# For Sale or Ground Lease

## **Vacant Commercial Land**

LOCATED IN SUN RANCH VILLAGE NEAR I-25



Na ISunVista Got Space

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For Sale or Ground Lease

SWC Sun Ranch Village Rd. & Sun Ranch Village Lp. SW | Los Lunas, NM 87031



### **PROPERTY**

#### **AVAILABLE**

±1.275 - 2.55 Acres

#### **SALE PRICE**

See Advisor

#### **GROUND LEASE RATE**

See Advisor

**ZONING C-1** 

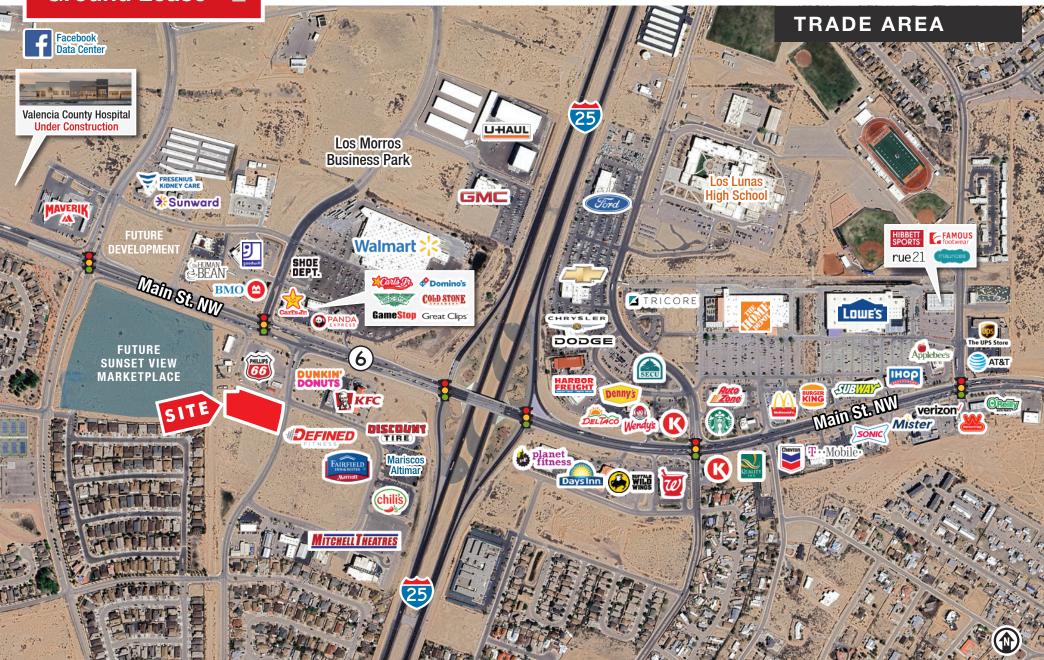
#### **HIGHLIGHTS**

- Great visibility from I-25
- Only 15 minutes south of Albuquerque
- Excellent development for many retail users: restaurant, office, automotive, hotel and more
- Level site with all utilities
- Great opportunity to join unprecedented growth with Walmart Distribution Center, Facebook and Amazon
- Near Huning Ranch, a 2,200-acre residential community, and the Jubilee housing development



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For Sale or SWC Sun Ranch Village Rd. & Sun Ranch Village Lp. SW | Los Lunas, NM 87031 **Ground Lease DEVELOPMENT FIESTA** 2,400 Planned Units PNI Solar Project 25 Walmart 2 amazon Data Center **Distribution Center Fulfillment Center** Los Morros Business Park **Huning Ranch Business Park** LOWES **HUNING WEST** SIERRA VISTA Business & Tech Park Planned: 1,814 Units Walmart Developing: 407 Developed: 192 **BNSF Railway HUNING RANCH** Planned: 2,509 Units Developing: 343 Developed: 1,596 LOS SENDEROS Planned: 4,989 Units Developing: 144 Developed: 0 RANCHO VALENCIA 380 Units Under Construction LOS LUNAS NEW RESIDENTIAL & INDUSTRIAL DEVELOPMENTS



