

91 N EL CERRO LOOP

Los Lunas, NM 87031

Retail
Investment Opportunity
Offering Memorandum



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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 ±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

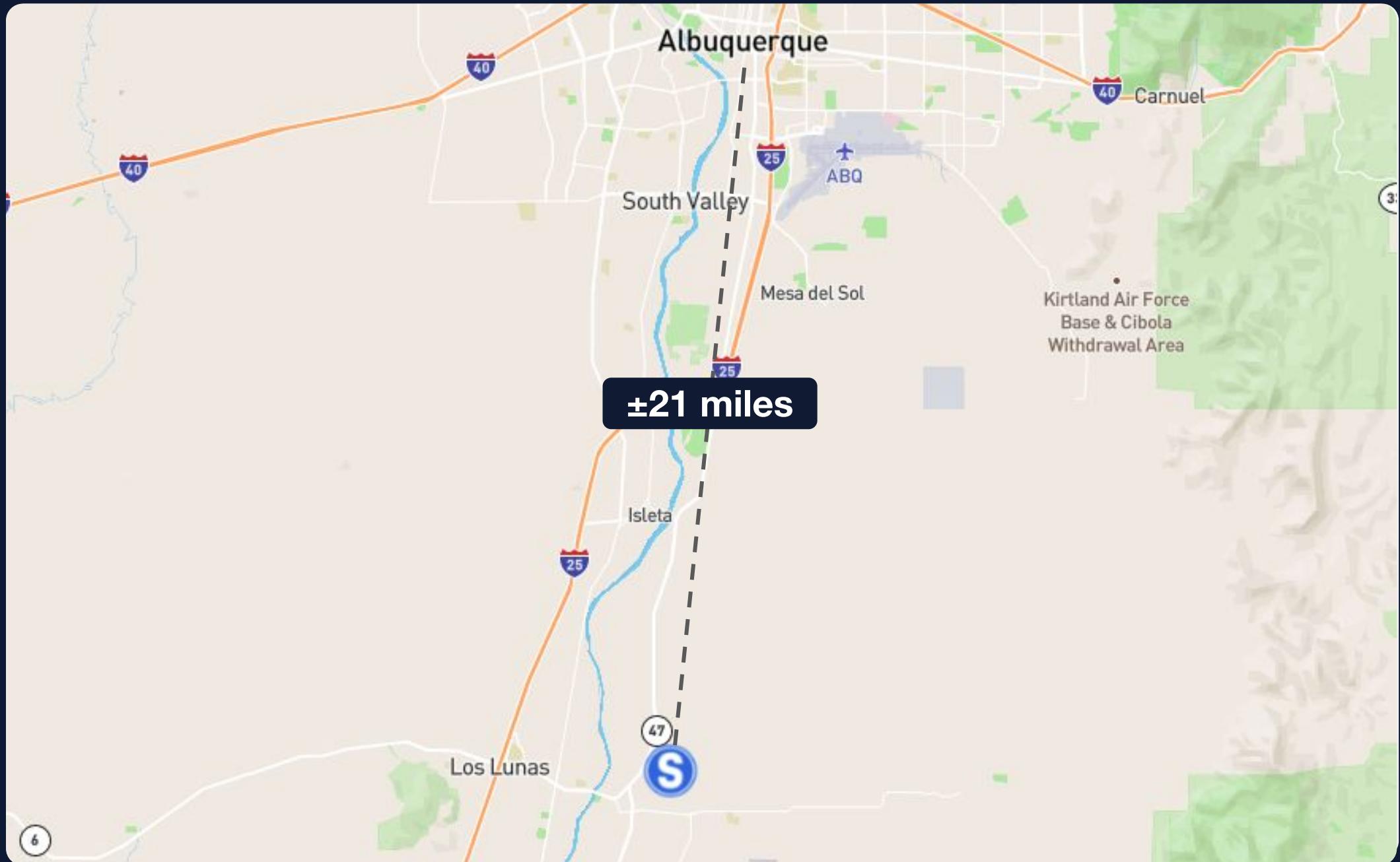
Year Built/Renovated 1990/2022

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

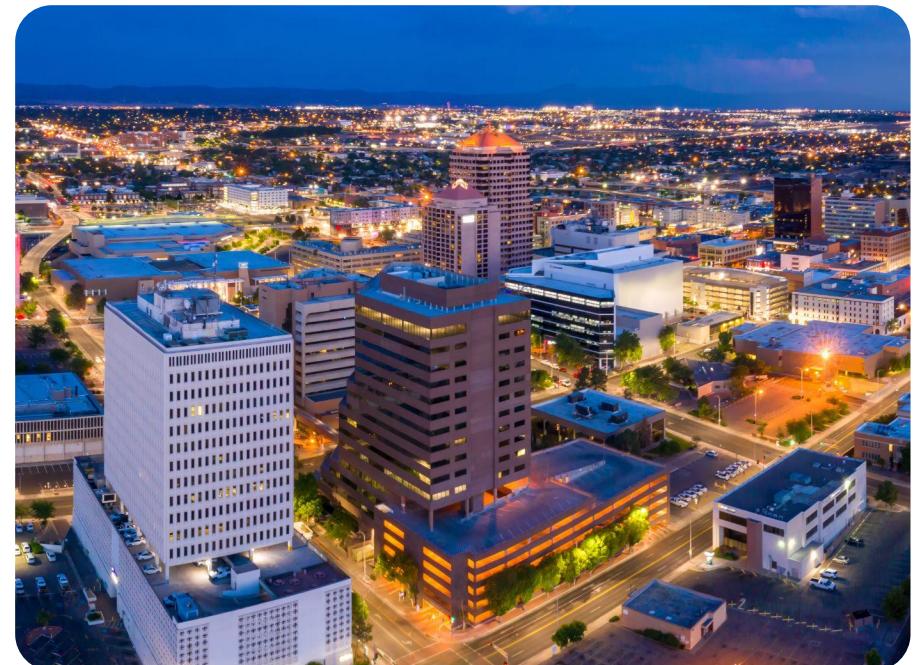
38.7
Median Age

\$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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **91 N El Cerro Loop, Los Lunas, NM, 87031** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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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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