



For Sale or Lease

Sunset View Marketplace
SEC Huning Ranch & Main St
Los Lunas, NM 87031



+/- 2 miles from future I-25 interchange on Morris Rd

+/- 0.5 miles from I-25

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Property Profile

Details

Sale Price \$17.00 - \$28.00 PSF (See Site Plan)

Lease Rate See Broker

Bulk Parcel Size +/- 18.1247 Acres

Pad Sites Flexible Sizing

Submarket Los Lunas

Zoning S-U

Features

- Prime Retail/Mixed-Use Development
- Pad Sites, ground leases, and build-to-suits available
- Signalized intersection with multiple access points
- Excellent I-25 access from Main St (Hwy 6) and the future Morris Rd Interchange
- Regional shopping area with robust retail synergy
- Los Lunas is one of the fastest growing municipalities in New Mexico
- Home to Facebook data center in close proximity currently in phase 4 of construction - total buildout of 2,630,000 SF
- In close proximity to Amazon Distribution Center, currently under construction, which upon completion will employ more than 600 people and create an estimated total economic impact of \$300 million

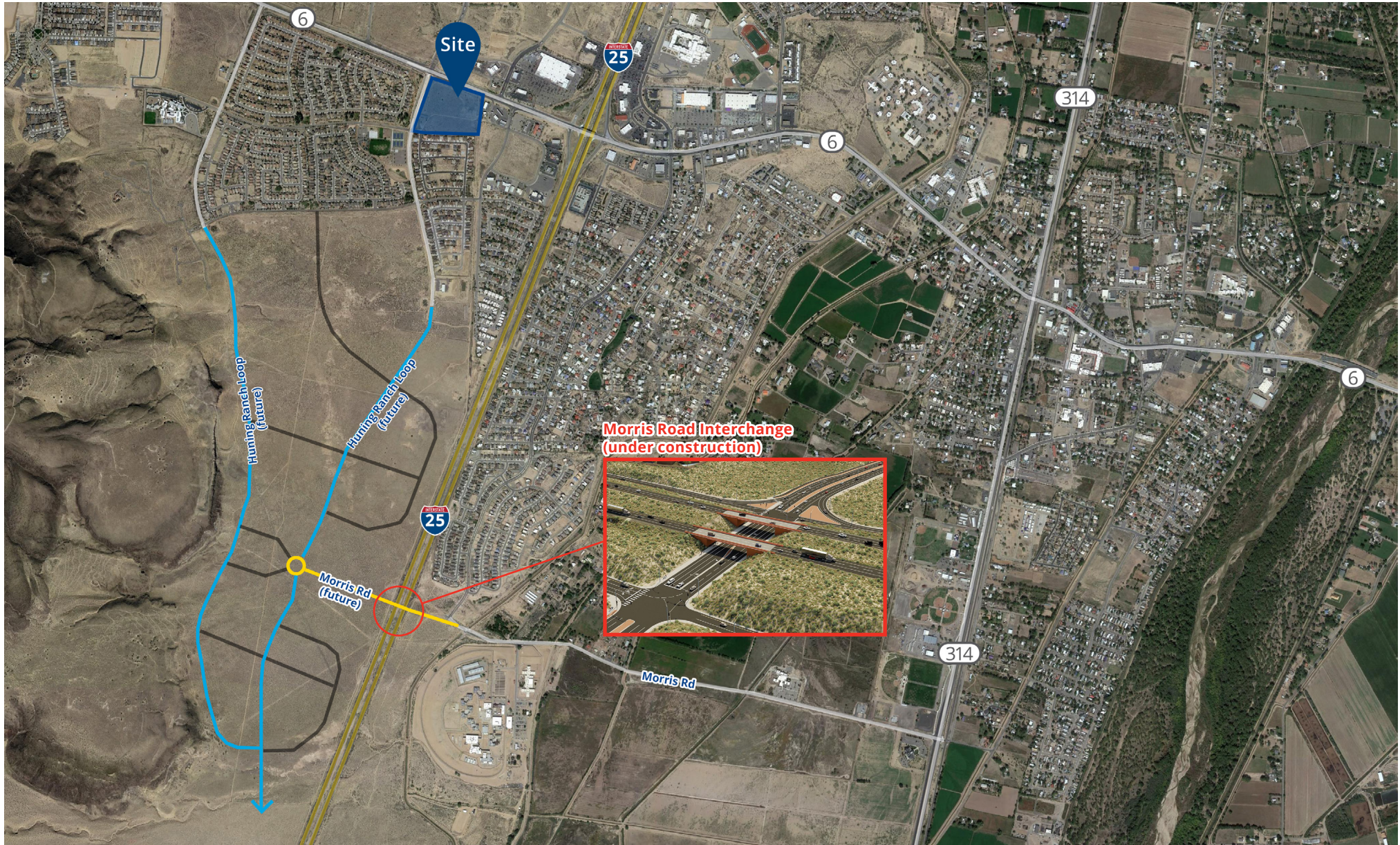


Trade Aerial



Proposed Road Network

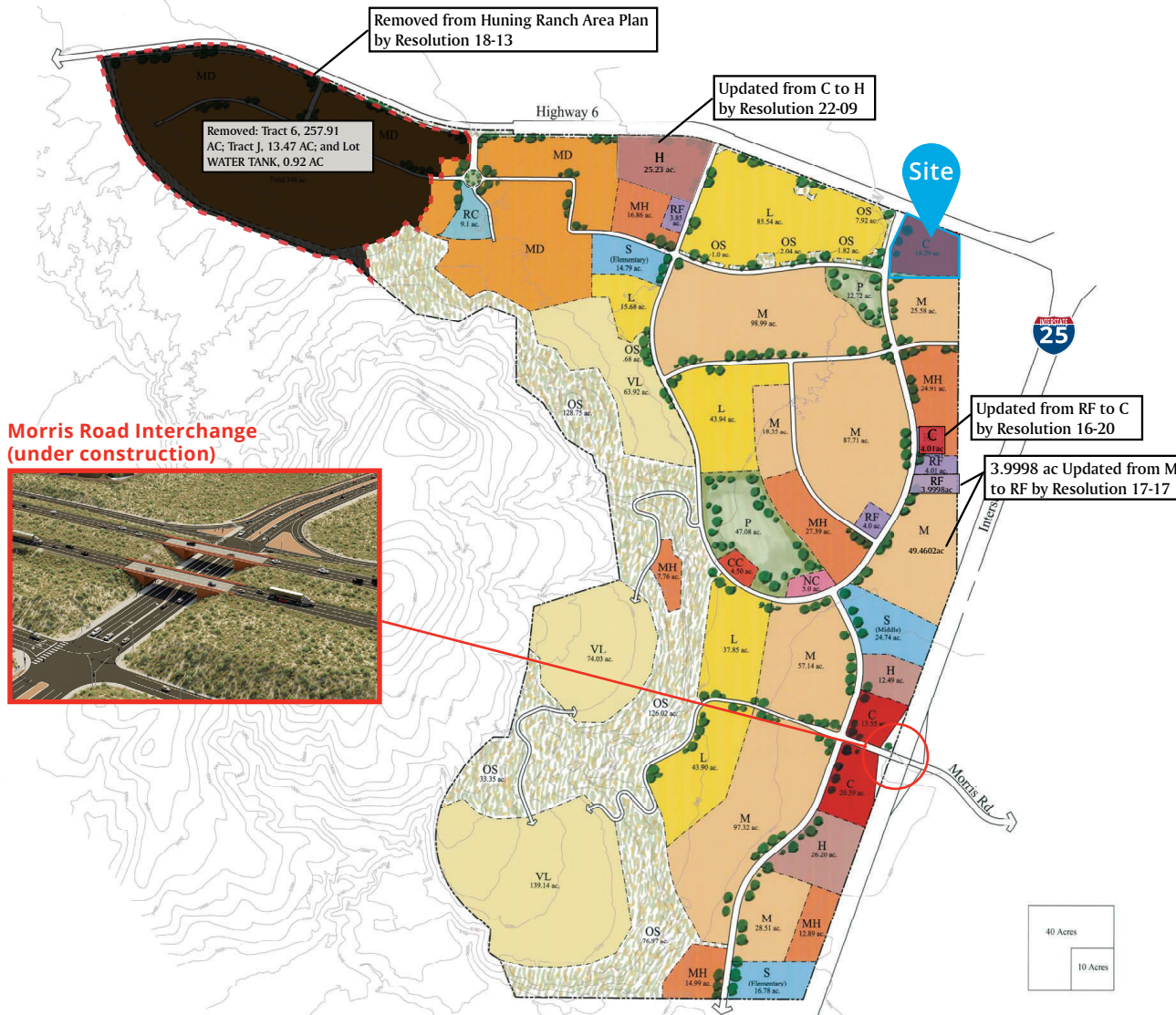
Los Senderos



Master Plan

Los Senderos

Huning Ranch
A Planned Unit Development



Morris Road Interchange (under construction)



AREA PLAN

- VL Very Low Density Residential
1 du/ac average
- L Low Density Residential
3 du/ac average
- M Medium Density Residential
5 du/ac average
- MD Mixed Density
5.65 du/ac average
- MH Medium High Density Residential
8 du/ac average
- H High Density Residential
15 du/ac average
- C Commercial
- NC Neighborhood Commercial
- S School
- RF Religious Facilities
- CC Community Center
- RC Recreation Center
- P Park
- OS Open Space

