



For Lease

751 Trinity Dr
Los Alamos, NM

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Property Profile

Details

Lease Rate	Retail Space	\$25 PSF + NNN
	Pad Sites	\$60,000/year

NNN	TBD
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Space Available	Suite 205	± 1,150] ± 3,500 SF Available
	Suite 204	± 1,150	
	Suite 203	± 1,200 (Former Salon)	
	Pad Site 1	± 0.76 AC	
	Pad Site 2	± 0.99 AC	

Submarket	Los Alamos
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Zoning	MX-L
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Features

- Former Supercuts salon available
- Suitable for a variety of retail, office, or service-oriented uses
- Strong daytime population supported by Los Alamos National Laboratory
- Proximity to national retailers, restaurants, and community amenities
- Ample parking available on-site
- LANL day-time employment ± 18,500
- Los Alamos and White Rock population: ± 22,000

Area Tenants



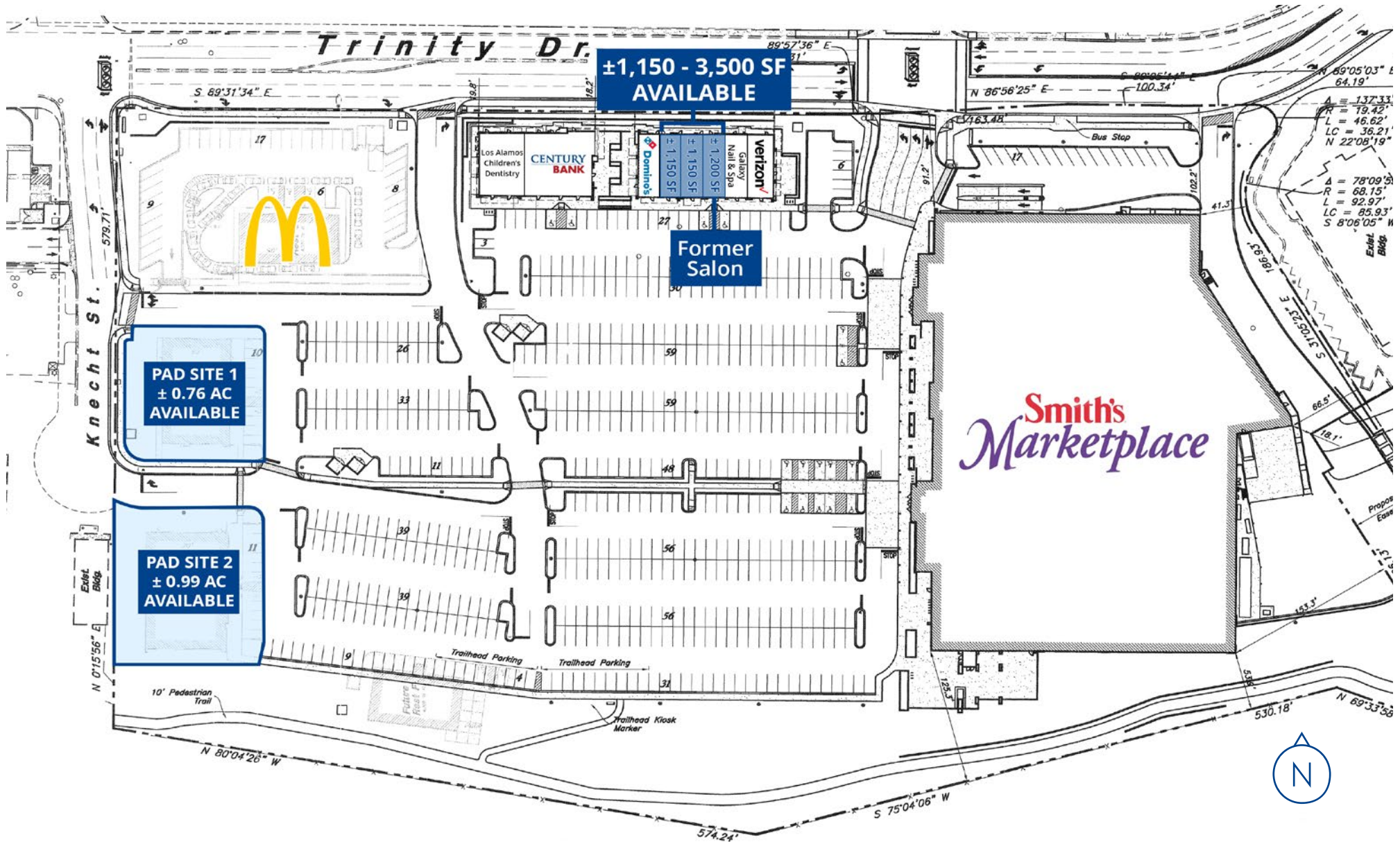
Trade Area Aerial



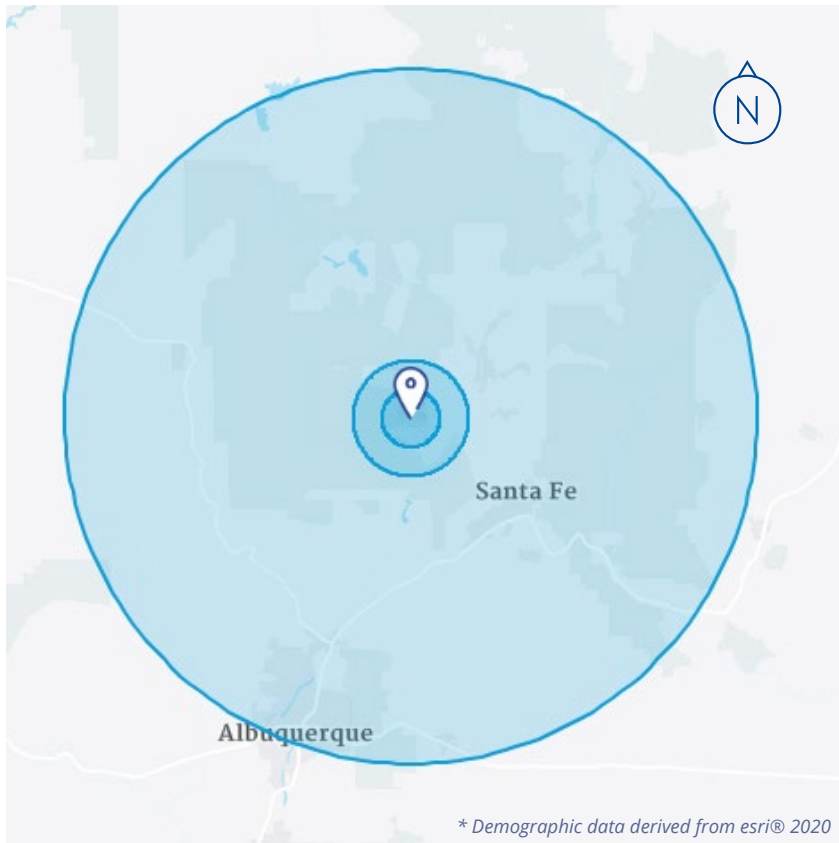
Intersection Aerial



Site Plan



Demographics*



	5 MILES	10 MILES	60 MILES
Population	13,456	20,208	960,278
Households	5,884	8,482	411,433
Median Age	40.7	42.0	42.8
Average HH Income	\$171,227	\$178,309	\$105,935
Per Capita Income	\$73,457	\$74,844	\$45,467
Daytime Population	24,889	28,585	993,007
College Education	74.5%	75.1%	53.8%



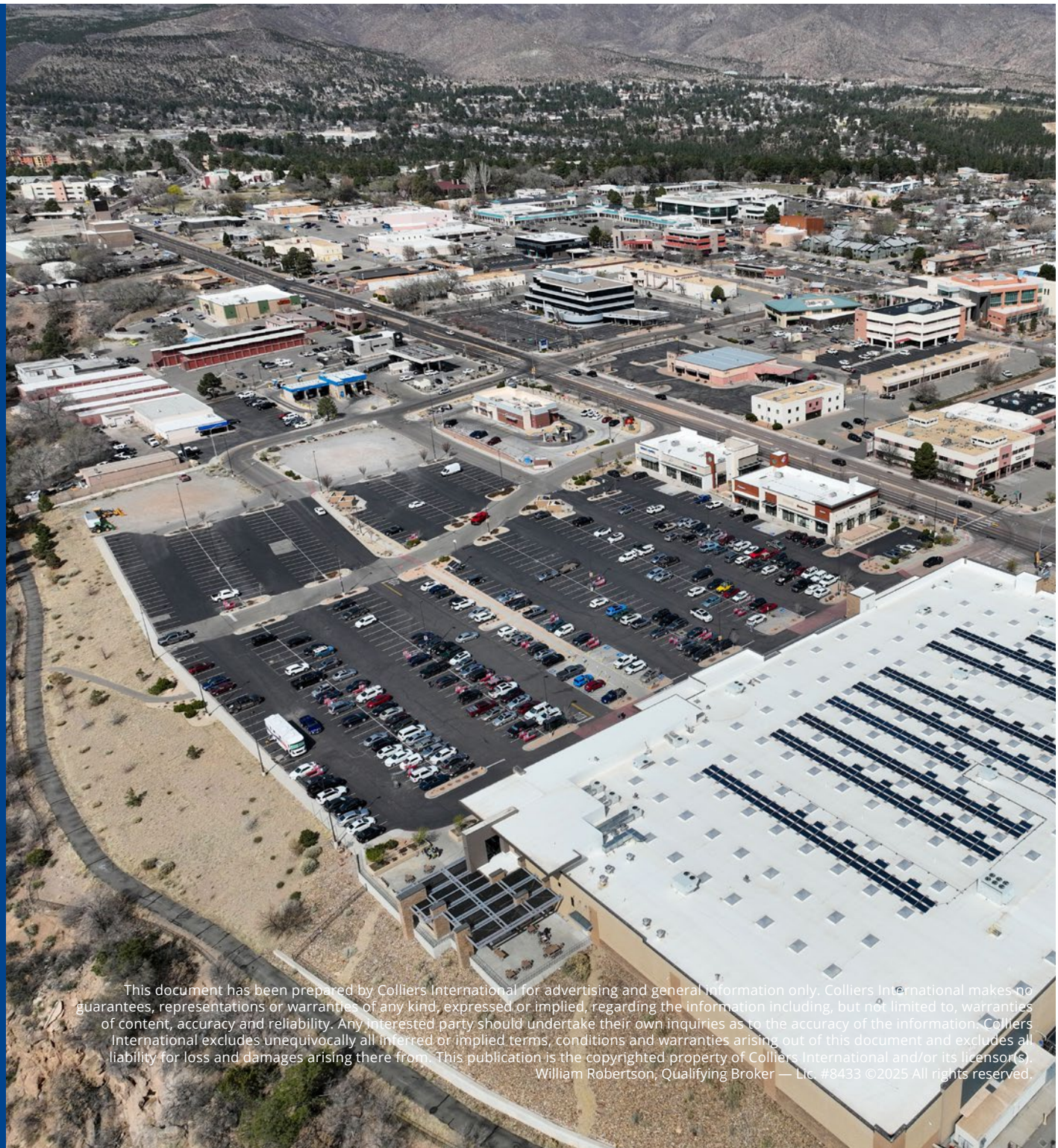
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