

# 1300

DESERT WILLOW DR

LOS LUNAS, NM

**CBRE**

Two-Tenant Industrial Building in Los Lunas, NM

 Sign Confidentiality Agreement

## OFFERING SUMMARY

CBRE is pleased to present the opportunity to acquire 1300 Desert Willow Dr, Los Lunas, New Mexico. This two-tenant  $\pm 360,902$  square foot industrial investment property is located in the rapidly expanding Los Lunas market, off Interstate 25 just 23 minutes south of Downtown Albuquerque. This property is near Meta's 2.8 million square foot data center, a Walmart distribution facility, an Amazon distribution facility and the Central New Mexico Rail Park. The property is also in close proximity to retail and hotel amenities including a Walmart Supercenter, Walgreens, Planet Fitness, Home Depot and numerous restaurants.

CBRE will facilitate the sale of the property following a structured initial due diligence timeline, call for offers, best and final and selection process. Prospective Buyer must be prepared to perform all necessary due diligence and financing up front and provide full qualification and closing capabilities with their offer.

## PROPERTY OVERVIEW

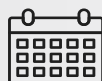
ADDRESS	1300 Desert Willow Dr
MARKET/SUBMARKET	Valencia County
SQUARE FOOTAGE	$\pm 360,902$ SF
LOT SIZE	$\pm 50.42$ AC
YEAR BUILT	2005
OCCUPANCY	100%



LOS LUNAS, NM



SALE PRICE  
BEST OFFER



OFFER DEADLINE  
AUGUST 10, 2026



Sitting on over 50 acres of land, there is significant expansion potential. In a climate of increased warehouse demand, this asset is one of the largest existing multi-tenant facilities in New Mexico.



## **THE OFFERING PROCESS**

A highest and best offer bidding and sale process.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR CBRE AGENT FOR MORE DETAILS.

## **DUE DILIGENCE**

Due diligence materials are available to qualified prospective buyer via an electronic data room hosted by CBRE. Prospective Buyers will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## **BUYER QUALIFICATION**

Prospective Buyers will be required to register with CBRE to bid. Each prospective buyer will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Terms and Conditions. In order to participate in a bid / offer, the Seller requires Prospective Buyers to provide proof of their liquidity in an amount of at least their anticipated maximum offer for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of CBRE.

## **BEST AND FINAL**


The Best and Final end date is set for August 10, 2026.

## **RESERVE AUCTION**

This will be a minimum bid sale, and the Property will have a minimum price (“Minimum Price”). The starting bid is not the Reserve Price. The seller can accept or reject any offer. All Prospective Buyers agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal.

## **CLOSING**

Following the offer deadline, the winning Buyer will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase.





## INVESTMENT HIGHLIGHTS

- + **Two-Tenant Industrial Investment:** Pacific Fusion, a high-profile, early stage clean energy startup developing commercial nuclear fusion and Niagara Bottling a leading beverage manufacturer.
- + **Rapid Growth Sub-Market:** The village of Los Lunas actively promotes a pro-development environment, offering competitive incentives and a rapid approval process for commercial and residential building permits. Major development includes Meta (Facebook) Data Center, Amazon Distribution Center, and Central NM Rail Park.
- + **Major Industrial Hub:** Surrounded by major players like Facebook Data Center, Amazon, and Walmart.
- + **Significant Rent Upside Potential:** Current lease rates are below market, offering a clear path to market-to-market upside.
- + **Established Anchor Tenant:** Niagara Bottling, a long-standing tenant since 2017, currently pays below market rent and holds three additional three-year options, indicating strong retention potential and future rent growth.
- + **New, Expanding Tenant:** Pacific Fusion recently signed a five-year lease and has expressed interest in expanding onto the excess land, suggesting future growth and increased asset utilization.
- + **Favorable Lease Structure:** While the Weighted Average Lease Term (WALT) is just over 3 years, the long-term history with Niagara Bottling and Pacific Fusion's expansion interest mitigate typical WALT concerns, highlighting stability and growth prospects.

