

# THE MERCANTILE DISTRICT

±7.3 ACRES OF PRIME LAND READY FOR DEVELOPMENT  
NW HIGHWAY 6 & LOS LENTES, LOS LUNAS, NM

DON DIEGO ST

HISTORIC HUNING MERCANTILE  
& HEADQUARTERS

LOS LENTES RD

MAIN ST

6

CBRE



# LOS LUNAS LAND

The Mercantile District offers an exceptional opportunity to develop prime land in the heart of the Village of Los Lunas. Los Lunas is a rapidly growing community with a pro-growth economy that is attracting some of region's largest new employers. Los Lunas is also one of the most attractive locations for new residential development. Housing starts in the area have increased by 88% in 2021. The Mercantile District is an ideal location for multifamily, senior/assisted living and retail development. It is ideally located directly off Highway 6, a main arterial, providing easy access to

## PROPERTY HIGHLIGHTS



**±7.3 Acres**  
(custom tract configurations available)



Located along major arterial Highway 6 (Main St) - 27,800 VPD



Close proximity to Valencia County municipal buildings



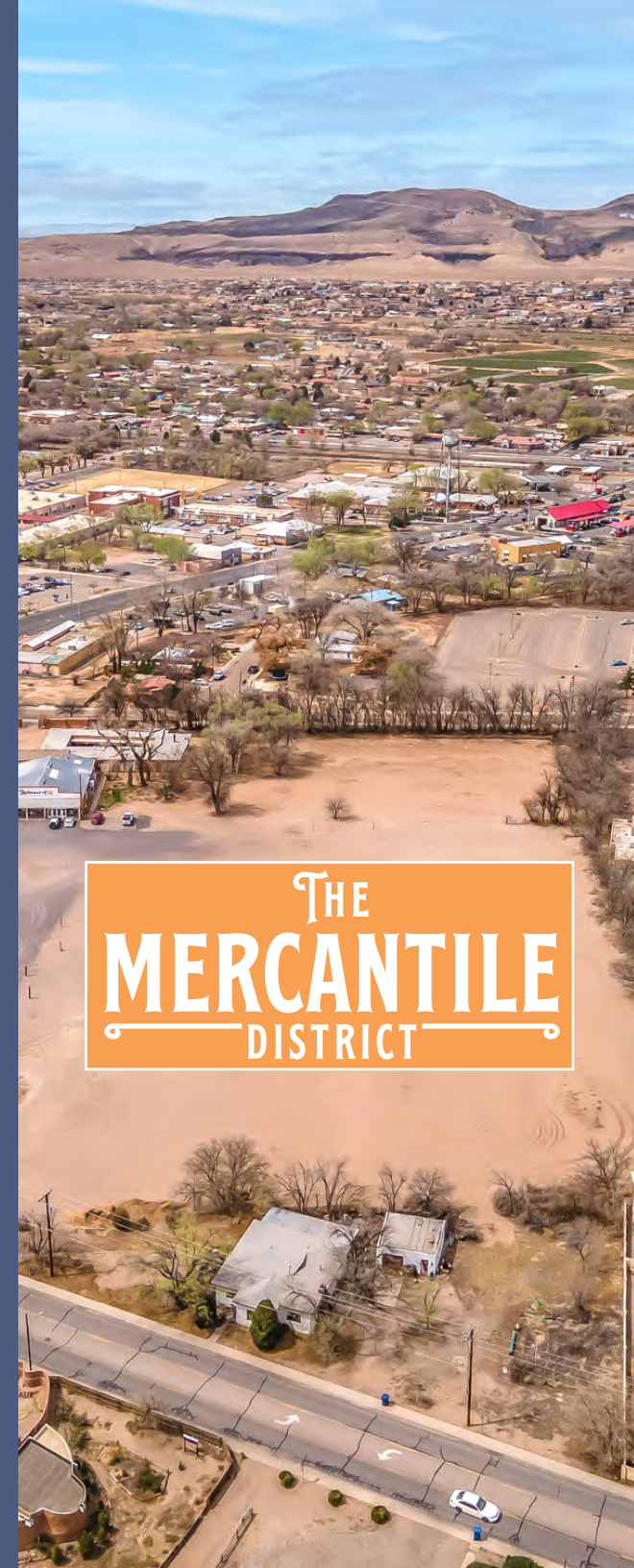
**All utilities available:**  
water & sewer provided by Village of Los Lunas



Zoned C-1 (Village of Los Lunas) Historic Mercantile Store and Huning Family Residence adjacent to Property



Interstate 25 and Highway 6 provide easy access to all New Mexico regional destinations







