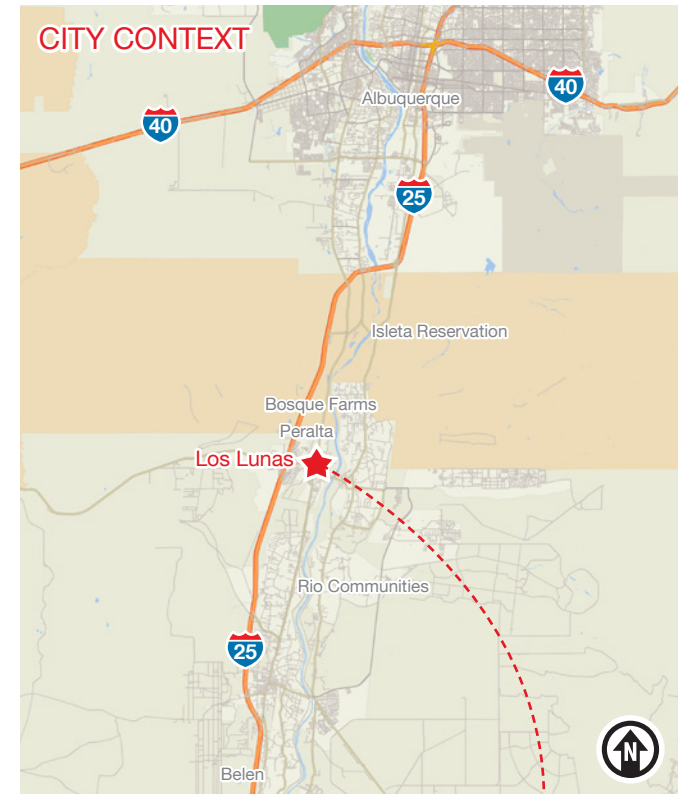
#### CHALLENGES

 Los Lunas experiences a significant level of retail leakage into the City of Albuquerque.  
**Approx. \$155 Million in leakage**

#### OPPORTUNITIES

 Investors can bridge the gap of needs and retail services in Los Lunas. The Village of Los Lunas is committed to supporting local business

## VILLAGE OF Los Lunas



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