

Signalized High-Volume Intersection

PRIME MAIN ST. LOCATION

704 Main St. NE
Los Lunas, NM 87031

NEQ Main St. NE & Los Lentes Rd. NE

For Sale or Lease



Sale Price \$550,000

Lease Rate \$6.00/SF + NNN

Available

- Building: ±9,003 SF
- Land: ±0.47 Acres

Zoning C-1

Property Highlights

- Join national retailers: McDonald's, Church's Chicken, Arby's, Bank of Albuquerque, Dollar Tree, and Subway
- Hard corner & signalized intersection (28,600 VPD on Main St.)
- Strategically located near Los Lunas Middle School (±700 students), Los Lunas Elementary (±500 students), Los Lunas Schools Administrative Office, Valencia County Clerk, and Los Lunas Transportation Department
- Right-in/right-out access

OTHER AREA RETAILERS & SERVICES:



NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 gotSPACEUSA.com

For more information:

Randall Parish

randall@gotSPACEUSA.com

505 338 4110

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PRIME MAIN ST. LOCATION

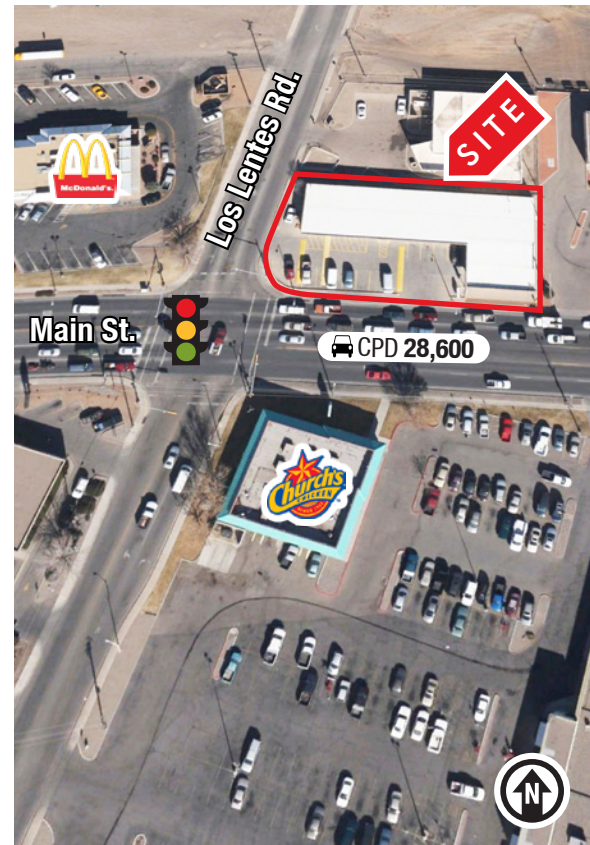
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LOCATION



2019 Demographics	1 mile	3 mile	5 mile
Total Population	5,761	26,065	40,992
Average HH Income	\$61,577	\$67,048	\$67,326
Daytime Employment	2,189	7,942	9,279

2019 Forecasted by Esri



NAI Maestas & Ward 505 878 0001

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704 Main St. NE
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ELEVATION



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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

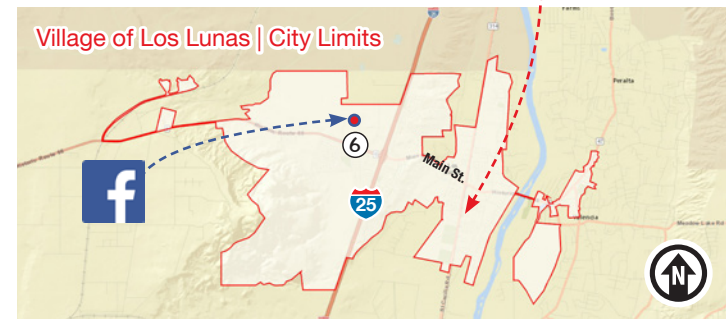
CHALLENGES

 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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