LOS LUNAS  
MIDDLE  
SCHOOL

314

LUNA  
MANSION

TEOFILO'S

DON DIEGO ST

HISTORIC HUNING MERCANTILE  
& HEADQUARTERS

THE  
MERCANTILE  
DISTRICT

Walmart  
Super Center

THE HOME  
DEPOT  
LOWE'S

facebook  
amazon  
Walmart  
Distribution Center

Applebee's Walgreens Starbucks  
petsense HARBOR FREIGHT SONIC  
IHOP SUBWAY McDonald's  
KING DONUTS Denny's

MAIN ST

6

LOS LENTES RD



**POTENTIAL USES:**  
MULTI-FAMILY  
ASSISTED LIVING  
SENIOR LIVING - 55+  
MIXED USE, BANK  
RETAIL/RESTAURANT

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**POTENTIAL RETAIL PAD SITES**

**HISTORIC HUNING MERCANTILE & HEADQUARTERS**

**POTENTIAL ACCESS**

**POTENTIAL ACCESS**

**POTENTIAL ACCESS**

**EXISTING ACCESS**

**EXISTING ACCESS**

Avenida Montoya

Saiz Rd

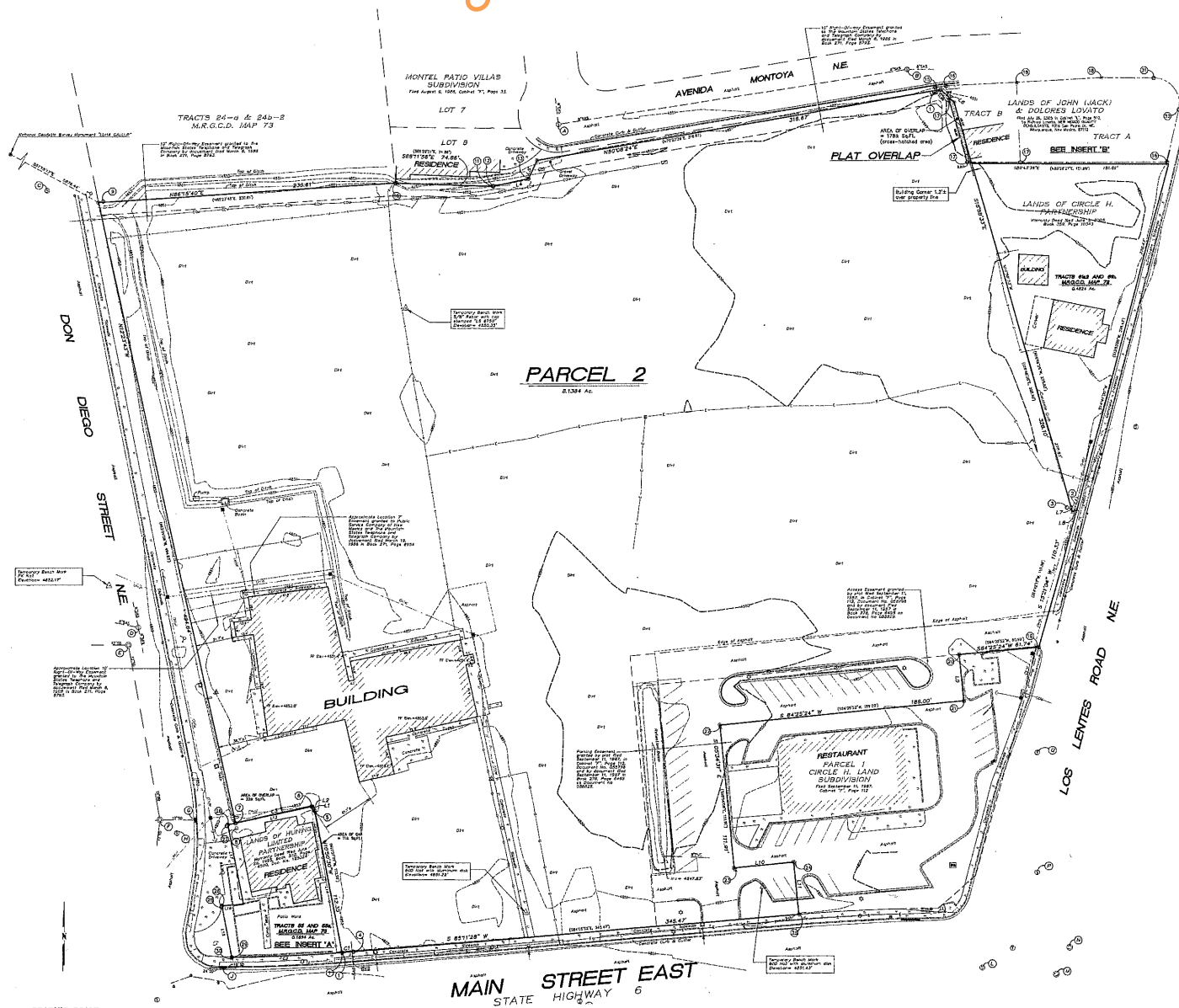
Don Diego St

Main St NE

Los Lunas Rd NE

6

# ALTA SURVEY





# 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 and a 2,800,000 SF, six-phase, billion-dollar Facebook data center. This development features the most advanced data center technology. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.

