



LOS LUNAS FREESTANDING RETAIL

NWC MAIN ST & MUNOZ RD
336 Main Street NW, Los Lunas, NM 87031



**FOR
SALE**

AVAILABLE SPACE
+/-1,400 SF

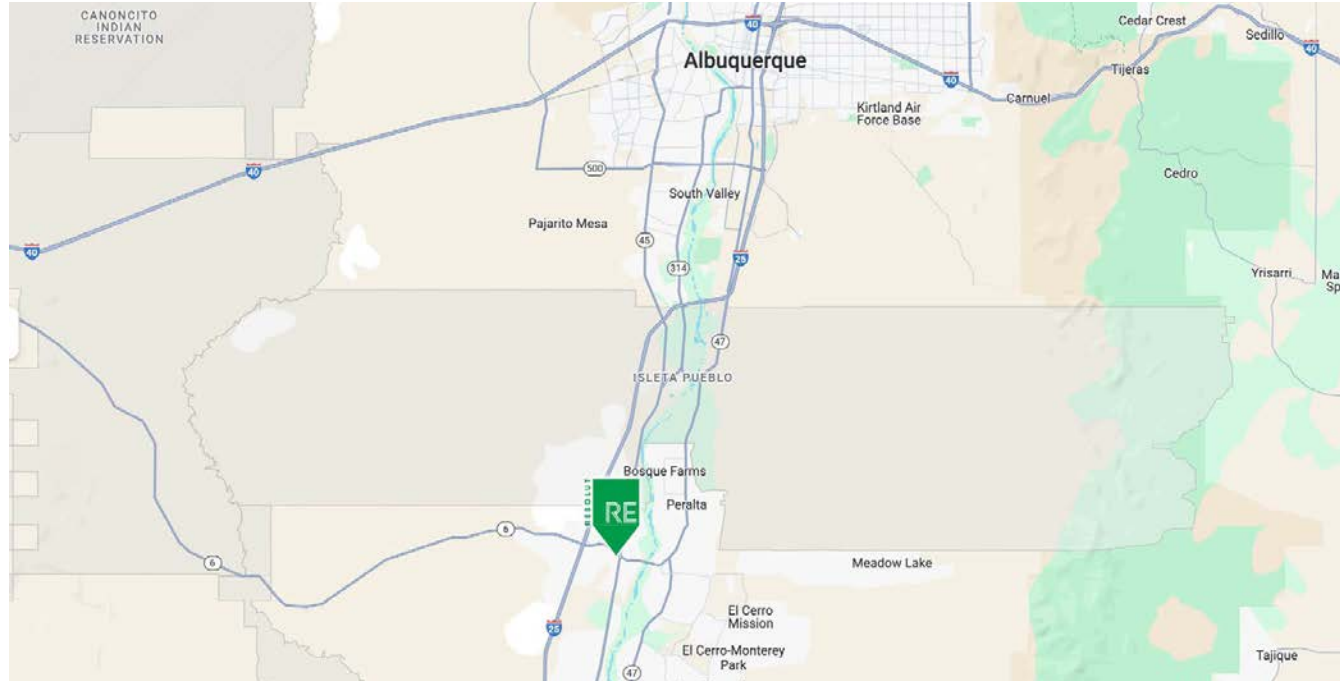
PRICE
\$385,000

Remsa Troy
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505.337.0777

Austin Tidwell, CCIM
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PROPERTY HIGHLIGHTS

- Located along Main Street with excellent visibility
- Ample on-site parking available
- Includes two security safes
- Features a distinctive Santa Fe-style interior
- Shadow-anchored by Main Street Muscle and Fitness Center
- Close proximity to multiple elementary schools and Los Lunas Middle School
- Less than one minute from Highway 314
- Additional storage unit available on the lot



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



25,214
POPULATION
3-MILE RADIUS



\$92,261.00
AVG HH INCOME
3-MILE RADIUS



16,046
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Main St: 25,932 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

The property at 336 Main St SW, Los Lunas, NM 87031, presents a unique commercial opportunity with high visibility along Main Street and ample parking for customers and employees. This Santa Fe -style building features New Mexican interior architecture, blending traditional charm with modern functionality. While the entrance maintains its classic appeal, a modern glass door inside enhances the space's contemporary feel. The multiple rooms offer flexibility for various business needs, currently set up with retail display shelves but easily adaptable for private offices or specialty retail areas. The property also includes a storage unit on the lot, providing additional space for inventory or equipment. Key upgrades include a TPO roof replaced 5 years ago and a 5-year-old HVAC unit, ensuring energy efficiency and low maintenance costs. Whether for a boutique retail space, office, or creative workspace, this property offers versatility in a growing commercial corridor of Los Lunas.

LOCATION OVERVIEW

Located in the heart of Los Lunas, NM, 336 Main St SW offers a prime commercial opportunity in a rapidly expanding market. Positioned along Main Street SW, one of the town's primary thoroughfares, the property benefits from high visibility and easy accessibility, making it an ideal location for retail or office use. Los Lunas is part of the Albuquerque Metropolitan Statistical Area, experiencing steady population and economic growth, driven by new developments and infrastructure improvements.

The property sits within a thriving commercial corridor, surrounded by established businesses, restaurants, and service providers, ensuring a strong customer base. Nearby, national retailers and local businesses create consistent traffic, while ongoing residential and commercial developments continue to strengthen the area's demand for retail and office space. With easy access to I-25 and just 25 minutes from downtown Albuquerque, Los Lunas has become an attractive hub for businesses looking to serve both local and regional markets.









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