

# 91 N EL CERRO LOOP

Los Lunas, NM 87031

Retail  
Investment Opportunity

Offering Memorandum



MATTHEWS™



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## Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Market Overview



# PROPERTY OVERVIEW

**91 N El Cerro Loop**  
Los Lunas, NM 87031





# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Unbranded Fuel Operations** – Valencia market is unbranded with no existing fuel supply agreement, allowing a buyer the flexibility to secure new branding or negotiate favorable unbranded supply contracts.
- **Potential 100% Bonus Depreciation in Year One** - (Via the One Big Beautiful Bill Act) - Fee simple ownership of a gas station provides the landlord the opportunity to use the accelerated bonus depreciation model (consult with your CPA).
- **High-Traffic Corridor** – Positioned along El Cerro Loop, a well-traveled route with  $\pm 14,859$  vehicles per day (VPD), providing consistent daily exposure and strong visibility.
- **Dense Surrounding Neighborhoods** – Located within a rapidly growing residential area of Los Lunas, surrounded by established neighborhoods and new housing developments driving steady local demand.
- **Recent renovations**, resulting in a modern, well-maintained facility with strong curb appeal. These upgrades position the asset for low near-term maintenance and operational efficiency.
  - 2,600 SF Building Addition – \$200,000
  - Redeveloped Fuel Pumps & System – \$185,000
  - Repaved Concrete Forecourt – \$60,000
  - New Roof Installation – \$45,000
  - New FF&E (Fixtures, Furniture & Equipment) – \$240,000
- **Well-Maintained Site** – Clean, functional layout with easy ingress/egress and ample on-site parking to support strong convenience store traffic.







