For Lease

Los Lunas Retail/Office Space

CENTRALLY-LOCATED IN THE "Y" TRADE AREA



2235 Main St. NE | Los Lunas, NM 87031

±938 - 2,784 SF Available

Shamy Slefo
shamy@sunvista.com | 505 998 1579

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

2235 Main St. NE | Los Lunas, NM 87031



PROPERTY

AVAILABLE

Suite B: ±938 SF
Suite C: ±2,784 SF

LEASE RATE

$15.00/SF + $7.00/SF NNN

HIGHLIGHTS

- Visibility to 16,300 cars per day
- Shadow anchored by Albertsons, Ross, and Dollar Tree
- Full access from Main St.
- Highly-visible monument signage along Main St.
- Existing office buildout

ZONING

C-1, Village of Los Lunas

LOCATION

SWQ Main St. & Hwy. 47 NE

NAI SunVista
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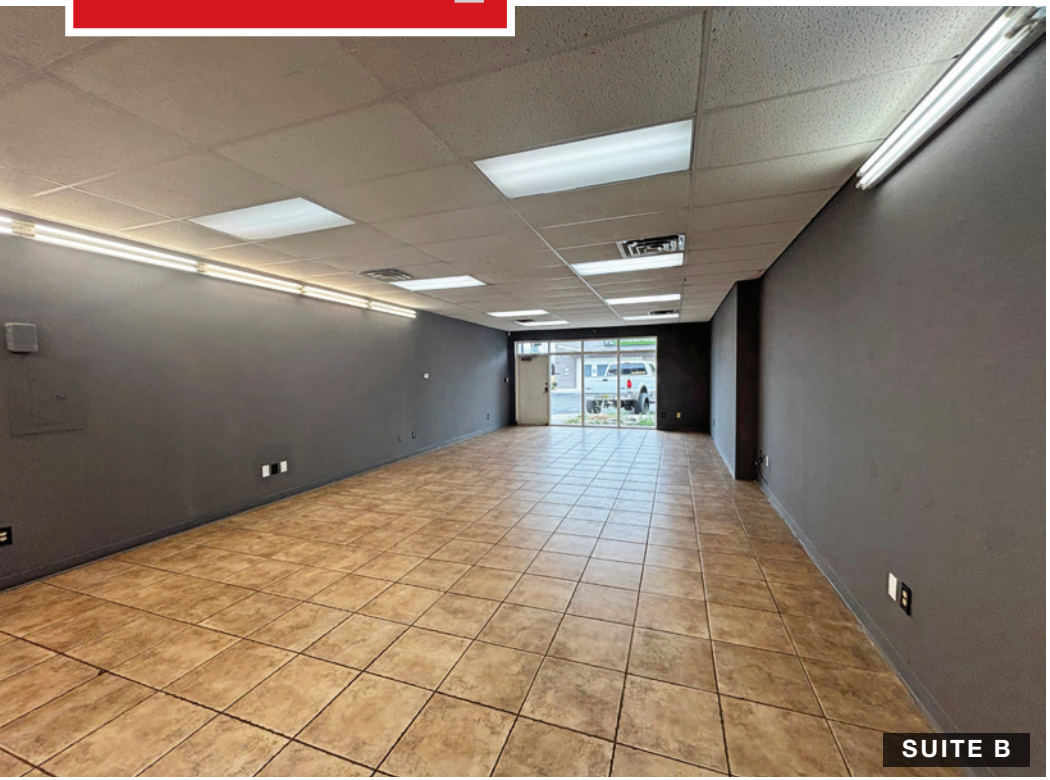
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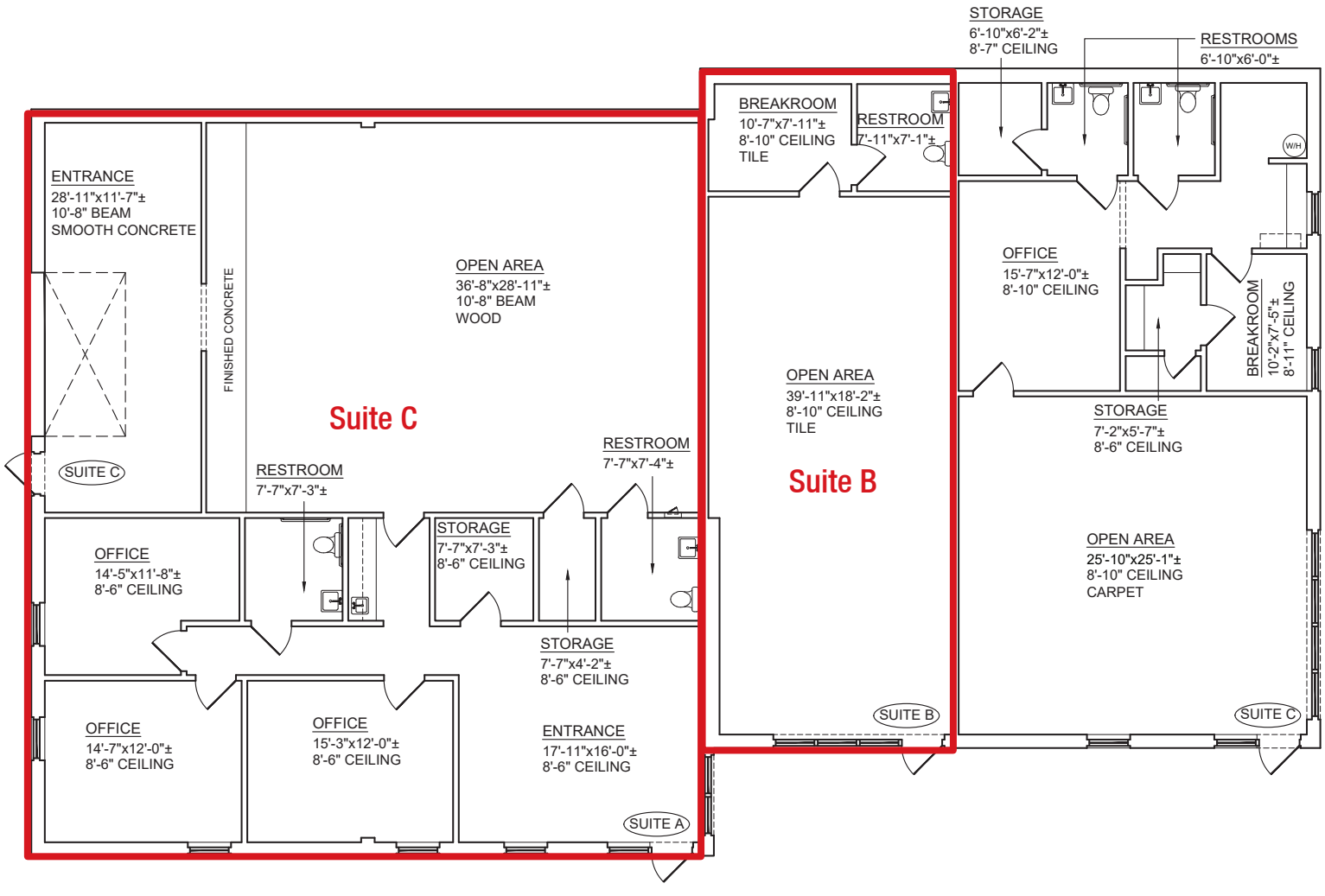
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FLOOR PLAN



