

For
Lease

Los Lunas Retail/Office Space

CENTRALLY-LOCATED IN THE "Y" TRADE AREA



±938 - 2,338 SF
Available

2235 Main St. NE | Los Lunas, NM 87031

Ethan Melvin

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NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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2235 Main St. NE | Los Lunas, NM 87031

PROPERTY

AVAILABLE

Suite B: ±938 SF

Suite F: ±1,400 SF

Total: ±2,338 SF

LEASE RATE

\$15.00/SF + \$7.00/SF NNN

HIGHLIGHTS

- Visibility to 27,700 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



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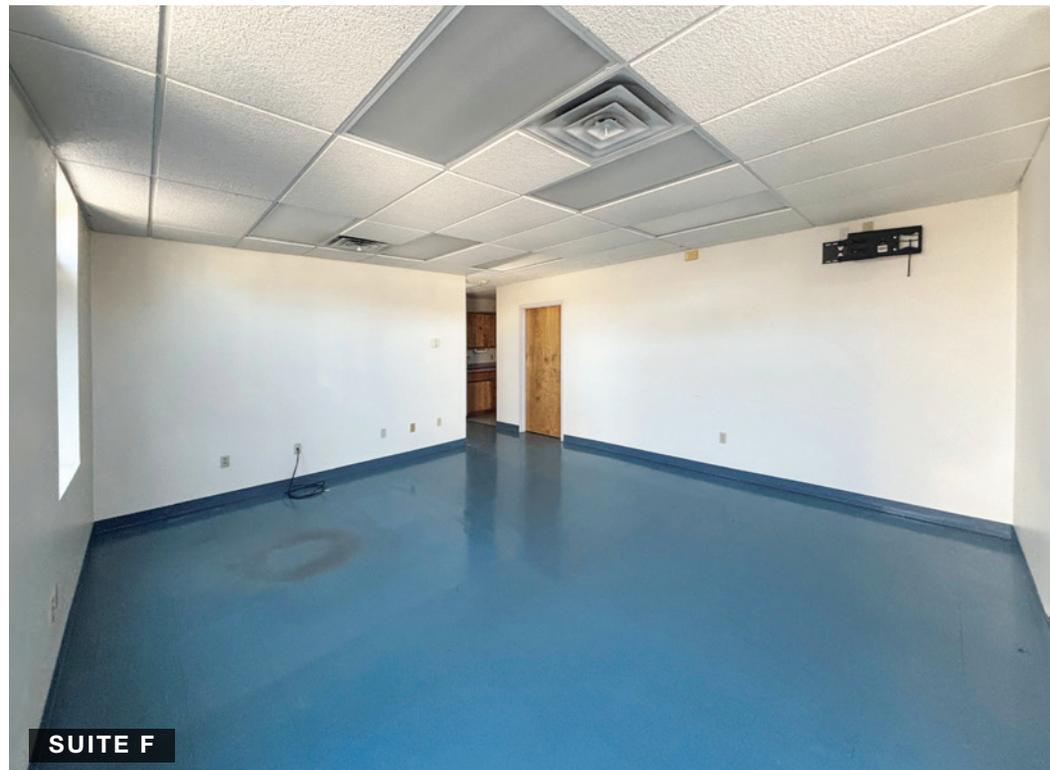
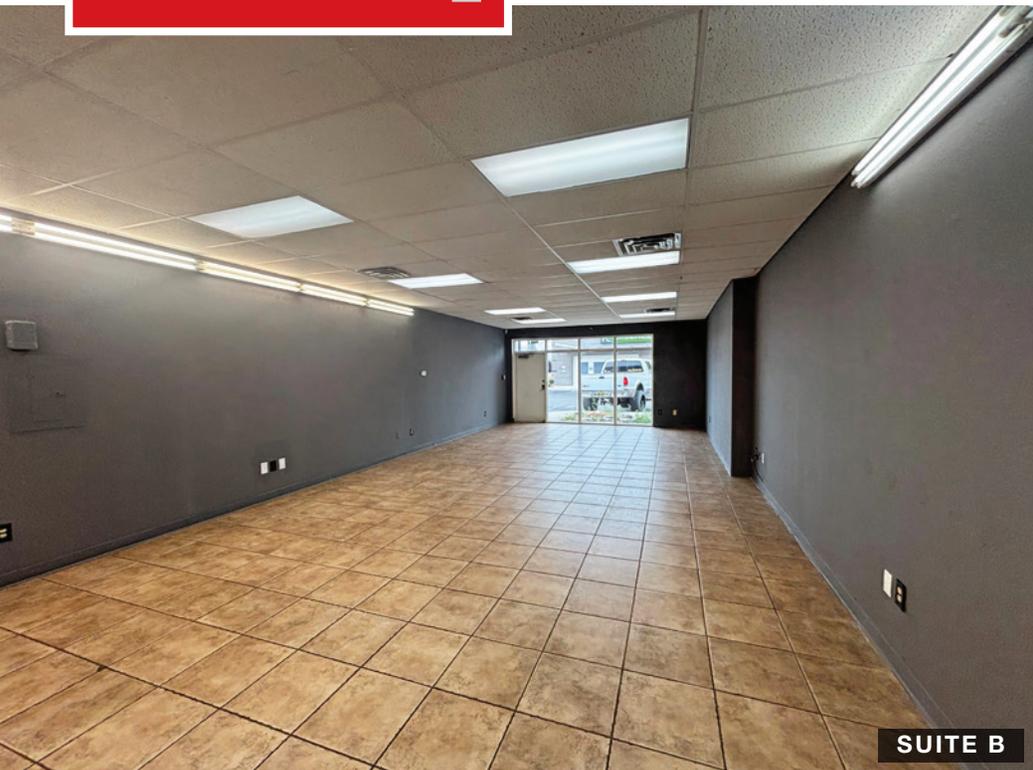
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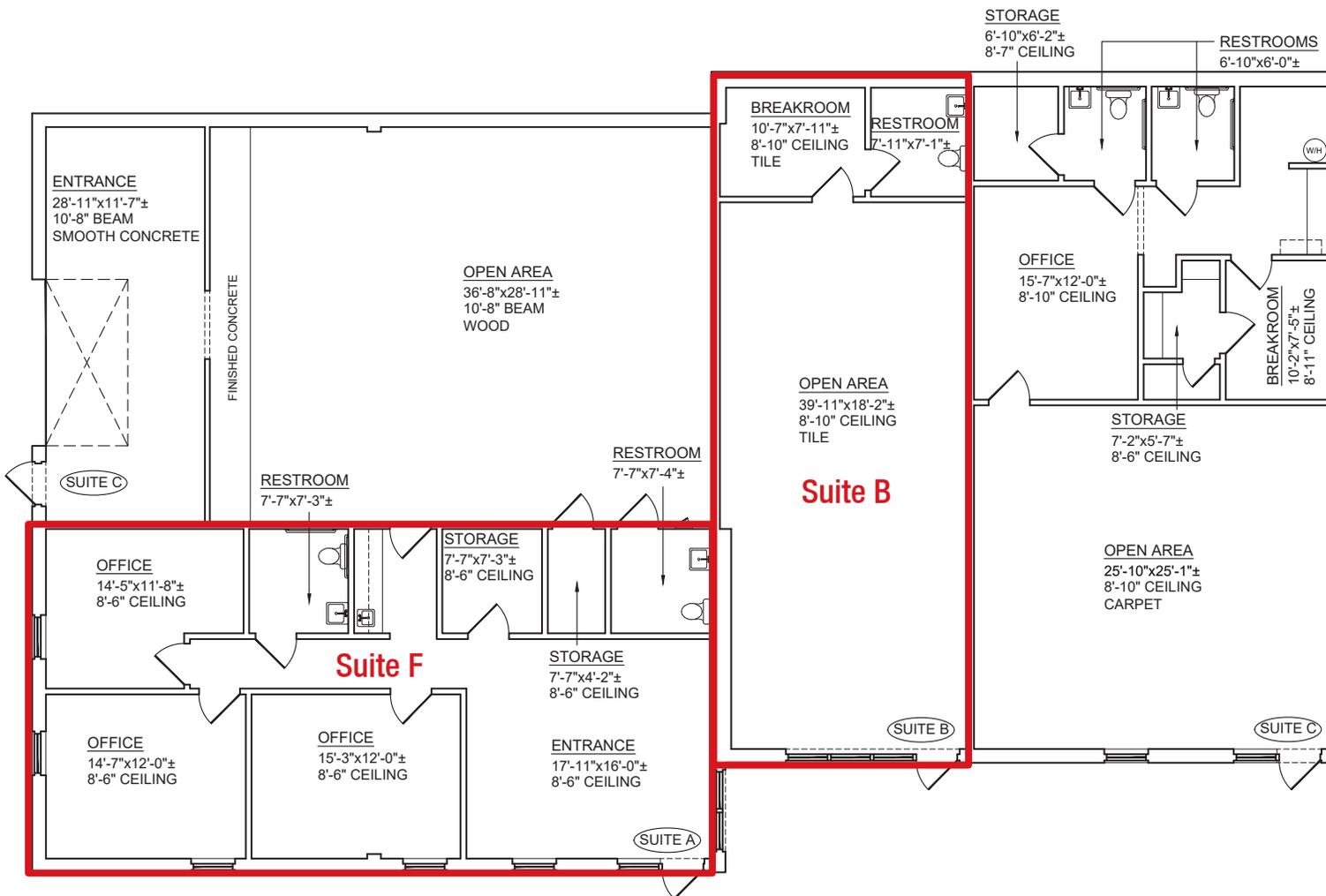
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FLOOR PLAN