Los Lunas Skatepark  
Skatepark



El Cerro Loop ± 14.859 VPD

Subject Property



**91 N El Cerro Loop**  
Los Lunas, NM 87031

**±3,880 SF**

GLA

**1990/2022**

Year Built/Renovated

**±14,859**

Vehicles Per Day

**\$975,000**

List Price

**\$259.29**

Price Per SF





# PROPERTY PHOTOS





# FINANCIAL OVERVIEW

**91 N El Cerro Loop**  
Los Lunas, NM 87031





# FINANCIAL SUMMARY

**\$975,000**

List Price

**±1.07 AC**

Lot Size

**\$730,000+**

Renovations Investment

## Property Details

Property Type Gas Station

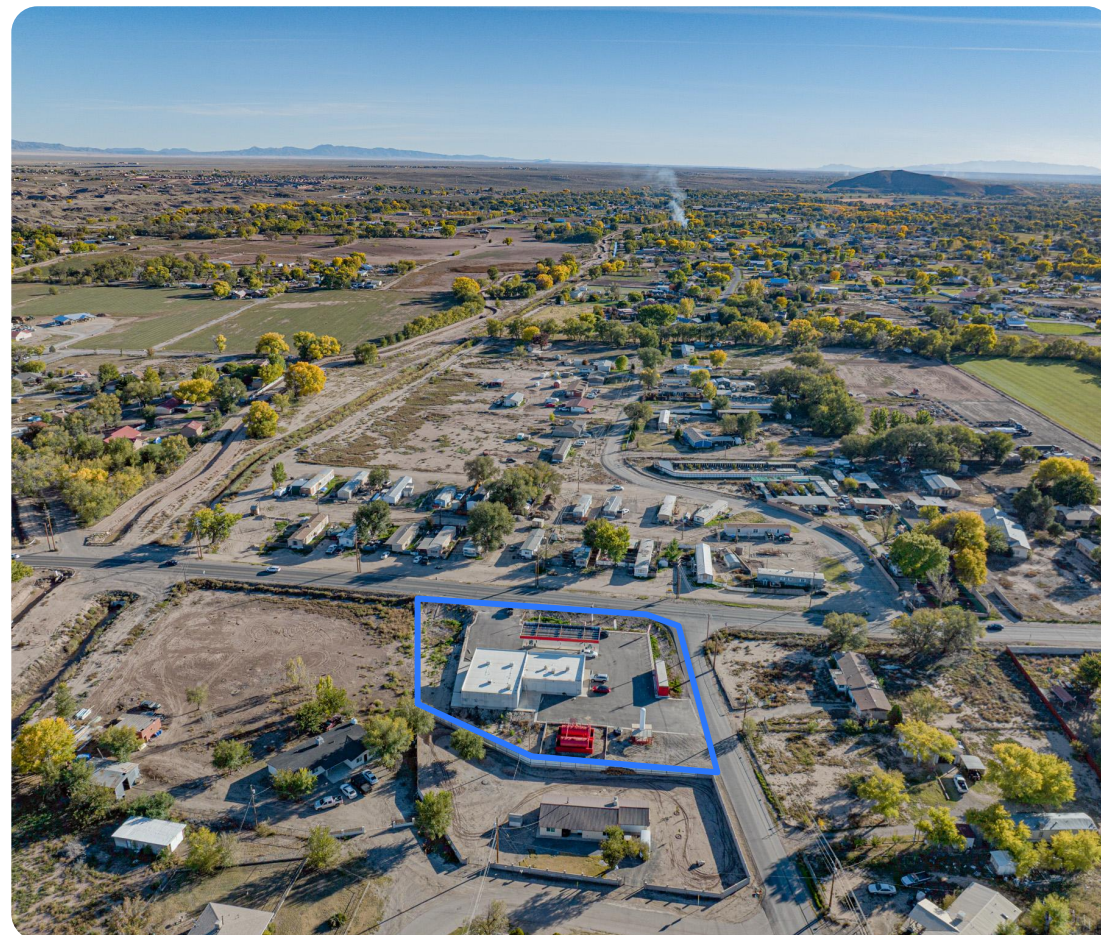
Name Valencia Market

Address 91 N El Cerro Loop, Los Lunas, NM 87031

Store Size ±3,880 SF

Year Built/Renovated 1990/2022

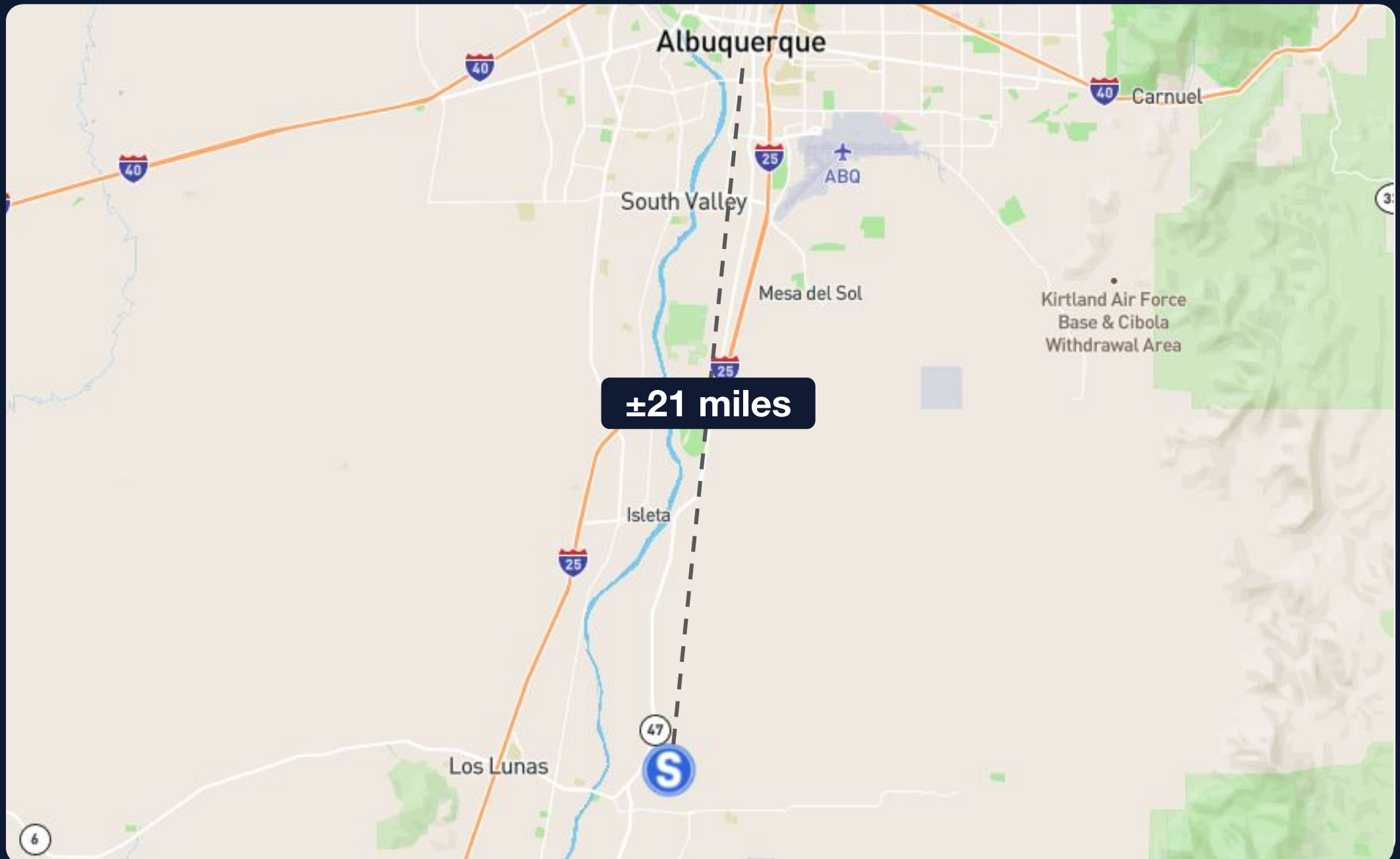
Fuel Infrastructure Canopy With 2 Dispensers /  
4 Fueling Points