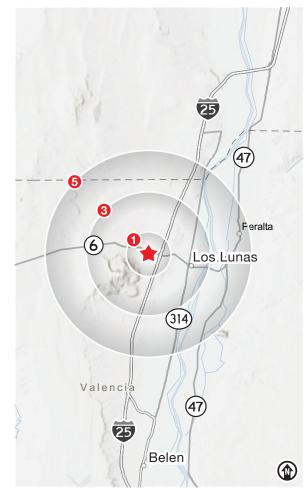
## 1, 3 & 5 MILE

		1 Mile		3 Mile		5 Mile
Summary		2025		2025		2025
Population		7,249		21,077		35,531
Households		2,634		7,420		12,610
Families		1,875		5,121		8,768
Average Household Size		2.74		2.70		2.67
Owner Occupied Housing Units		2,107		5,789		10,219
Renter Occupied Housing Units		527		1,631		2,391
Median Age		37.5		37.9		40.5
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%
		2025		2025		2025
		2023		2025		2023
Households by Income	Number	Percent	Number	Percent	Number	Percent
Households by Income <\$15,000	Number 380		Number 853		Number 1,438	
-		Percent		Percent		Percent
<\$15,000	380	Percent 14.4%	853	Percent 11.5%	1,438	Percent 11.4%
<\$15,000 \$15,000 - \$24,999	380 101	Percent 14.4% 3.8%	853 353	Percent 11.5% 4.8%	1,438 575	Percent 11.4% 4.6%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999	380 101 96	Percent 14.4% 3.8% 3.6%	853 353 516	Percent 11.5% 4.8% 7.0%	1,438 575 938	Percent 11.4% 4.6% 7.4%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999	380 101 96 270	Percent 14.4% 3.8% 3.6% 10.3%	853 353 516 953	Percent 11.5% 4.8% 7.0% 12.8%	1,438 575 938 1,563	Percent 11.4% 4.6% 7.4% 12.4%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999	380 101 96 270 468	Percent 14.4% 3.8% 3.6% 10.3% 17.8%	853 353 516 953 1,345	Percent 11.5% 4.8% 7.0% 12.8% 18.1%	1,438 575 938 1,563 2,207	Percent 11.4% 4.6% 7.4% 12.4% 17.5%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999	380 101 96 270 468 522	Percent 14.4% 3.8% 3.6% 10.3% 17.8% 19.8%	853 353 516 953 1,345 1,373	Percent 11.5% 4.8% 7.0% 12.8% 18.1% 18.5%	1,438 575 938 1,563 2,207 2,106	Percent 11.4% 4.6% 7.4% 12.4% 17.5% 16.7%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999	380 101 96 270 468 522 394	Percent 14.4% 3.8% 3.6% 10.3% 17.8% 19.8% 15.0%	853 353 516 953 1,345 1,373 1,063	Percent 11.5% 4.8% 7.0% 12.8% 18.1% 18.5% 14.3%	1,438 575 938 1,563 2,207 2,106 1,903	Percent 11.4% 4.6% 7.4% 12.4% 17.5% 16.7% 15.1%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999	380 101 96 270 468 522 394 272	Percent 14.4% 3.8% 3.6% 10.3% 17.8% 19.8% 15.0% 10.3%	853 353 516 953 1,345 1,373 1,063 647	Percent 11.5% 4.8% 7.0% 12.8% 18.1% 18.5% 14.3% 8.7%	1,438 575 938 1,563 2,207 2,106 1,903 1,147	Percent 11.4% 4.6% 7.4% 12.4% 17.5% 16.7% 15.1% 9.1%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999	380 101 96 270 468 522 394 272	Percent 14.4% 3.8% 3.6% 10.3% 17.8% 19.8% 15.0% 10.3%	853 353 516 953 1,345 1,373 1,063 647	Percent 11.5% 4.8% 7.0% 12.8% 18.1% 18.5% 14.3% 8.7%	1,438 575 938 1,563 2,207 2,106 1,903 1,147 732 \$68,480	Percent 11.4% 4.6% 7.4% 12.4% 17.5% 16.7% 15.1% 9.1%
<\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+	380 101 96 270 468 522 394 272 130	Percent 14.4% 3.8% 3.6% 10.3% 17.8% 19.8% 15.0% 10.3%	853 353 516 953 1,345 1,373 1,063 647 316	Percent 11.5% 4.8% 7.0% 12.8% 18.1% 18.5% 14.3% 8.7%	1,438 575 938 1,563 2,207 2,106 1,903 1,147 732	Percent 11.4% 4.6% 7.4% 12.4% 17.5% 16.7% 15.1% 9.1%

## **DEMOGRAPHICS**

Demo Snap Shot	1 Mile	3 Mile	5 Mile
Total Population	7,249	21,077	35,531
Average HH Income	\$86,836	\$82,708	\$87,949
Daytime Employment	1,857	5,574	8,758

2025 Forecasted by Esri







## 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.



Farmington

Socorro

Gallup

## **Fastest** Growing City in

New Mexico

#### LOS LUNAS BY THE NUMBERS (ESRI 2025 Demographics)



City Population





Avg. Household Income







"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

## Las Cruces **Facebook is Expanding**

Santa Fe

Los Lunas

Roswell

Carlsbad

Clovis

Albuquerque

Alamogordo

#### **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.



- The latest \$800 million expansion increased the facility to 2.63 million SF an 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.



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