

For Sale



Fully-Improved Land at a Hard Corner

LOS LUNAS CONVENIENCE STORE OPPORTUNITY



Conceptual rendering, subject to change.

SWC Meadow Lake Rd. & Cypress Blvd. | Los Lunas, NM 87031

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1.91 Acres
Available**

Todd Strickland

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Rob Bridges CCIM

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For Sale

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PROPERTY

AVAILABLE

±1.191 Acres

SALE PRICE

\$1,245,000 (\$24.00/SF)

HIGHLIGHTS

- Fully-improved land in growing Los Lunas
- All utilities brought to the curb at Meadow Lake Rd. & Cypress Blvd.
- Convenient location:
 - 3 miles from Albertson's
 - .25 miles from Parish Elementary School
 - 516 homes within 1 mile
 - 1,676 homes within 2 miles
 - 4,977 homes within 3 miles

ZONING S-R

LOCATION

SWQ Meadow Lake Rd. & Cypress Blvd.



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

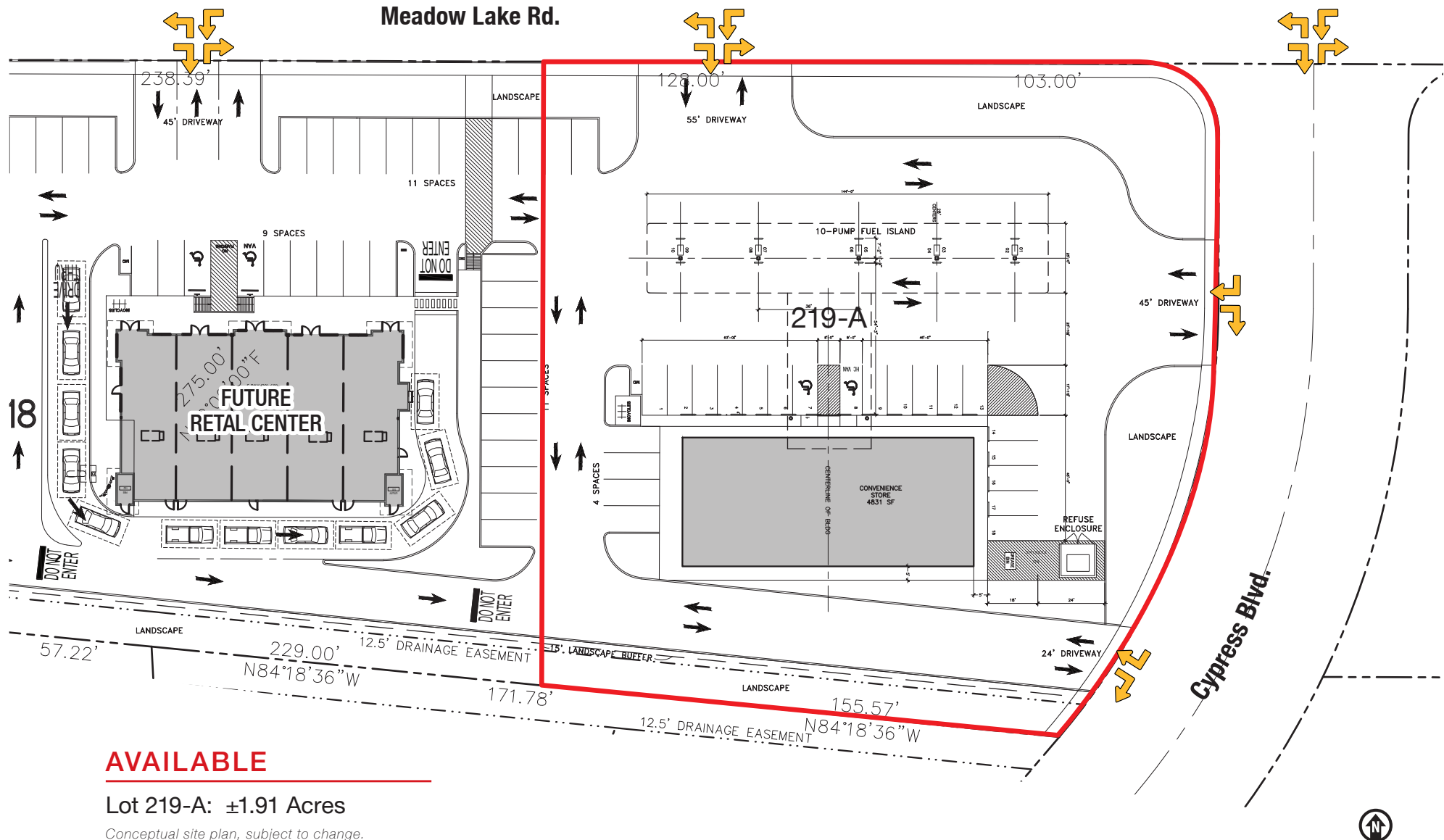
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SITE PLAN