AVAILABLE

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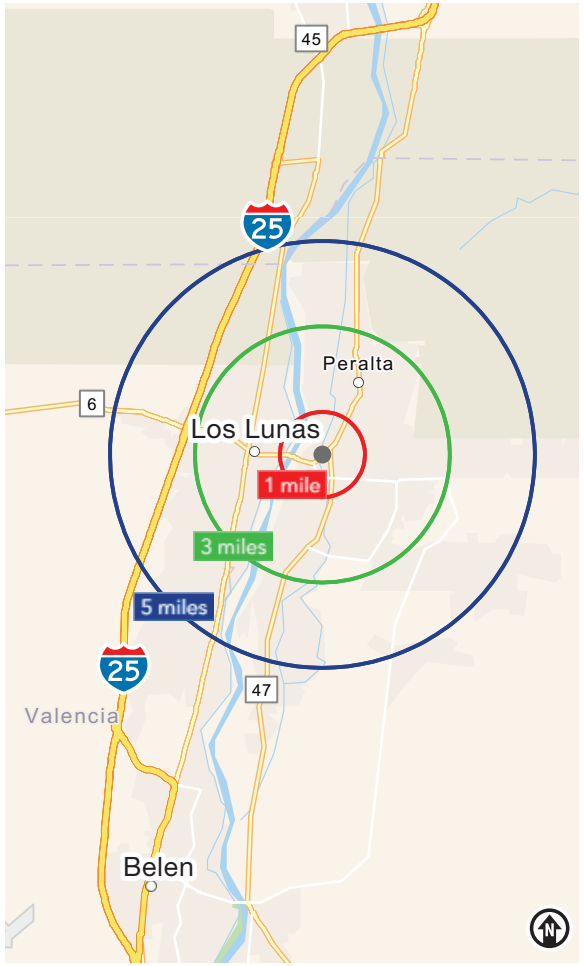
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,096	24,022	45,935
Average HH Income	$91,399	$92,584	$94,778
Daytime Employment	1,166	5,678	9,243

2026 Forecasted by Esri



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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 2026 Demographics)*

19,961	7,408	$92,578	$61,958	592	6,195
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

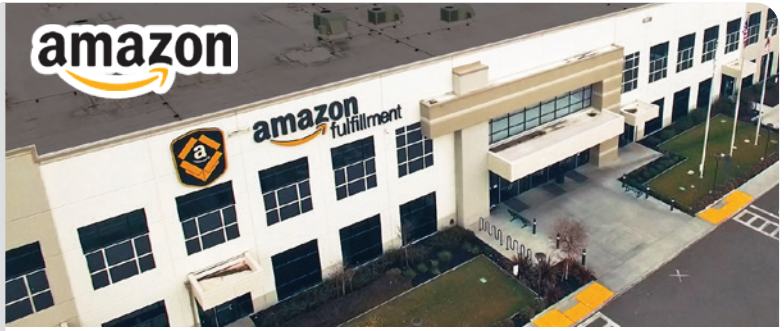
> "The City is proud to offer a fast, 3 week or less approval process of commercial and residential plans" *- Village of Los Lunas, Business Resources | Economic Development*

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 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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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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