

LOS LUNAS DRIVE-THRU RETAIL PADS

NWQ MAIN ST & DESERT WILLOW RD

Los Lunas, NM 87031



**FOR SALE OR
GROUND LEASE**

AVAILABLE

Pad Site 1: +/- 0.679 AC
Pad Site 2: +/- 0.52 AC
Can Be Combined: +/- 1.2 AC

PRICE

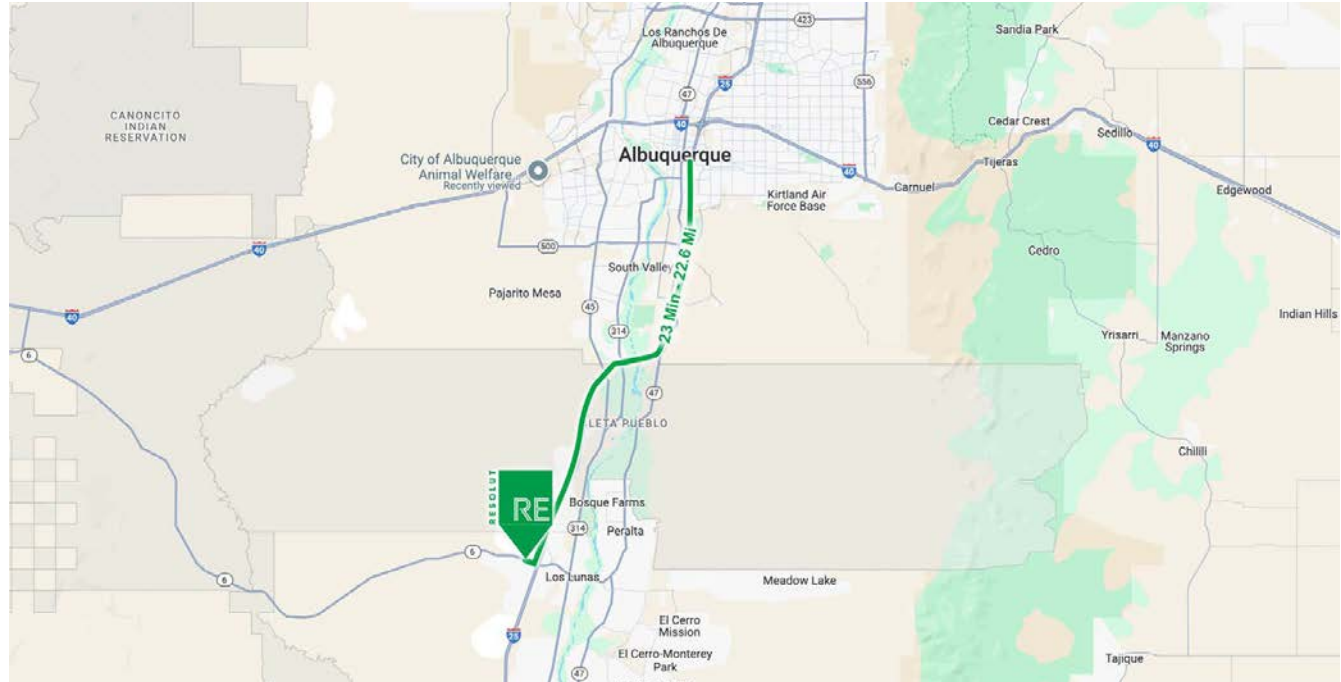
Call for
Pricing

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PROPERTY HIGHLIGHTS

- +/- 0.52-1.2 acre parcel available on Main St on the west side of I-25 on Main St
- Pads are shadow anchored by Walmart Supercenter (2.4M annual visitors) and joined by The Human Bean, Panda Express, Carl's Jr, Wingstop and Cold Stone
- Fast developing area following continued expansion of the Meta Data Center (\$800M expansion project w/ 300 anticipated jobs), Walmart's Distribution Center and Amazon's Fulfillment Center (600+ employees), all anchoring this side of Main St
- Los Lunas continues to grow with 700 homes at the Legacy at Sierra Vista, 400 homes at Jubilee Los Lunas and 127 homes at Desert Sky



