



RESTAURANT SPACE NEXT TO NEW HOTEL

SEC OF SUN RANCH VILLAGE RD AND SUN RANCH VILLAGE LOOP
2263 Sun Ranch Village Loop Los Lunas, NM 87031



**FOR
LEASE**

AVAILABLE
4,461 SF
+ Patio

RATE
\$42.00 PSF NNN
NNNs* TBD
* Estimate provided by Landlord and
subject to change

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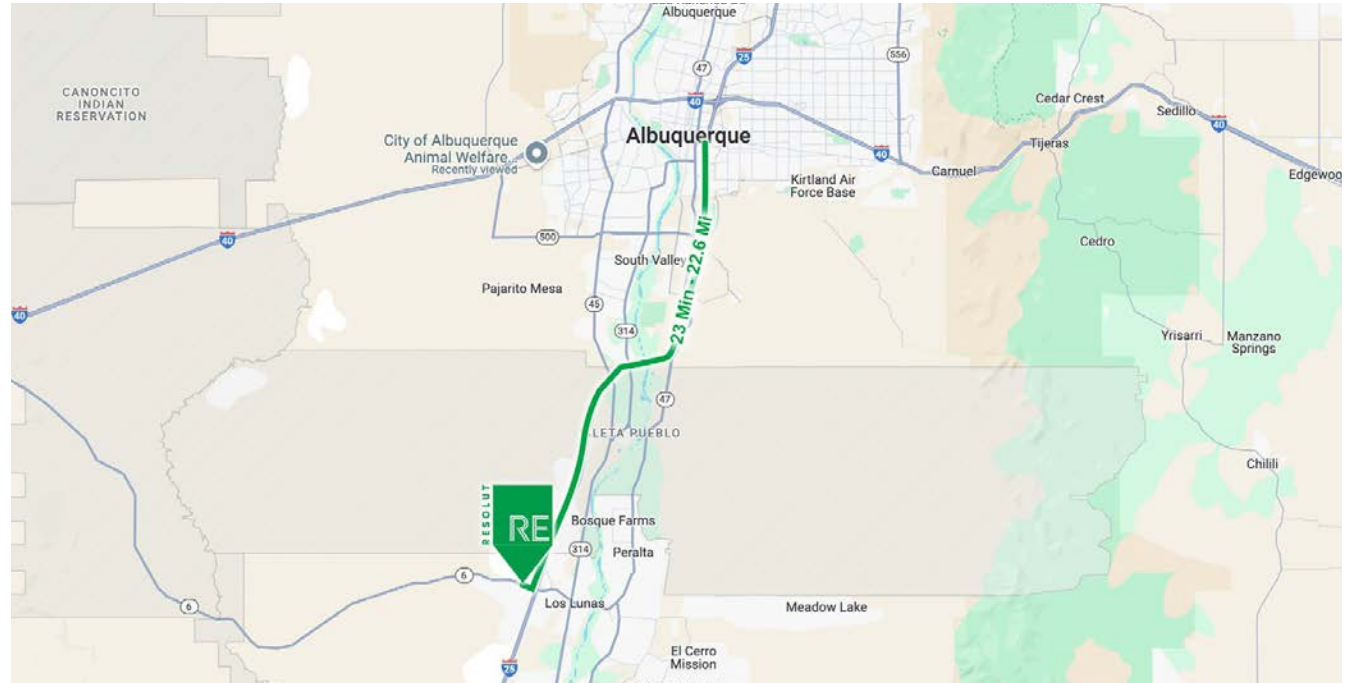
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PROPERTY HIGHLIGHTS

- Situated within a newly developed mixed-use project that combines retail, hospitality, and entertainment.
- Directly next to a planned event center designed to host weddings, conferences, and large gatherings.
- Directly across from a 4-story Marriott SpringHill Suites hotel, now under construction, which is expected to bring steady guest foot traffic.
- Thoughtfully designed to encourage strong synergy between the restaurant, event center, and hotel.
- Versatile space suitable for full-service dining, private parties, or catering operations.
- Excellent visibility and frontage along high-traffic roadways, maximizing brand exposure.
- Interior layout can be customized to suit a variety of restaurant concepts or service models.
- Potential for outdoor patio seating to enhance customer experience and increase capacity.
- Shared on-site and street parking provide easy access for patrons and event attendees.
- Positioned to benefit from built-in demand generated by hotel guests and event attendees.
- Now pre-leasing to secure tenants ahead of project completion.