AVAILABLE

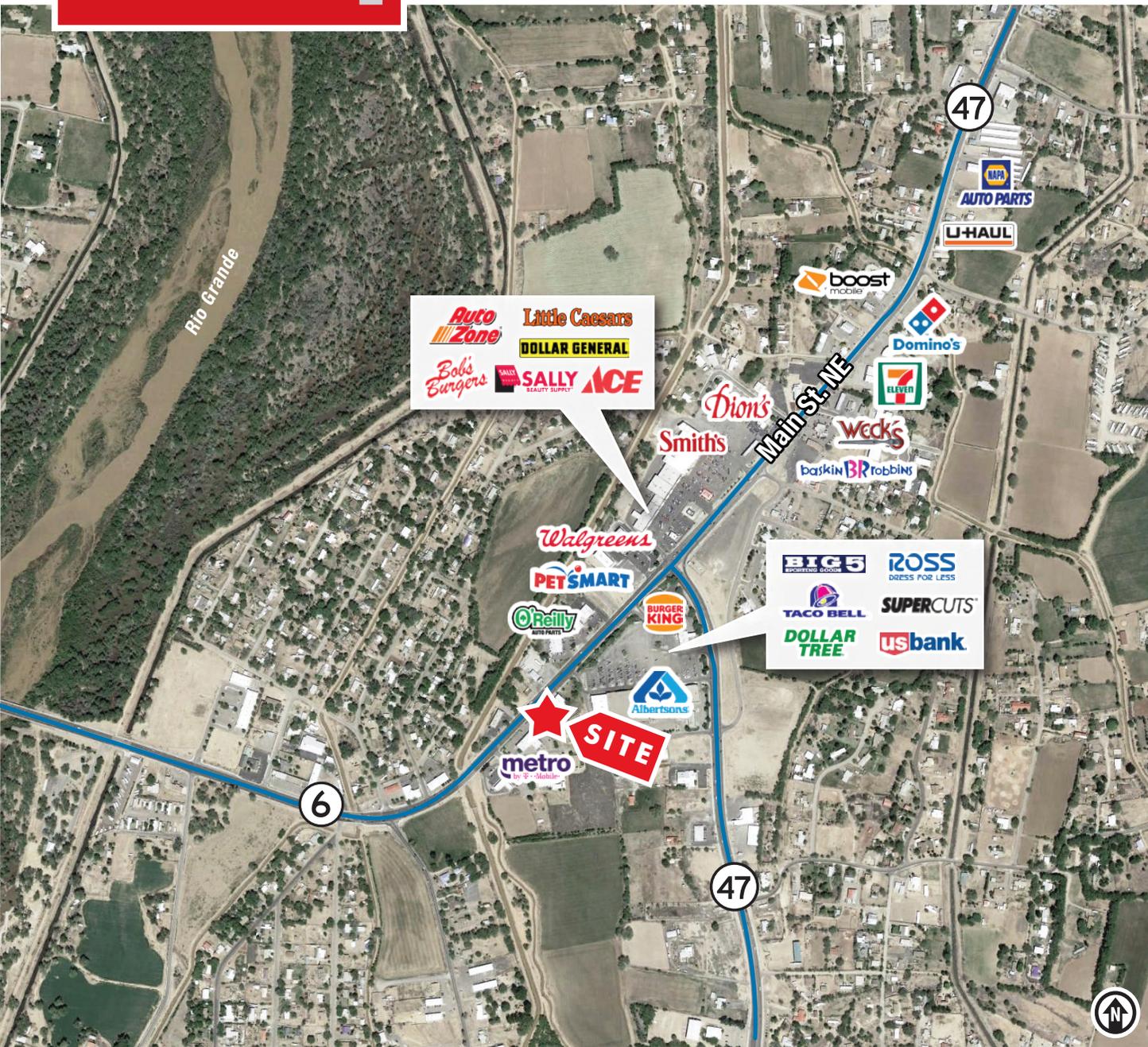
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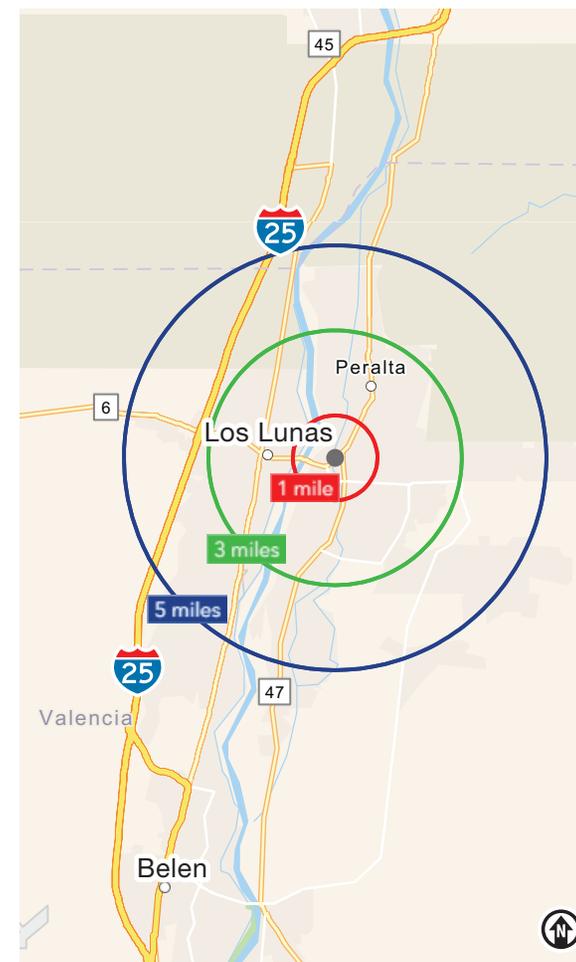
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,131	23,501	46,107
Average HH Income	\$78,700	\$82,461	\$84,236
Daytime Employment	1,183	5,777	9,606

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.