AVAILABLE

Lot 219-A: ±1.91 Acres

Conceptual site plan, subject to change.

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WITHIN A
5-MILE
RADIUS

2025 Demographics Forecasted by ESRI



32,463

Population



\$76,072

Avg. Household
Income



6,095

Total Employees

Conceptual renderings, subject to change.



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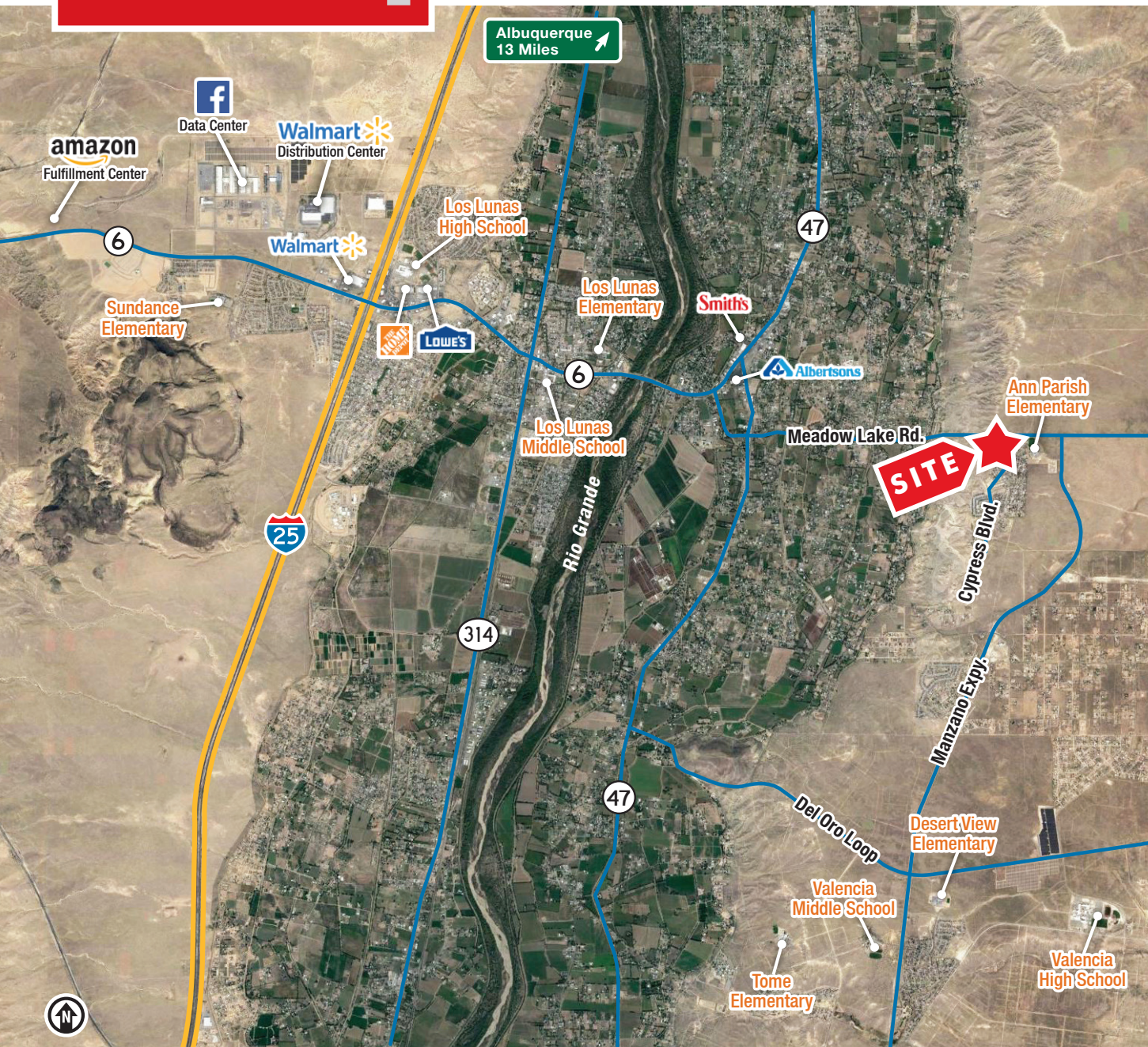
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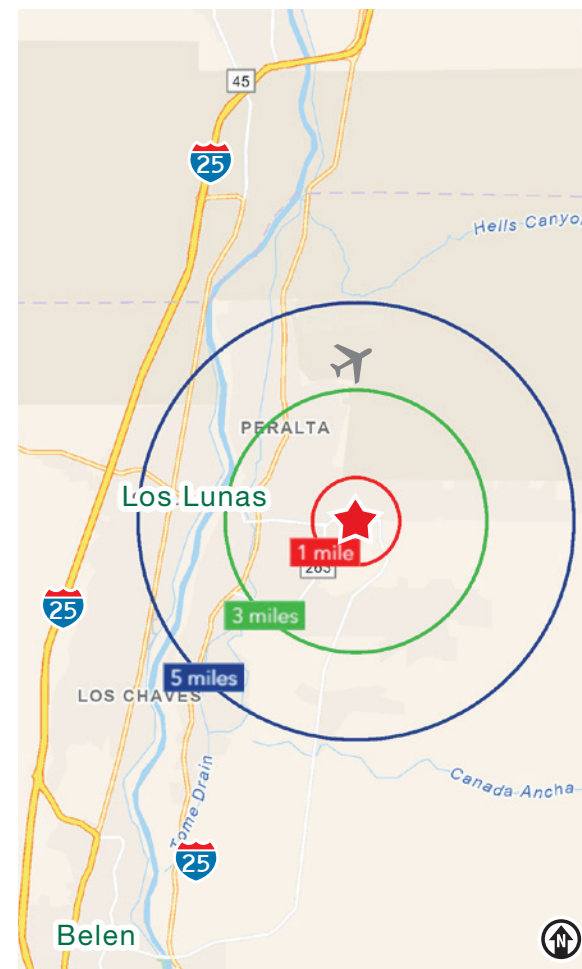
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	1,697	14,178	32,463
Average HH Income	\$70,659	\$75,826	\$76,072
Daytime Employment	72	1,711	6,095

2025 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 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

MARKET MOMENTUM

- 287% growth in warehousing and storage jobs within the Albuquerque Metro (Including Los Lunas)
- 10% projected job growth across the region credited in large part to Amazon, Facebook, Netflix, and Intel
- Immediate access to I-25 and close access to I-40 Tradeport Corridor



Amazon's 1 Million SF fulfillment center is fully operational and serves as a major regional logistics hub. It employs more than 600 people.



Facebook is Expanding

- The first two phases of Facebook's 2.63 million SF server farm in Los Lunas were completed in 2024.
- Los Lunas has approved expansion incentives and 475 acres of adjacent land has been acquired for future growth.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.