AREA TRAFFIC GENERATORS



Remsa Troy

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DEMOGRAPHIC SNAPSHOT 2025



20,566
POPULATION
3-MILE RADIUS



\$88,213.00
AVG HH INCOME
3-MILE RADIUS

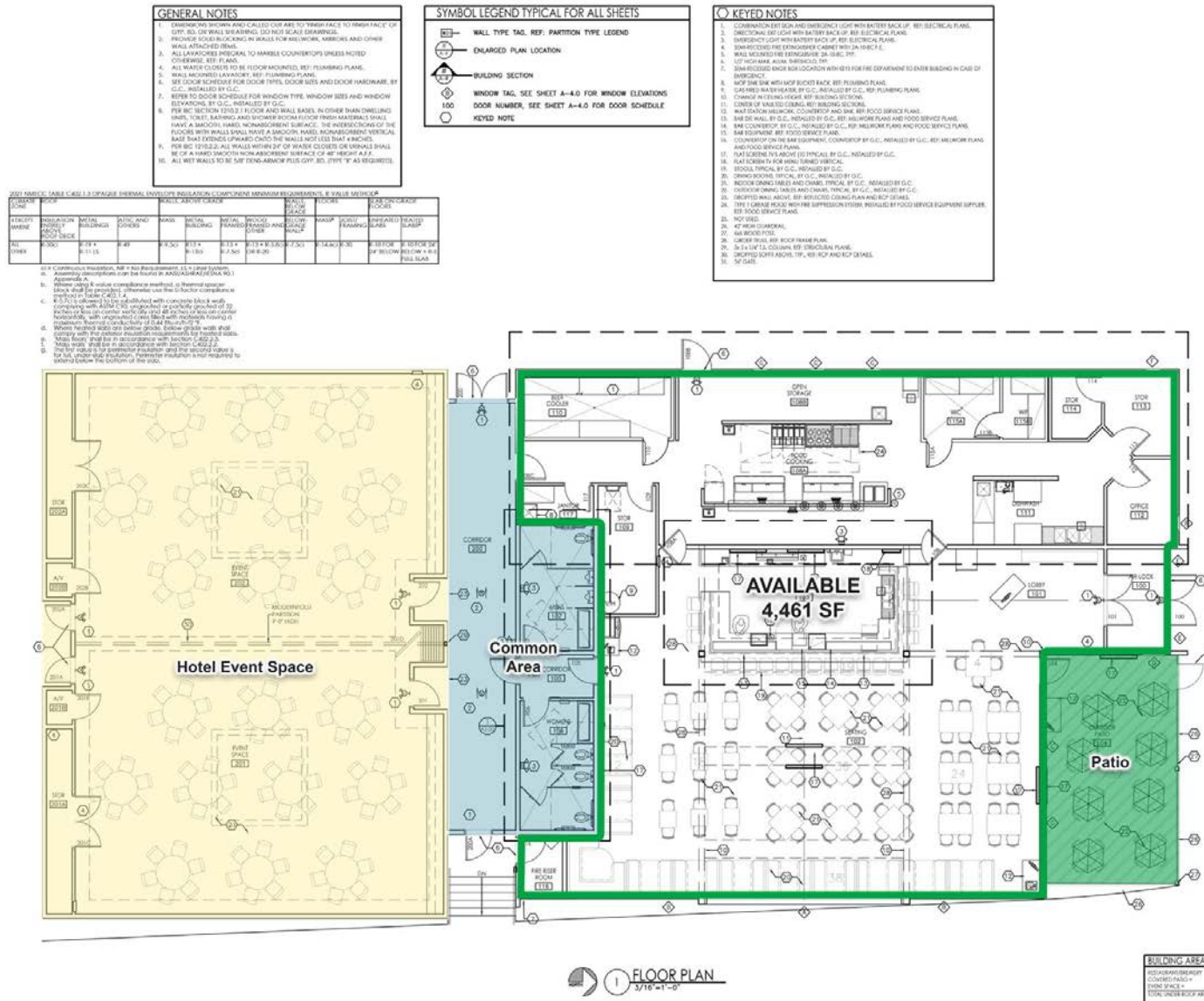


13,016
DAYTIME POPULATION
3-MILE RADIUS



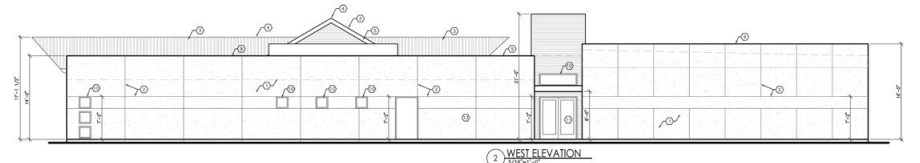
