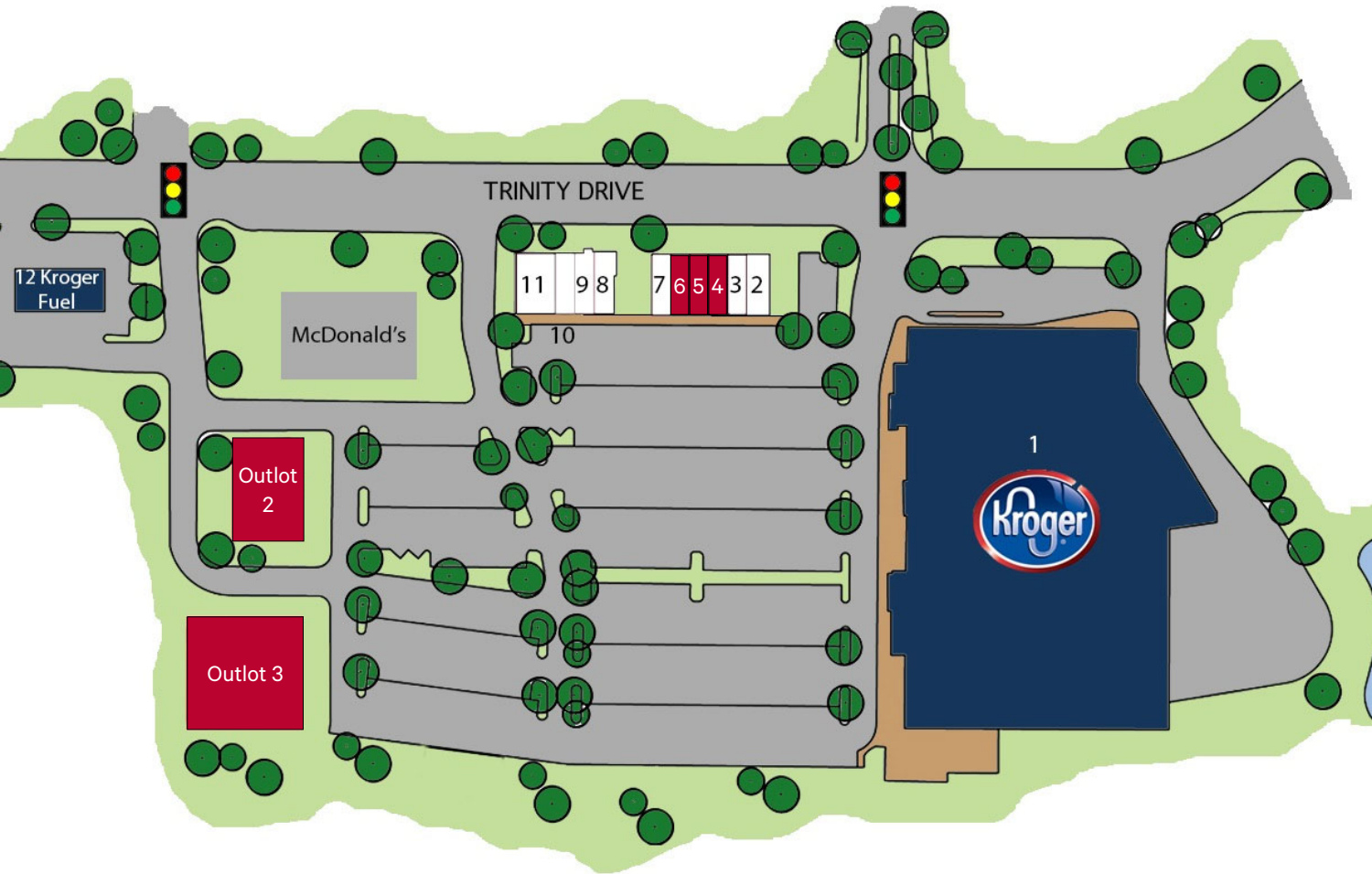


TRINITY PLACE

751 TRINITY DR, LOS ALAMOS, NM



Center Details

UNIT	TENANT	SQ. FT.
1	Smith's Marketplace	113,176 SF
2	Verizon Wireless	1,400 SF
3	Galaxy Nail & Spa	989 SF
4	AVAILABLE	1,200 SF
5	AVAILABLE	1,150 SF
6	AVAILABLE	1,150 SF
7	Domino's	1,150 SF
8,9,10	Century Bank	3,600 SF
11	Dr. Nichols Dentistry	2,400 SF
12	Kroger Fuel	
	Outlot 2	.76 acres
	Outlot 3	.99 acres

LAND AND RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE

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PROPERTY MANAGED BY



TRINITY PLACE

751 TRINITY DR, LOS ALAMOS, NM



About The Property

- Trinity Place is the home of Smith's Marketplace in Los Alamos, NM. The Marketplace is 113,176 square feet and is not just a grocery store, it also incorporates multiple fresh food concepts, a meat department, apparel and home goods to just name a few. This store is a one stop shop for anyone living or visiting Los Alamos and is the main retail driver in the market.
- The shop outparcels are some of the newest construction in town and has great exposure and visibility to Trinity Dr.
- Excellent visibility and demographics, as well as strong co-tenants

