

**For Sale
or Ground
Lease**

Vacant Land for Development

ON THE RAPIDLY-EXPANDING WEST SIDE OF LOS LUNAS



amazon Fulfillment Center
±1,000,000 SF

f Data Center
±2.6 Million SF

PNM
Solar Project

Future Housing Development

Huning Ranch
Business &
Tech Park

Valencia County Hospital
Under Construction

FUTURE
SUNSET VIEW
MARKETPLACE

BMO

Walmart Distribution Center
±850,000 SF

Los Morros
Business Park

Main St. NW
6

CPD 23,290

25

CPD 33,980

NEC Main St. & Los Morros Rd. NW | Los Lunas, NM 87031

±1.0 - 4.06 Ac. Available

John Algermissen CCIM

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Genieve Posen

genieve@sunvista.com | 505 998 1568

NASunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

**For Sale or
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PROPERTY

AVAILABLE

±1.0 - 4.06 Acres

SALE PRICE

See Advisors

GROUND LEASE RATE

See Advisors

ZONING C-1

HIGHLIGHTS

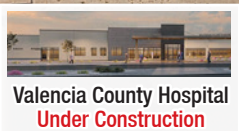
- Outstanding retail position in a growing corridor
- In the path of substantial residential growth
- On a hard corner at a signalized intersection
- At the entry to two of the fastest-growing residential developments in the trade area, Huning Ranch and Los Senderos.
- Easy access to I-25
- Great visibility with multiple access points
- Several pad site opportunities
- Near an emerging industrial and tech park
- Located at the road entry to the Facebook Data Center:
 - 2.63 million SF development
- Located on the road to the Amazon Fulfillment Center:
 - 1 million SF development



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TRADE AREA



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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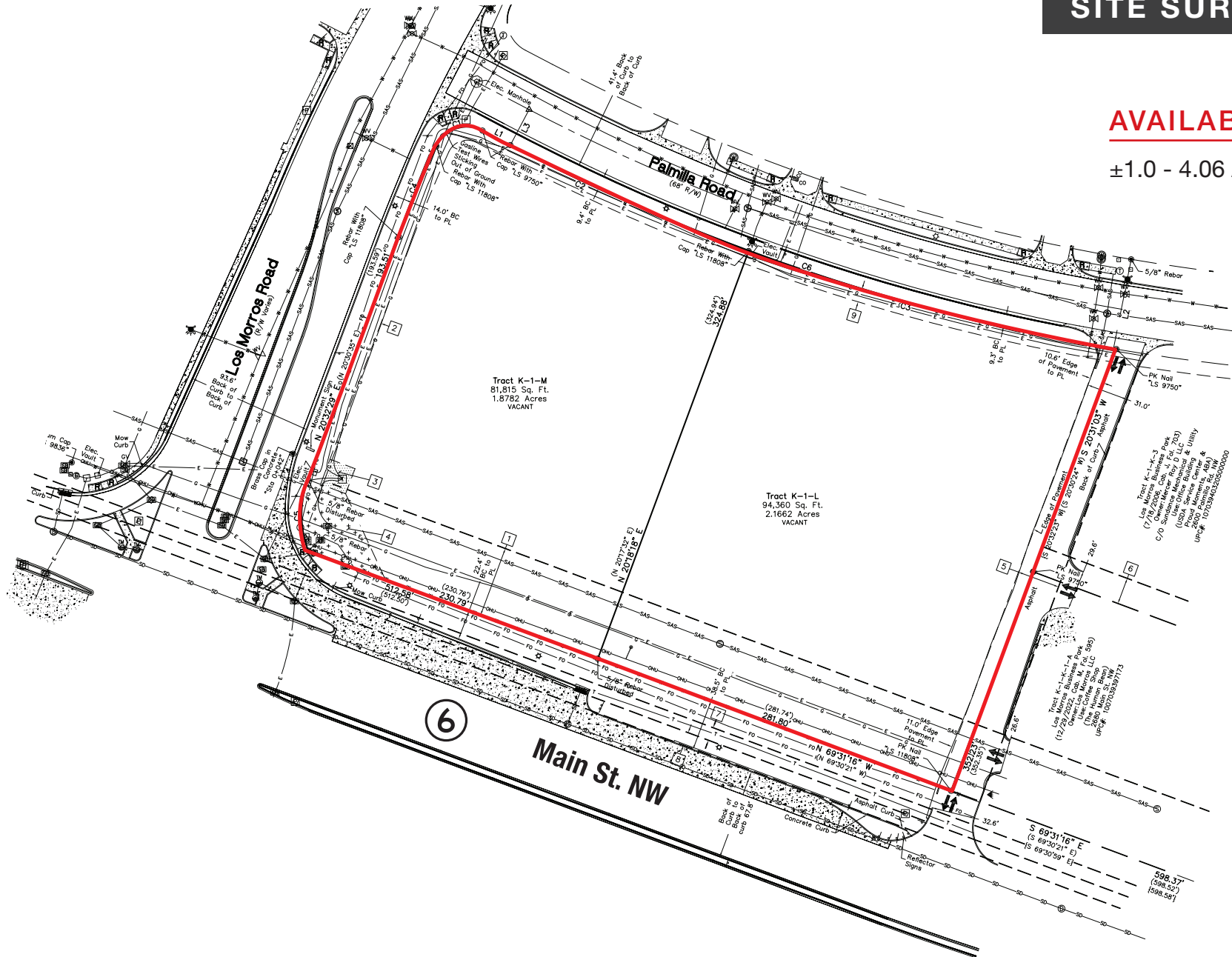
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SITE SURVEY