## PROPERTY DETAILS

- + **Address:** 1300 Desert Willow Rd NW  
Los Lunas, NM 87031
- + **Property Type:** Primarily industrial/manufacturing warehouse
- + **Year Built:** 2006 or 2007
- + **Total Building Size:** ±360,902 SF
- + **Lot Size:** ±50 Acres
- + **Loading Doors:** 11 dock doors and 1 drive-in door
- + **Column spacing:** 50' x 50'
- + **Sprinklers:** ESFR Fire Protection
- + **Parking:** 347 parking spaces
- + **Clear ceiling height:** 28 feet
- + **Power:** 27,000 Amp, 3 Phase, 277/480 Volt
- + **Roof:** Low slope TPO-Membrane Roof
- + **Skylights** throughout the warehouse
- + **Location:** Located in Los Morros Business Park, directly off Interstate 25. Approximately 24 miles from Interstate 40.
- + **Surrounding Industrial Users:** Positioned centrally in Los Lunas, adjacent to the Meta Data Center, Walmart's grocery distribution center, and a newly developed Amazon distribution facility.

## Development Potential

Potential for ±375,000 square feet of expansion.





Los Senderos Master Planned Community  
4,000+ Homes Proposed



Legacy at Sierra Vista Residential  
1,000+ Homes Proposed



15 MIN TO ABQ INTERNATIONAL AIRPORT



## NEW EMPLOYERS AND ROBUST RESIDENTIAL DEVELOPMENT

- + Surrounded by major Los Lunas employers
- + I-25 and Morris Rd interchange and extension will provide easy access to all New Mexico regional destinations
- + 20 minutes South of Albuquerque International Airport
- + 25 minutes South of the I-25/I-40 intersection