## VALENCIA COUNTY DEMOGRAPHICS HIGHLIGHTS



**80,243 POPULATION**



**29,139 HOUSEHOLDS**



**\$68,837 AVERAGE HH  
INCOME**



**\$222,856 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS**



**29.2% OF POPULATION HAS  
AN ASSOCIATES DEGREE  
OR HIGHER**

Source: Esri





**1,053,874 POPULATION**  
WITHIN A 60-MINUTE DRIVE TIME  
FROM I-25 AND I-40

Source: Esri, 2021



## 60 MINUTE DRIVE TIME

DEMOGRAPHICS  
(I-25/I-40 INTERCHANGE)



**1,053,874 POPULATION**



**418,030 HOUSEHOLDS**



**\$80,478 AVERAGE HH  
INCOME**



**\$309,664 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS**



**33.7% OF POPULATION HAS  
AN BACHELOR'S DEGREE  
OR HIGHER**

Source: Esri



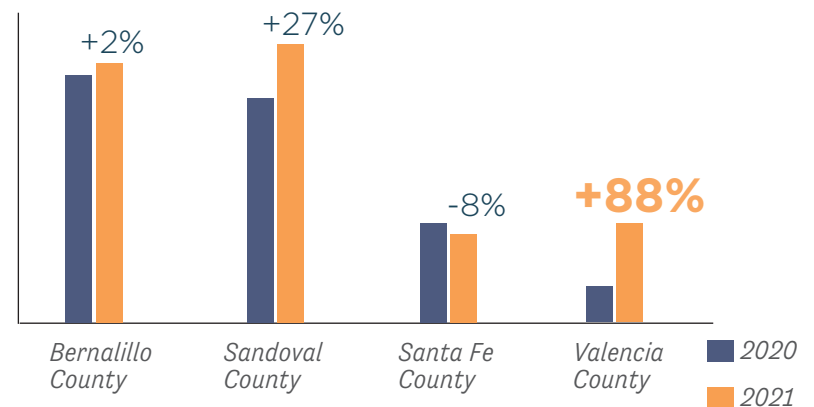
# HOUSING GROWTH IN LOS LUNAS

## HOUSING MARKET HIGHLIGHTS

Due to low resale inventory, new homes are poised for continued growth in 2022

Valencia County housing starts were up 88% in 2021 compared to 2020

## 2020 - 2021 ANNUAL HOUSING STARTS



Source: Zonda 4Q21



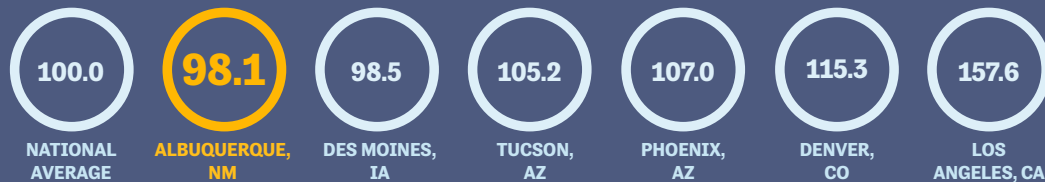
## QUALITY OF LIFE

The greater Albuquerque region, which includes Los Lunas, averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 32.7% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

## COST OF LIVING INDEX



Source: C2ER, EMSI



## TRANSPORTATION SYSTEMS

**Albuquerque International Sunport** is served by ten airlines with 5.4 million annual passengers.

**Commuter Train**- The New Mexico Rail Runner connects Los Lunas residents to the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.

**Two major highways (I-25 and I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

## MAJOR AREA EMPLOYERS

EMPLOYER	NO. EMPLOYED
Kirtland Airforce Base	23,000
Albuquerque Public Schools	14,810
Sandia National Labs	14,120
Presbyterian Healthcare	13,456
UNM/UNM Hospital	13,950
Lovelace Hospital	4,239
Central New Mexico Community College	2,935
T-Mobile	1,850
PNM	1,850
Tricore Reference Labs	950
Fidelity Investments	1,000
Safelite AutoGlass	940

Source: Albuquerque Economic Development



# THE MERCANTILE DISTRICT

NW HIGHWAY 6 & LOS LENTES  
LOS LUNAS, NEW MEXICO

## CONTACT US

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