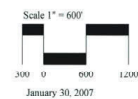
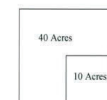
Prepared for:
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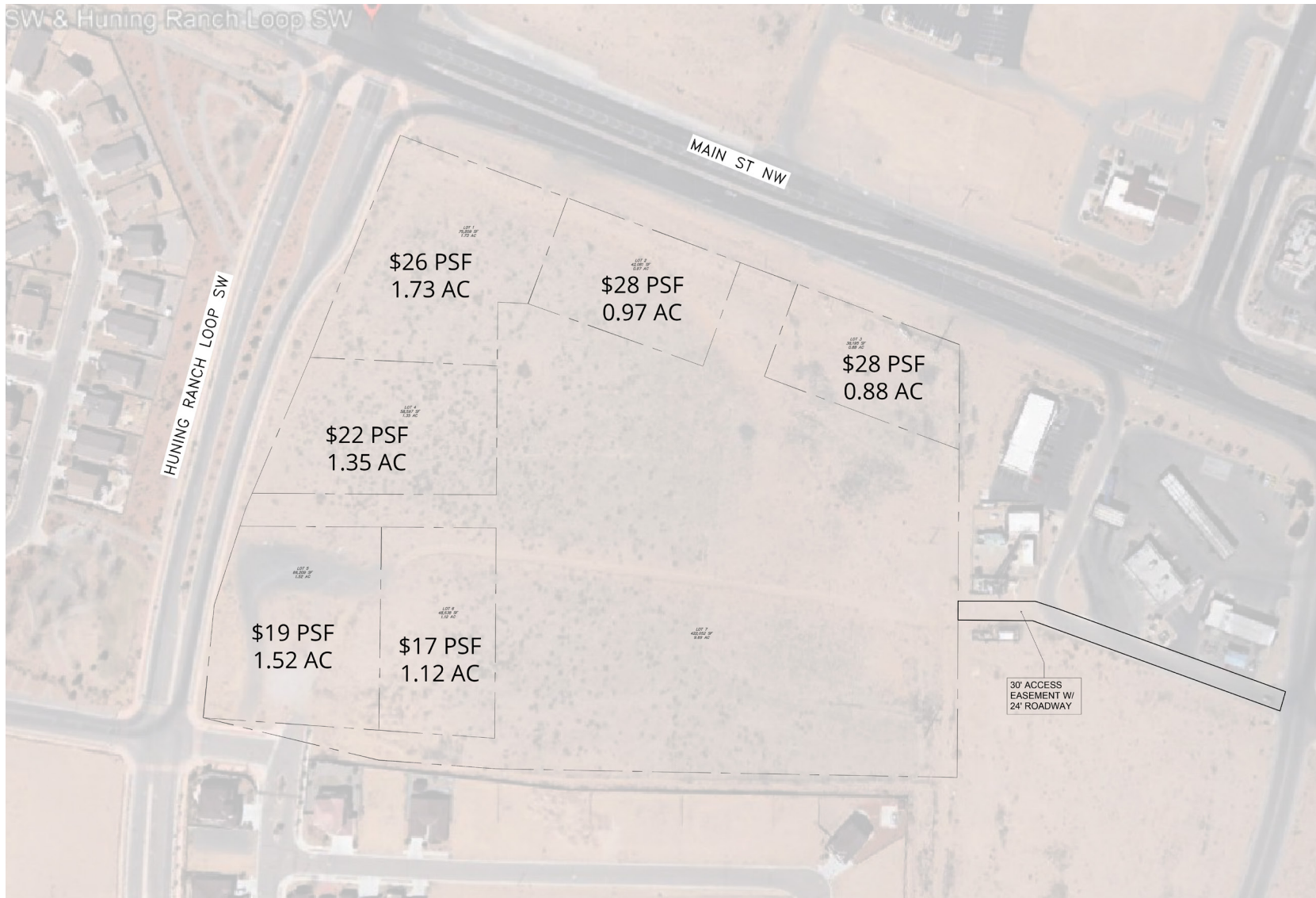
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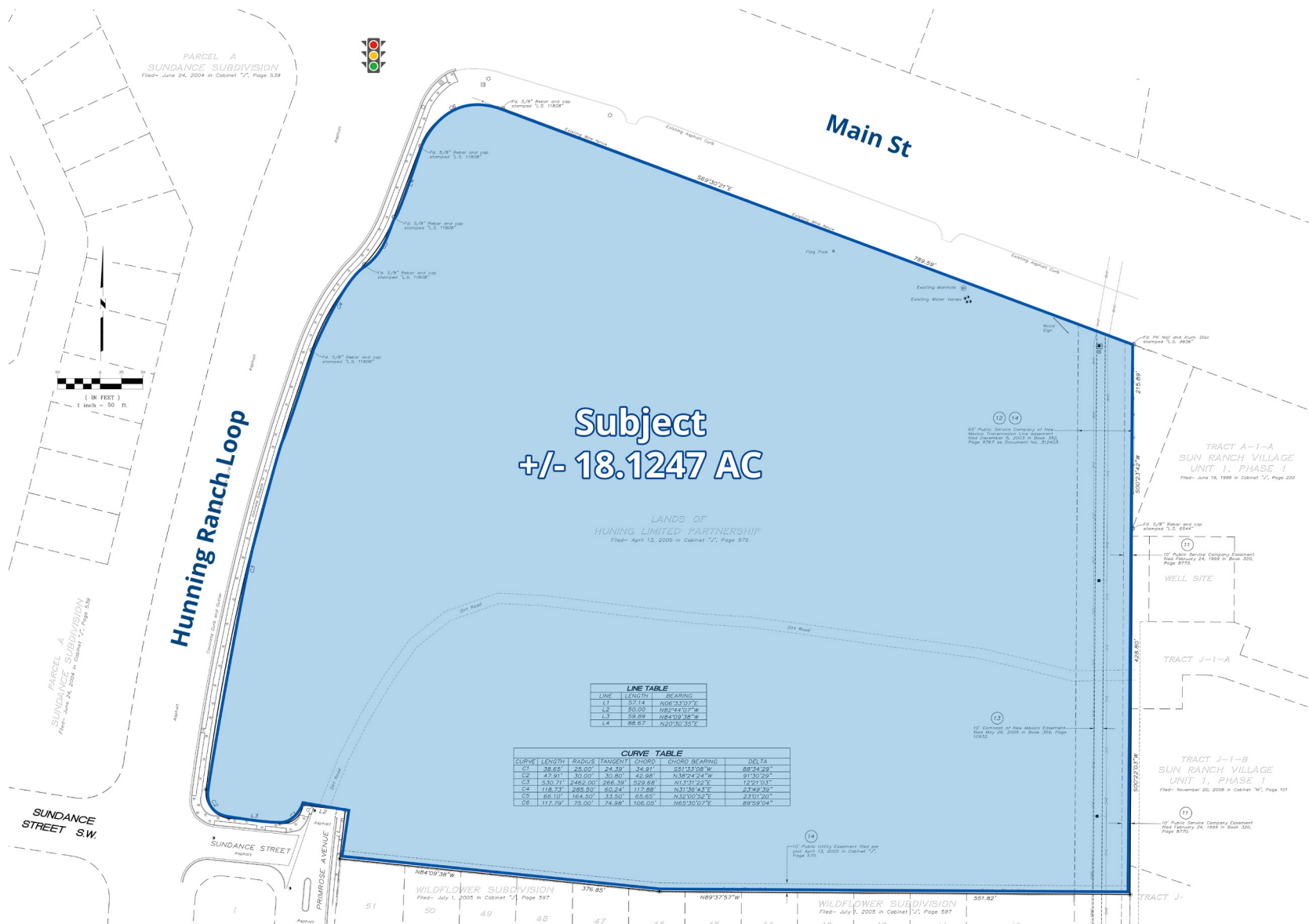
January 30, 2007