**1300**  
DESERT WILLOW DR

15 MIN TO ABQ INTERNATIONAL AIRPORT  
25 MIN TO INTERSTATE 40

**Walmart**  
Distribution Center

Los Morros  
Business Park

Los Lunas  
High School

**CHC**  
COMMUNITY HOSPITAL  
UNDER CONSTRUCTION

**Walmart**  
goodwill

**THE HOME DEPOT**  
**LOWE'S**

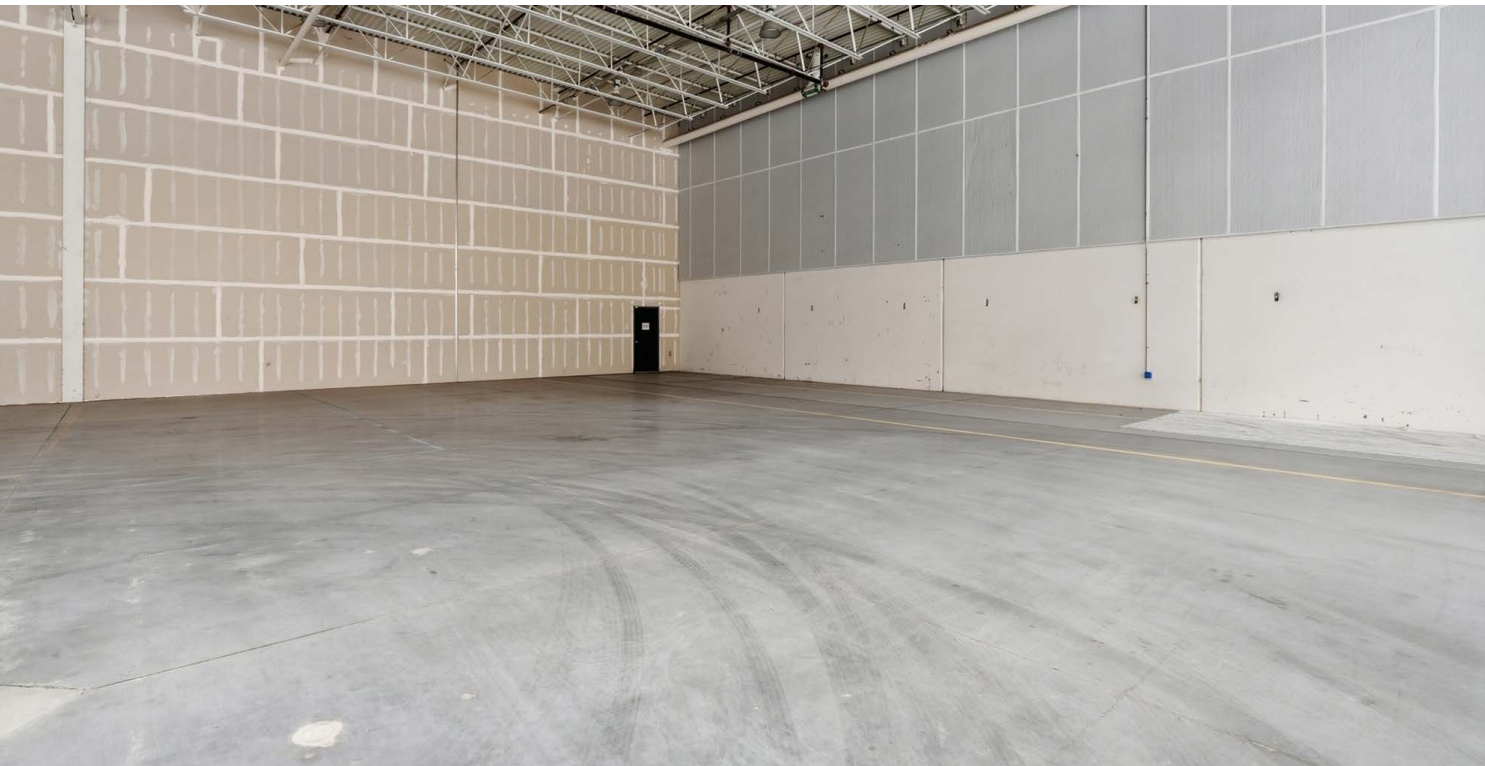
**THE UNIVERSITY OF NEW MEXICO**  
VALENCIA TRAINING CENTER

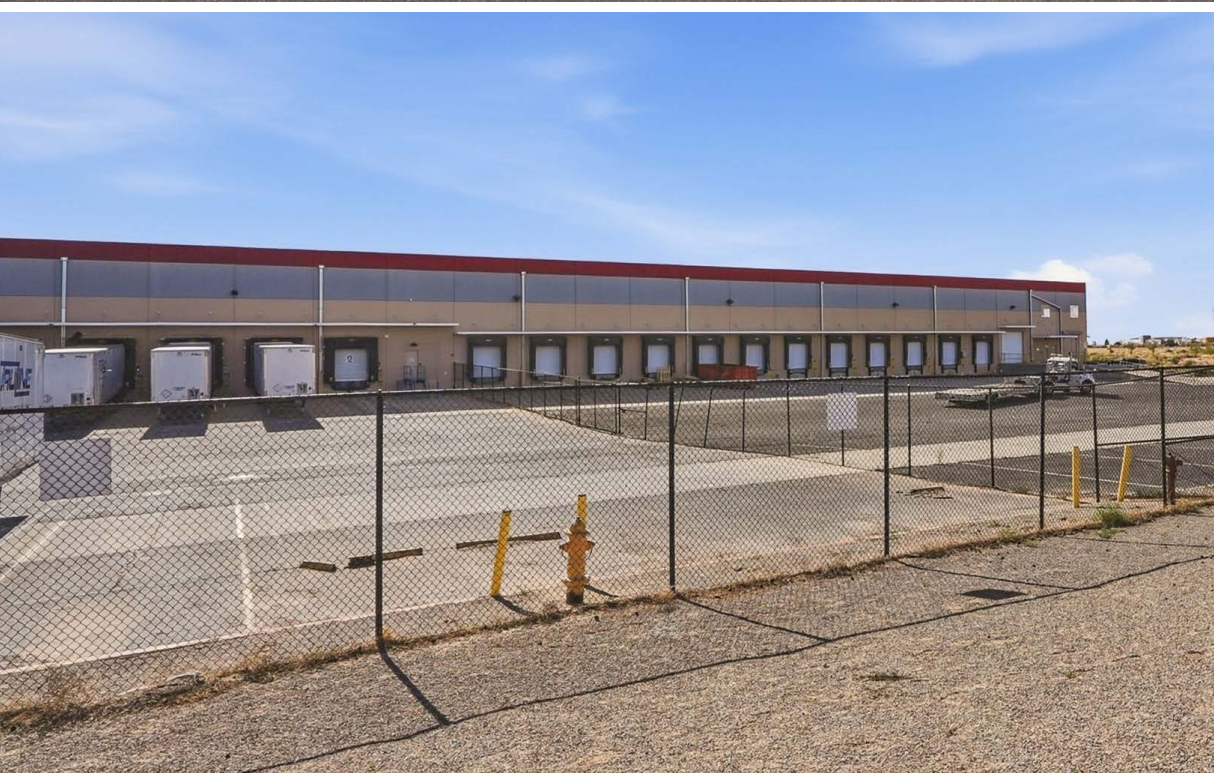
**Los Senderos**

Open Space

705± AC.  
HUNING LAND

122± AC.  
HUNING LAND







## LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center, a new Amazon distribution facility and a 2,800,000 SF, six-phase, billion-dollar Meta data center. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.

### VALENCIA COUNTY DEMOGRAPHICS



**80,025**  
Population



**28,784**  
Households



**\$76,673**  
Average HH Income



**\$310,789**  
Average Value of Owner  
Occupancy Housing Units



**23.1%**  
of Population has an  
Bachelor's Degree+

Source: Esri



# INNOVATIVE INDUSTRIAL COMPANIES THRIVING IN LOS LUNAS

Los Lunas's industrial market is characterized by robust growth, strategic location, and a supportive economic environment.

**Strategic Location and Accessibility:** Los Lunas is located just 20 minutes south of Albuquerque, offering a short commute and easy access to the broader Albuquerque metropolitan workforce. The Los Morros Business Park, where 1300 Desert Willow Rd is located, sits at the intersection of Interstate 25 and New Mexico Highway 6, providing direct access to I-25 and connectivity to I-40 (about 24 miles away). This positions the area as a critical logistics hub, with 11 states reachable within a 500-mile radius, facilitating access to West Coast, East Coast, Midwest, and international border markets.

**Booming Industrial Sector:** New Mexico's industrial property sector is one of its strongest-performing commercial real estate segments, with rising demand for warehouse and distribution space. Los Lunas is a prime beneficiary of this trend, attracting major players due to its logistical advantages and pro-business environment. The village offers over 2,000 acres of available commercial land across its three business parks, with shovel-ready sites and existing infrastructure.