# MARKET OVERVIEW

**91 N El Cerro Loop**  
Los Lunas, NM 87031





# Los Lunas, NM

## Local Market Overview

Los Lunas, New Mexico is a growing village within the Albuquerque Metropolitan Statistical Area, offering a strategic location along Interstate 25 with direct access to the state's largest labor and logistics corridors. As a regional hub just 20 miles south of Albuquerque, Los Lunas combines small-town charm with metropolitan connectivity, making it attractive to both residents and businesses.

Recent years have seen consistent population growth supported by large-scale infrastructure investments and corporate relocations. The area benefits from affordable land, a favorable regulatory climate, and active municipal support for commercial and industrial development. Major players such as Meta, Walmart, and Niagara Bottling have chosen Los Lunas for mission-critical facilities, reflecting the area's logistical advantages and workforce availability. As the region continues to expand, Los Lunas positions itself as a high-potential node for distribution, manufacturing, and tech-adjacent sectors—supported by planned improvements in transportation, utilities, and workforce training.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,248	48,727	70,117
Current Year Estimate	18,086	45,058	64,512
2020 Census	17,346	43,031	60,707
Growth Current Year-Five-Year	6.42%	8.14%	8.69%
Growth 2020-Current Year	4.27%	4.71%	6.27%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,352	17,799	25,775
Current Year Estimate	6,806	16,207	23,337
2020 Census	6,425	15,257	21,558
Growth Current Year-Five-Year	8.02%	9.82%	10.44%
Growth 2020-Current Year	5.94%	6.23%	8.26%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,116	\$89,146	\$90,663



# Albuquerque, NM

## Market Demographics



**562,488**  
Total Population

**\$65,604**  
Median HH Income

**220,000+**  
# of Households

**61%**  
Homeownership Rate

**278,308**  
Employed Population

**32%**  
% Bachelor's Degree

**38.7**  
Median Age

**\$266,700**  
Median Property Value

## Local Market Overview

Albuquerque, New Mexico serves as the anchor of the state's largest metro region and offers a compelling blend of population size, geographic reach and affordability that appeals across a range of asset types. Situated along the Rio Grande and framed by the Sandia Mountains, the city enjoys strong connectivity via Interstate 25 and Interstate 40, positioning it at the crossroads of the Southwest's logistics, aerospace and federal-funded research corridors. As a result, Albuquerque supports both lifestyle and employment-driven demand: residents benefit from a lower cost base relative to peer metros, and businesses benefit from proximity to major federal labs, an educated workforce and available land for expansion.

Over recent years, while population growth has moderated, income levels have shown upward movement and the city continues to invest in infrastructure and mixed-use development in key districts. The blend of moderate household income, a substantial home-ownership base and broad employment sectors underscores Albuquerque's diversification opportunities for retail, office, industrial and mixed-use projects. Importantly, its affordability advantage suggests relative resilience in downturns and potential upside as the broader Southwest economy evolves.







## Economy

Albuquerque's economy is driven by a balanced mix of federal institutions, high-tech manufacturing, and logistics, making it one of the Southwest's most strategically diversified metros. Major employers like Sandia National Laboratories, Kirtland Air Force Base, and the University of New Mexico anchor a stable base of government and education employment, while private investment is growing in aerospace, semiconductors, renewable energy, and advanced manufacturing. The city's location at the intersection of Interstates 25 and 40 provides superior regional connectivity, enhancing its role as a logistics and distribution hub for the Southwest. Affordable real estate, pro-business incentives, and an emerging innovation ecosystem—bolstered by tech incubators and partnerships with national labs—further position Albuquerque as a competitive environment for both legacy industries and new economic drivers.

## Attractions

In addition to its economic strengths, Albuquerque offers a unique blend of natural landscapes, cultural richness, and year-round attractions that enhance its appeal to residents, tourists, and investors alike. The world-renowned Albuquerque International Balloon Fiesta draws global visitors each fall, while the Sandia Mountains and Rio Grande Valley offer abundant opportunities for hiking, cycling, skiing, and water recreation. The historic Old Town district preserves the city's Spanish and Native American heritage through adobe architecture, museums, artisan shops, and culinary destinations. A vibrant arts scene, diverse festivals, and mild climate contribute to a high quality of life that supports workforce retention and tourism-driven activity. As a gateway to both outdoor adventure and Southwestern culture, Albuquerque delivers a lifestyle offering that complements its growing economic momentum.



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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