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Property Description

- **Available Lease Square Footage**
1,150 SF– 2,300 SF
- **Shop Lease Rate**
\$25.00/SF + NNN
- **Outparcels**
Lot 2 – 0.76 Acres
Lot 3 – 0.99 Acres
- **Ground Lease Rate**
\$60,000 / Year
- **Zoning**
Existing zoning for mixed-use

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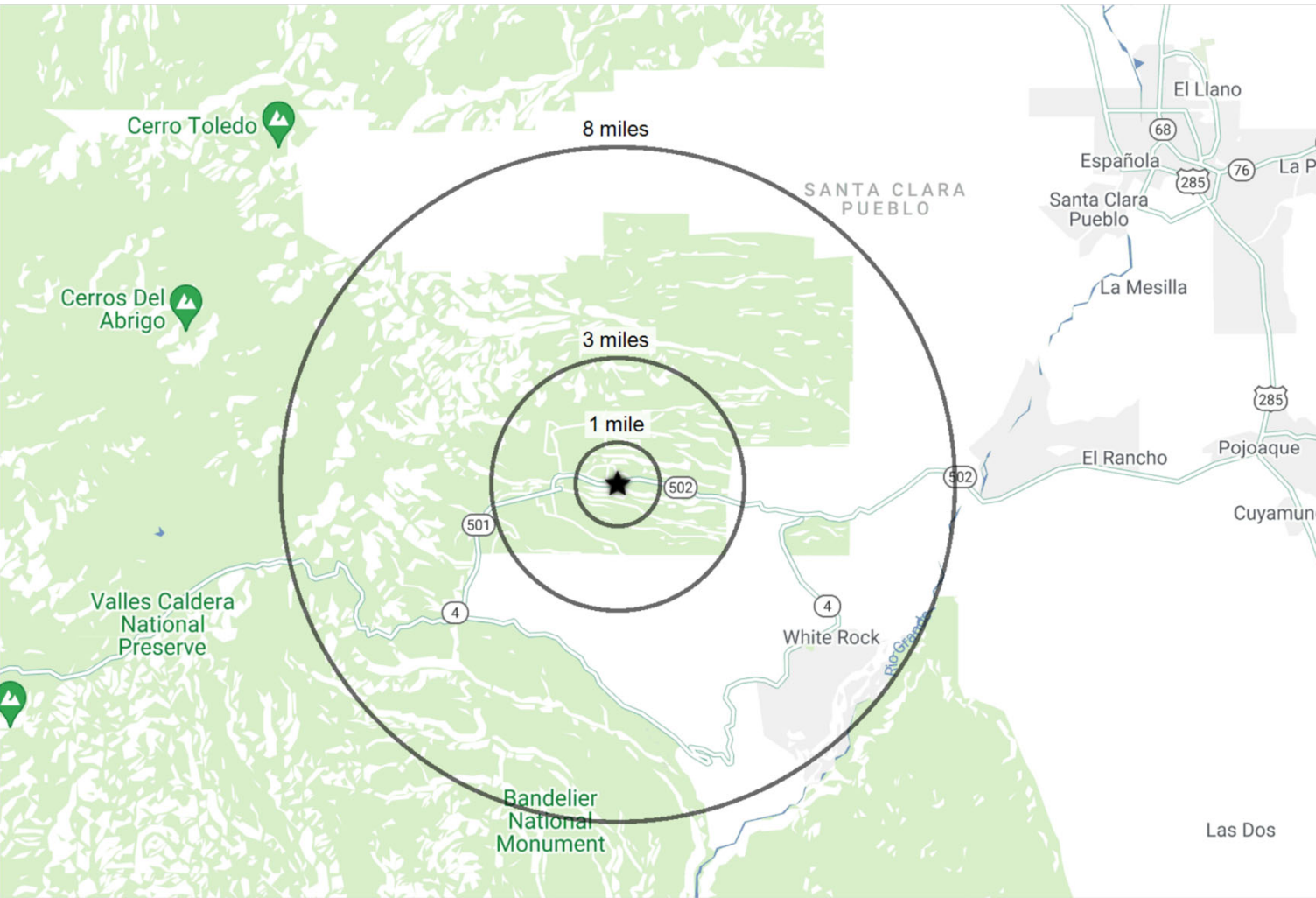


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TRINITY PLACE

751 TRINITY DR, LOS ALAMOS, NM



2022 Demographics

POPULATION

1 Mile	3 Miles	8 Miles
3,415	13,699	19,729

MEDIAN AGE

1 Mile	3 Miles	8 Miles
47.3	46.0	46.9

COLLEGE EDUCATION

1 Mile	3 Miles	8 Miles
66.0%	69.3%	68.7%

MEDIAN HH INCOME

1 Mile	3 Miles	8 Miles
\$109,252	\$126,698	\$132,886

DAYTIME POPULATION

1 Mile	3 Miles	8 Miles
4,796	7,059	7,820

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