

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

±1.91 Acres Available

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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 C-1

LOCATION

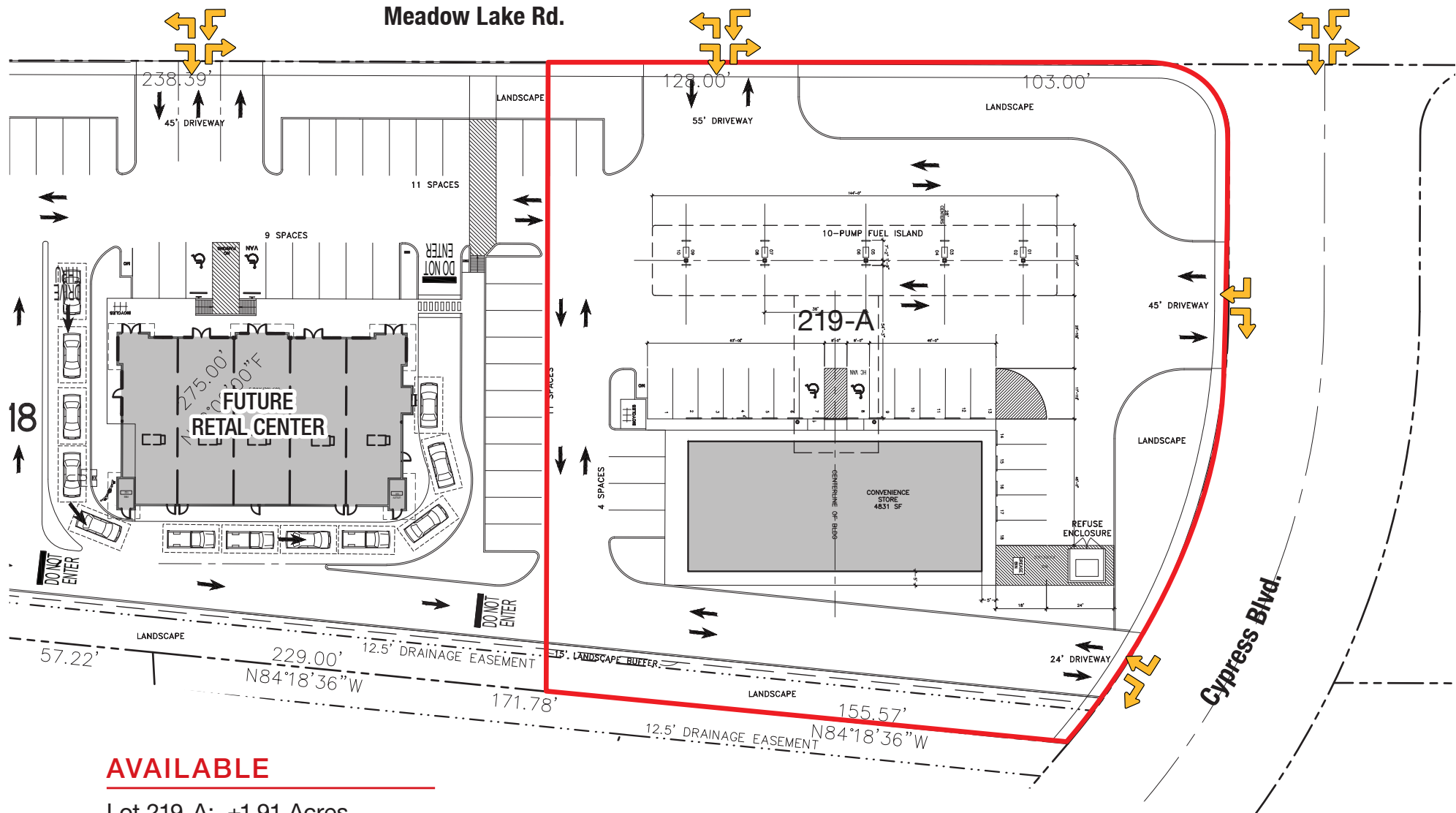
SWQ Meadow Lake Rd. & Cypress Blvd.



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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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TRADE AREA



For Sale

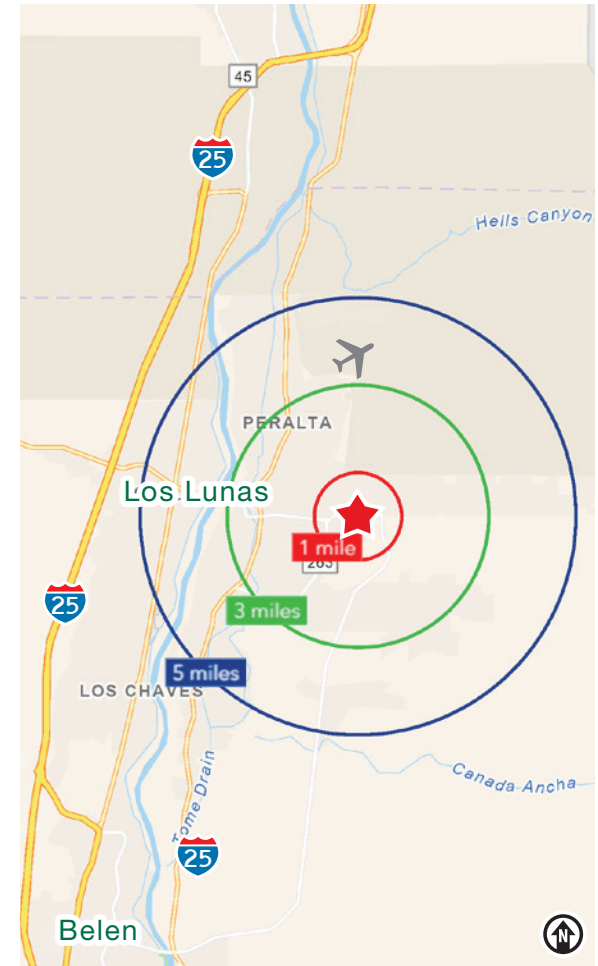
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LOCATION

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



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.