

**For Sale
or Ground
Lease**

Vacant Commercial Land

LOCATED IN SUN RANCH VILLAGE NEAR I-25



amazon Fulfillment Center
±1,000,000 SF

f Data Center
±2.6 Million SF

PNM
Solar Project

Future Housing Development

Huning Ranch
Business &
Tech Park

Valencia County Hospital
Under Construction

FUTURE
SUNSET
MARKETPLACE

SITE

Walmart Distribution Center
±850,000 SF

Los Morros
Business Park

CPD 23,290

CPD 25,400

CPD 33,980

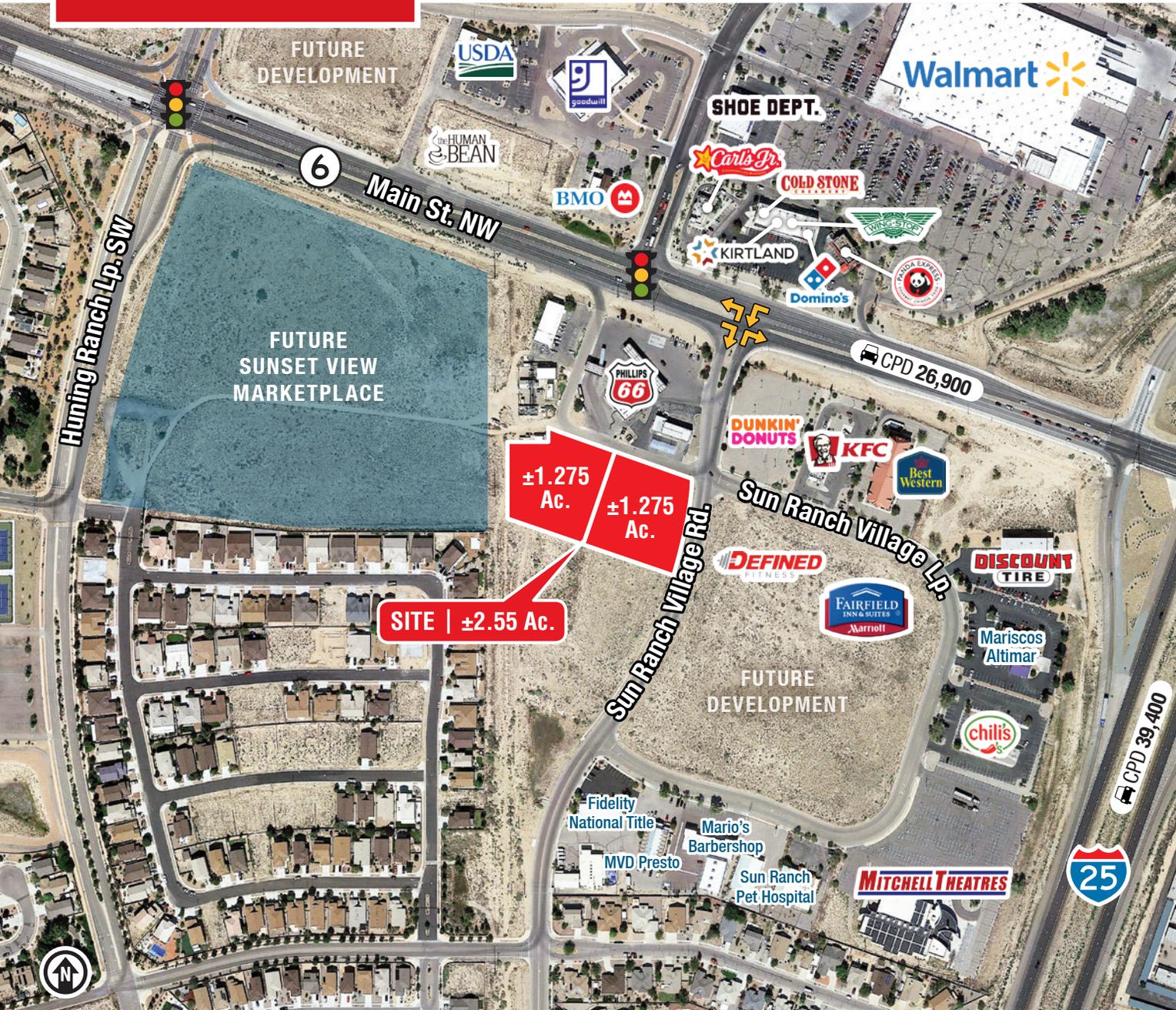
SWC Sun Ranch Village Rd. & Sun Ranch Village Lp. SW | Los Lunas, NM 87031