AVAILABLE

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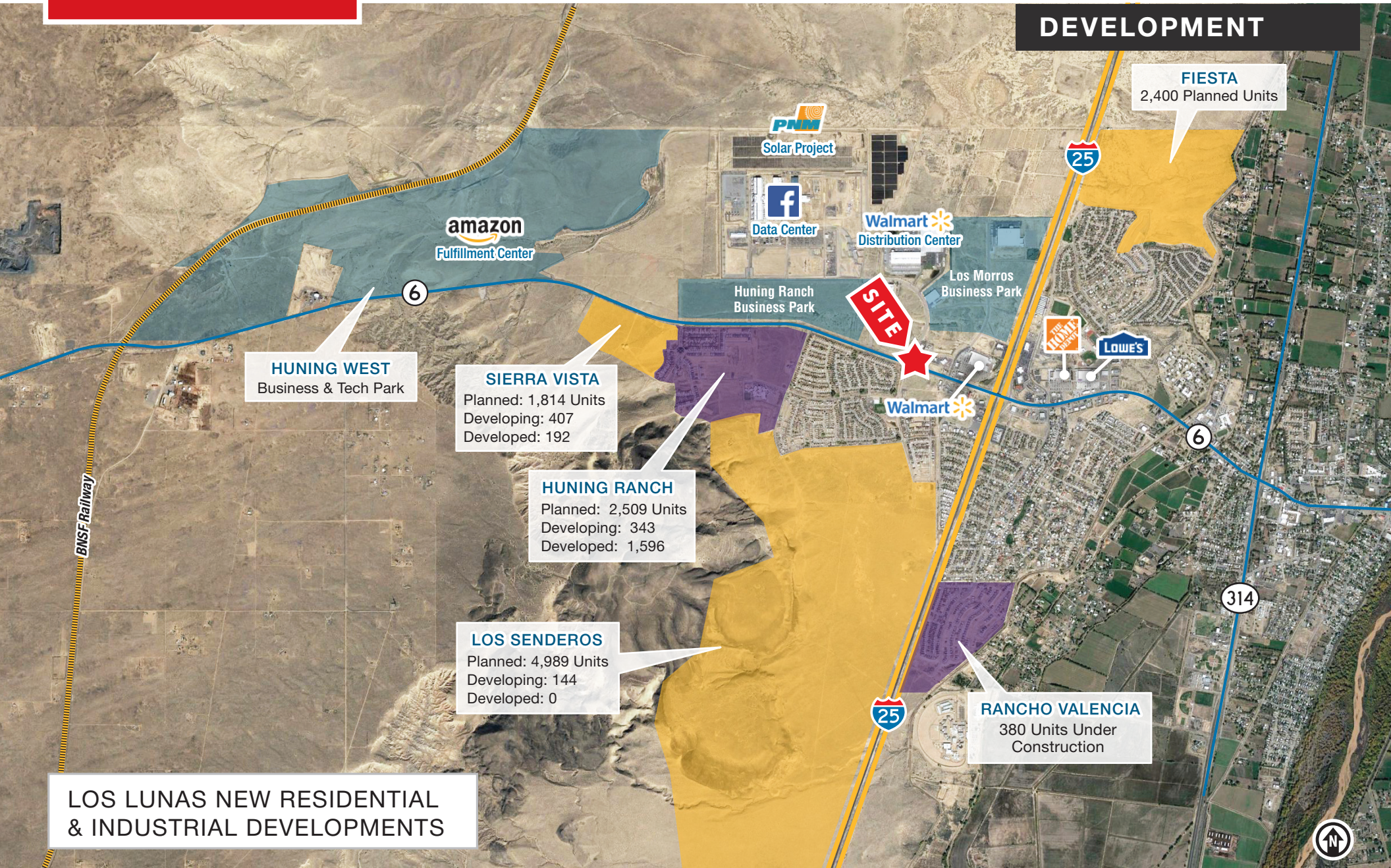
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DEVELOPMENT



1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2025		2025		2025	
Population	6,761		20,573		34,440	
Households	2,434		7,247		12,194	
Families	1,752		5,005		8,472	
Average Household Size	2.77		2.70		2.67	
Owner Occupied Housing Units	1,982		5,665		9,863	
Renter Occupied Housing Units	452		1,582		2,331	
Median Age	37.3		37.9		40.3	
Trends: 2025-2030 Annual Rate	State		State		State	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
Households by Income	2025		2025		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	316	13.0%	824	11.4%	1,394	11.4%
\$15,000 - \$24,999	83	3.4%	344	4.7%	549	4.5%
\$25,000 - \$34,999	92	3.8%	479	6.6%	918	7.5%
\$35,000 - \$49,999	261	10.7%	925	12.8%	1,522	12.5%
\$50,000 - \$74,999	417	17.1%	1,320	18.2%	2,145	17.6%
\$75,000 - \$99,999	485	19.9%	1,350	18.6%	2,060	16.9%
\$100,000 - \$149,999	381	15.7%	1,045	14.4%	1,822	14.9%
\$150,000 - \$199,999	264	10.8%	644	8.9%	1,089	8.9%
\$200,000+	135	5.5%	314	4.3%	694	5.7%
Median Household Income	\$76,745		\$67,601		\$68,083	
Average Household Income	\$90,156		\$83,387		\$87,281	
Per Capita Income	\$32,863		\$29,634		\$31,409	

DEMOGRAPHICS

Demo Snap Shot	1 Mile	3 Mile	5 Mile
 Total Population	6,761	20,573	34,440
 Average HH Income	\$90,156	\$83,387	\$87,281
 Daytime Employment	1,843	5,574	8,719

2025 Forecasted by Esri



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 2025 Demographics)



19,539
City Population



7,152
Households



\$82,987
Avg. Household Income



\$54,772
Md. Disposable Income



598
Total Businesses



6,524
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 increased the facility to 2.63 million SF and pushed 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.