



8 ROBERTS CIRCLE LOS LUNAS

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8 Roberts Circle Los Lunas, NM 87031



FOR SALE

AVAILABLE

Self Storage: 4,800 SF
Office: 700 SF
0.31 AC

PRICE

\$525,000

Martin Richardson

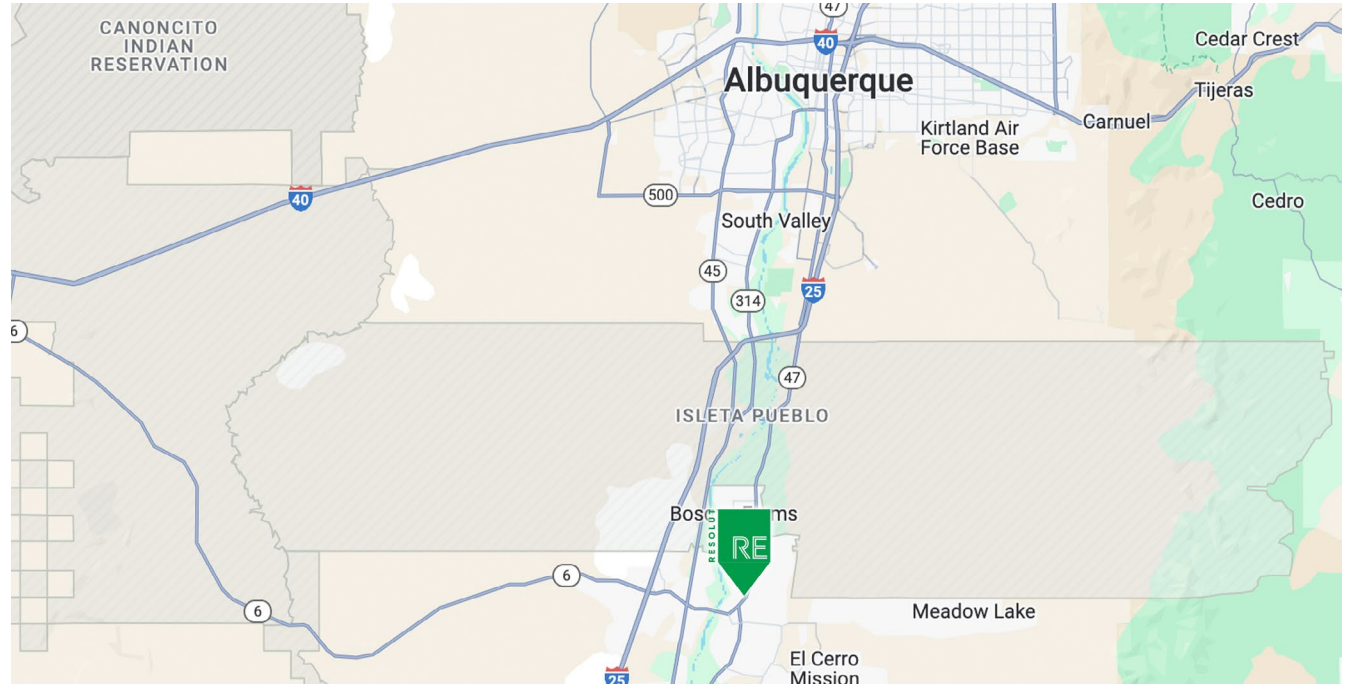
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PROPERTY HIGHLIGHTS

- **Turnkey Self-Storage Investment** – 28 fully enclosed storage units and 2 finished office spaces, ideal for owner-operator or investor looking for immediate cash flow.
- **Dual Income Potential** – Generate consistent rental income from storage units while leasing out office spaces to local businesses or using for your own operations.
- **Strategic Los Lunas Location** – Positioned in a growing submarket with increasing demand for storage and small business space, just minutes from I-25 and local amenities.
- **Low-Maintenance Asset Class** – Storage units offer minimal management and operational costs, making this a stable, recession-resistant investment.
- **Expansion or Hybrid Use Opportunity** – Offices can be converted for retail, service-based business, or onsite management—maximize value and flexibility.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



23,041
POPULATION
3-MILE RADIUS



\$91,043.00
AVG HH INCOME
3-MILE RADIUS



14,387
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Main St: 24,493 VPD
(Sites USA 2024)



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