**±1.275 - 2.55 Ac.
Available**

Alexis Lovato
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PROPERTY

AVAILABLE

±1.275 - 2.55 Acres

SALE PRICE

See Advisor

GROUND LEASE RATE

See Advisor

ZONING C-1

HIGHLIGHTS

- Great visibility from I-25
- Only 15 minutes south of Albuquerque
- Excellent development for many retail users: restaurant, office, automotive, hotel and more
- Level site with all utilities
- Great opportunity to join unprecedented growth with Walmart Distribution Center, Facebook and Amazon
- Near Huning Ranch, a 2,200-acre residential community, and the Jubilee housing development

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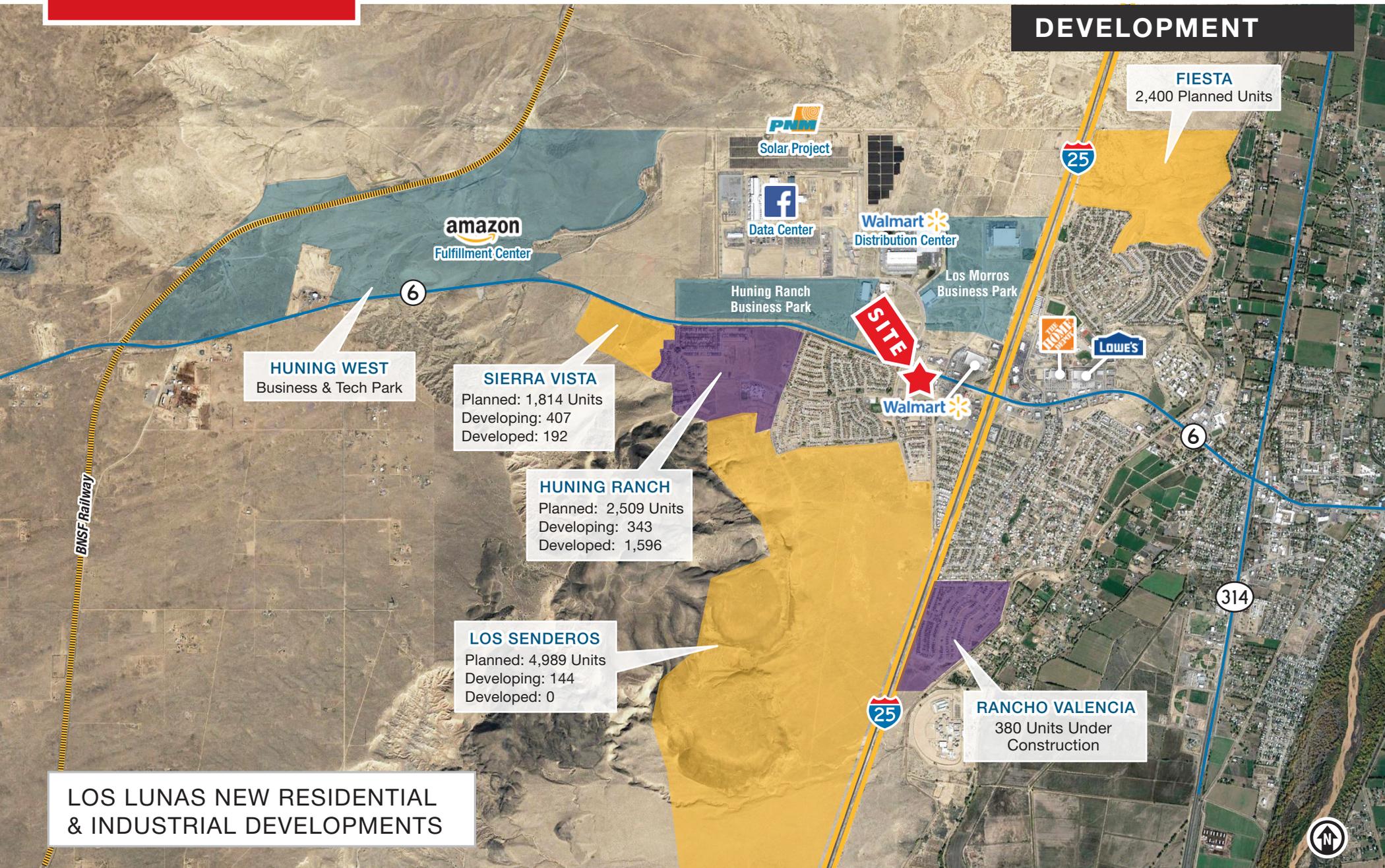
TRADE AREA



