

Shops at Sun Ranch

NWQ OF I-25 & MAIN ST
2270 MAIN ST NW
LOS LUNAS, NM 87031



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	5,147	14,725	31,646
2018 Average HH Income	\$68,614	\$58,366	\$61,330
2018 # of Households	1,935	5,048	11,511



**Shadow
Anchored!**

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FOR LEASE

See Broker

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Suite F

980 SF

PROPERTY HIGHLIGHTS

- Prominent retail location along Los Lunas' Main St
- 2nd Generation Retail Shop Space
- Walmart Supercenter Shadow Anchored - \$42.9 Million Annual Sales
- Surrounded by Strong Established Restaurants and Retailers
- On Going-Home Side of I-25 Near the New Facebook Data Center

TRAFFIC COUNT

Main St: 23,904 VPD
(MRCOG 2016)

AREA TRAFFIC GENERATORS



Austin Tidwell

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OFFERING SUMMARY

Available SF: 980 SF

Lease Rate: See Broker

NNN: \$5.75 PSF

Building Size: 9,120 SF

Year Built: 2004

Lot Size: 0.67 Acres

PROPERTY OVERVIEW

Los Lunas, NM has become a booming market as of late and securing real estate on Main St is a must for anyone looking to capitalize on the crowd from the Facebook Data Center. The Shops at Sun Ranch is strategically shadow anchored by Los Lunas' Walmart Supercenter and among top notch restaurants and retailers. Opportunities like this with prominent frontage and area draw do not come every day and with one vacancy left, it will go fast.

LOCATION OVERVIEW

Prime retail location along Main St just west of I-25. Walmart shadow anchored strip center with neighboring retailers Panda Express, Carl's Jr. and Shoe Dept. Co-tenants include Coldstone, GameStop, Great Clips, Verizon and Domino's. On the going-home side of the street and nearby the Facebook Data Center.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite F	See Broker	980 SF

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