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



20,095
POPULATION
3-MILE RADIUS



\$91,233.00
AVG HH INCOME
3-MILE RADIUS



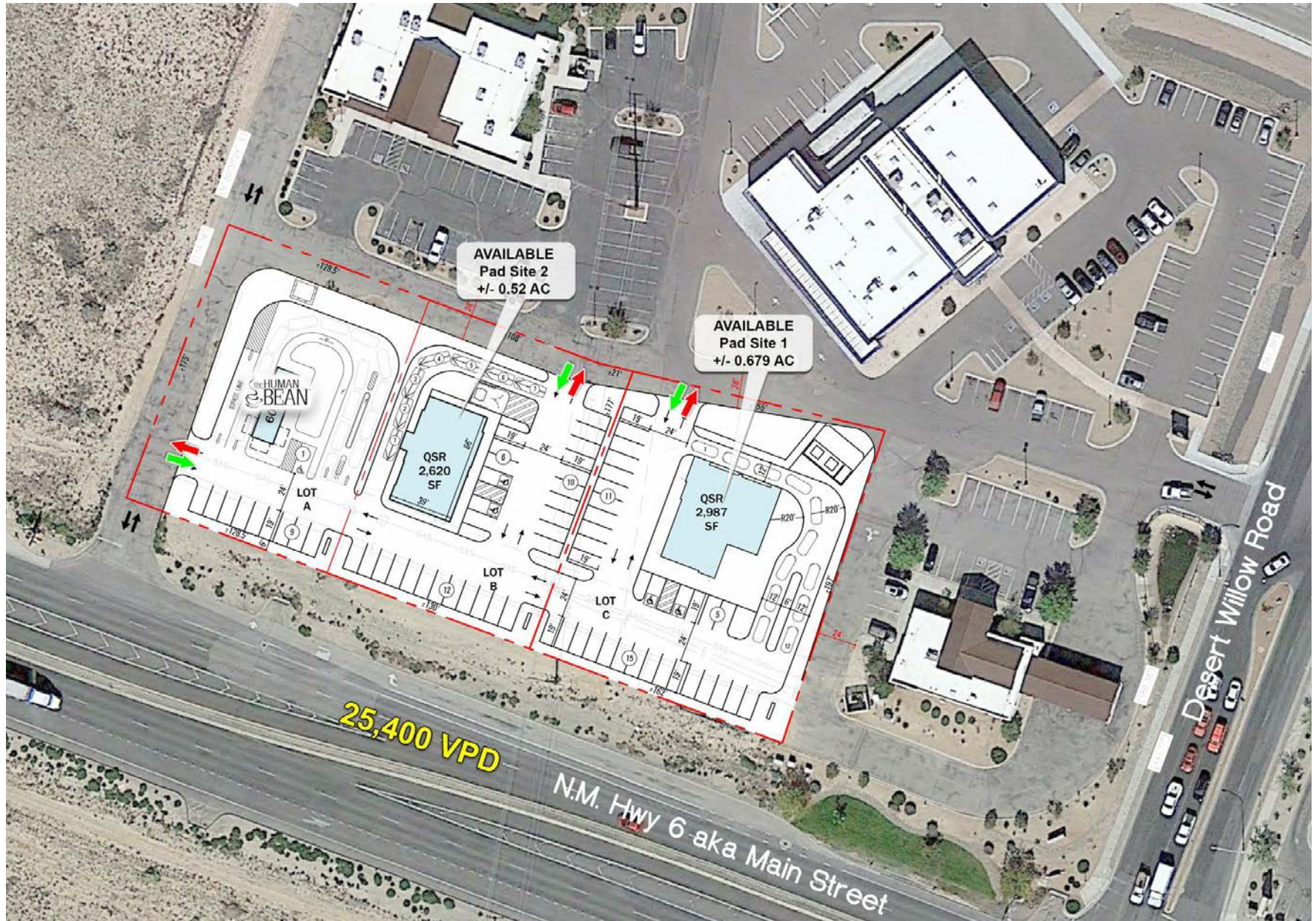
12,613
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Main St: 25,400 VPD
(Sites USA 2024)

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Conceptual Site Plan



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