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DEVELOPMENT



HUNING WEST
Business & Tech Park

SIERRA VISTA
Planned: 1,814 Units
Developing: 407
Developed: 192

HUNING RANCH
Planned: 2,509 Units
Developing: 343
Developed: 1,596

LOS SENDEROS
Planned: 4,989 Units
Developing: 144
Developed: 0

FIESTA
2,400 Planned Units

RANCHO VALENCIA
380 Units Under Construction

**LOS LUNAS NEW RESIDENTIAL
& INDUSTRIAL DEVELOPMENTS**

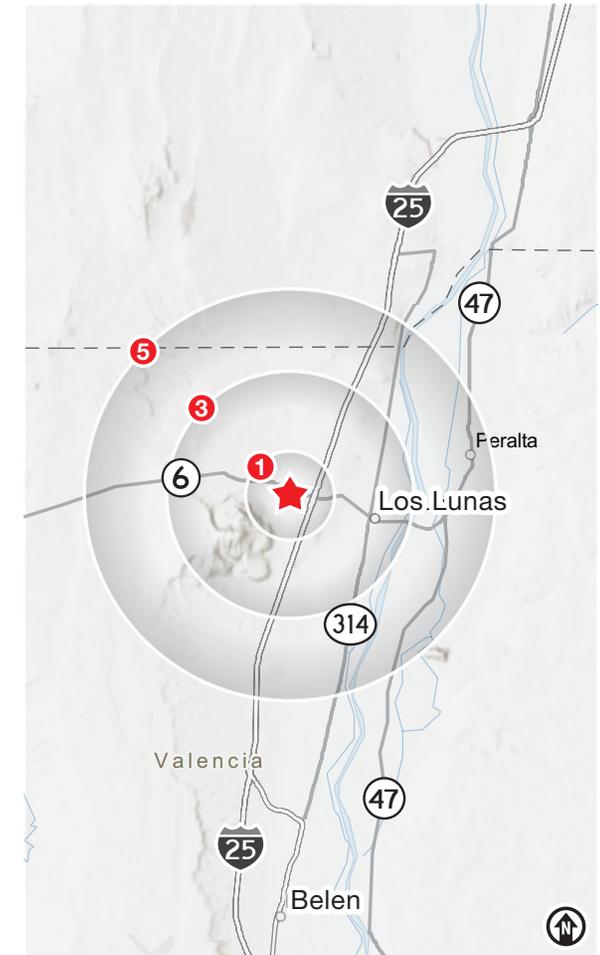
1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2025		2025		2025	
Population	7,249		21,077		35,531	
Households	2,634		7,420		12,610	
Families	1,875		5,121		8,768	
Average Household Size	2.74		2.70		2.67	
Owner Occupied Housing Units	2,107		5,789		10,219	
Renter Occupied Housing Units	527		1,631		2,391	
Median Age	37.5		37.9		40.5	
Trends: 2025-2030 Annual Rate	State		State		State	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
Households by Income	2025		2025		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	380	14.4%	853	11.5%	1,438	11.4%
\$15,000 - \$24,999	101	3.8%	353	4.8%	575	4.6%
\$25,000 - \$34,999	96	3.6%	516	7.0%	938	7.4%
\$35,000 - \$49,999	270	10.3%	953	12.8%	1,563	12.4%
\$50,000 - \$74,999	468	17.8%	1,345	18.1%	2,207	17.5%
\$75,000 - \$99,999	522	19.8%	1,373	18.5%	2,106	16.7%
\$100,000 - \$149,999	394	15.0%	1,063	14.3%	1,903	15.1%
\$150,000 - \$199,999	272	10.3%	647	8.7%	1,147	9.1%
\$200,000+	130	4.9%	316	4.3%	732	5.8%
Median Household Income	\$75,081		\$66,736		\$68,480	
Average Household Income	\$86,836		\$82,708		\$87,949	
Per Capita Income	\$32,042		\$29,380		\$31,660	

DEMOGRAPHICS

Demo Snap Shot	1 Mile	3 Mile	5 Mile
Total Population	7,249	21,077	35,531
Average HH Income	\$86,836	\$82,708	\$87,949
Daytime Employment	1,857	5,574	8,758

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.