Site Plan

*Pad sizing is flexible

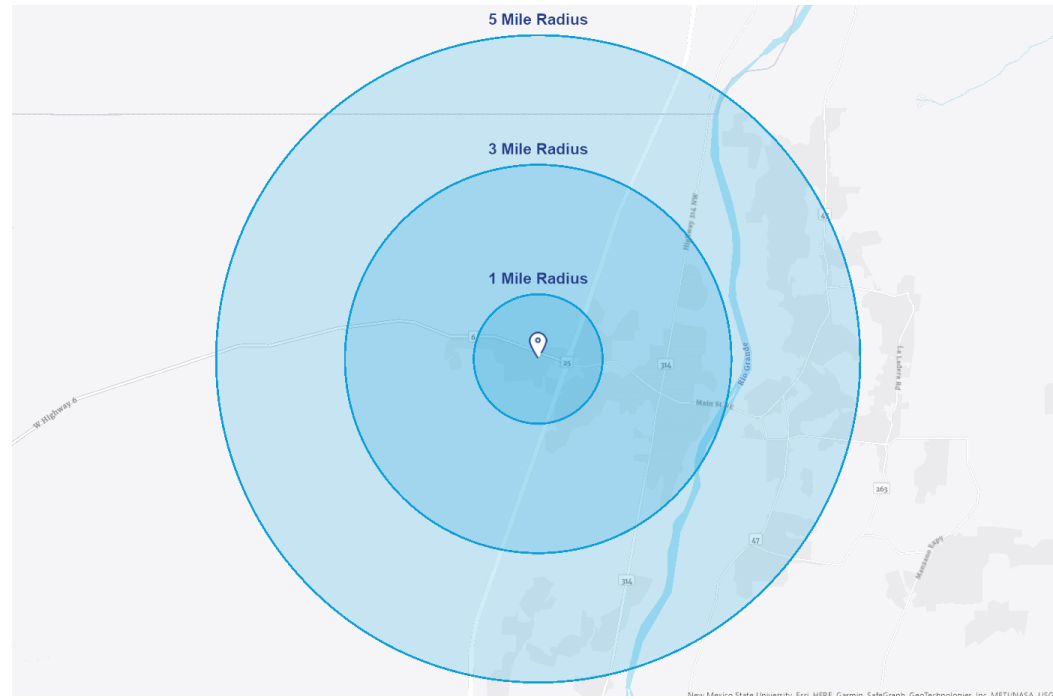


Survey



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	5,732	19,026	31,804
Households	2,068	6,774	11,380
Median HH Income	\$77,090	\$74,243	\$73,679
Average HH Income	\$101,971	\$99,911	\$96,662

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