**Presence of Major Corporations:** The market is significantly bolstered by the presence of global giants. Meta's multi-billion-dollar data center campus, Amazon

large fulfillment center (one of its biggest in the country), and Walmart's regional grocery distribution center are all located adjacent to or within the Los Morros Business Park. These anchor tenants create a high-profile industrial cluster and attract related businesses and suppliers.

**Pro-Business Environment and Incentives:** The Village of Los Lunas is known for its pro-development stance, offering competitive incentives and a fast 2-4-week approval process for commercial plans and building permits. The local government actively supports growth with favorable policies and incentives.

**Workforce and Demographics:** While Los Lunas historically served as a bedroom community for Albuquerque, its growing industrial base now provides significant local employment opportunities. Los Lunas has a median household income substantially higher than the New Mexico average, and a relatively young and growing population. The workforce benefits from the fluid labor market of the greater Albuquerque metro area.

**Infrastructure Investment:** Ongoing infrastructure projects, including a new I-25 interchange and a Public Service Company of New Mexico electric substation (operational in late 2024), further enhance the area's attractiveness for industrial operations.

# 1300

DESERT WILLOW DR

LOS LUNAS, NM

 **Sign Confidentiality Agreement**

## **JIM DOUNTAS**

Senior Vice President

+1 505 837 4955

[jim.dountas@cbre.com](mailto:jim.dountas@cbre.com)

Lic. 45995

## **JIM CHYNOWETH**

First Vice President

+1 505 837 4943

[jim.chynoweth@cbre.com](mailto:jim.chynoweth@cbre.com)

Lic. 16374

## **BRECKEN MALLETTE**

Vice President

+1 505 837 4914

[brecken.mallette@cbre.com](mailto:brecken.mallette@cbre.com)

Lic. 48095

## **JIM SMITH**

First Vice President

+1 505 837 4923

[jsmith@cbre.com](mailto:jsmith@cbre.com)

Lic. 15590

## **CBRE, Inc.**

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

[www.cbre.com/abq](http://www.cbre.com/abq)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**