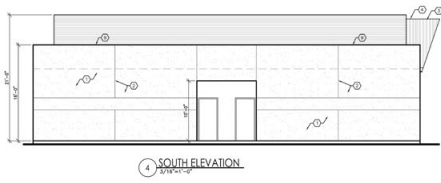
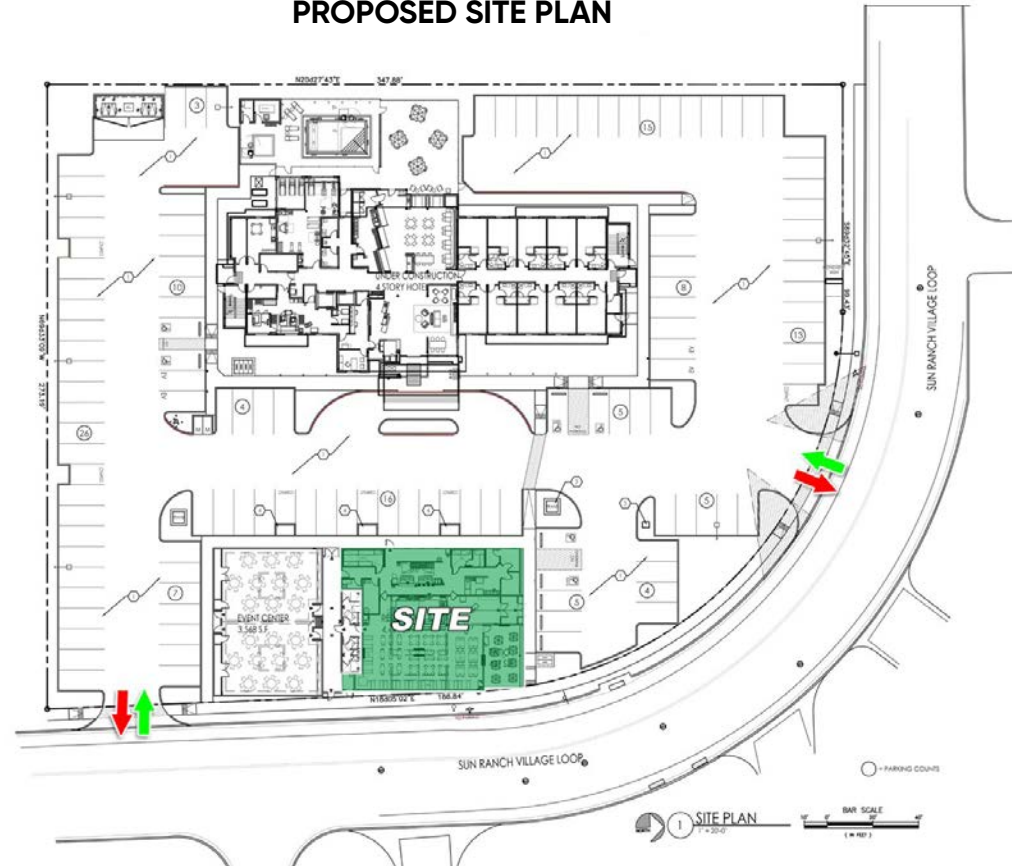
TRAFFIC COUNTS
Sun Ranch Village Rd: 4,855 VPD
Sun Ranch Village Loop: 1,277 VPD
(Sites USA 2025)

PROPOSED FLOOR PLAN



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PROPOSED SITE PLAN



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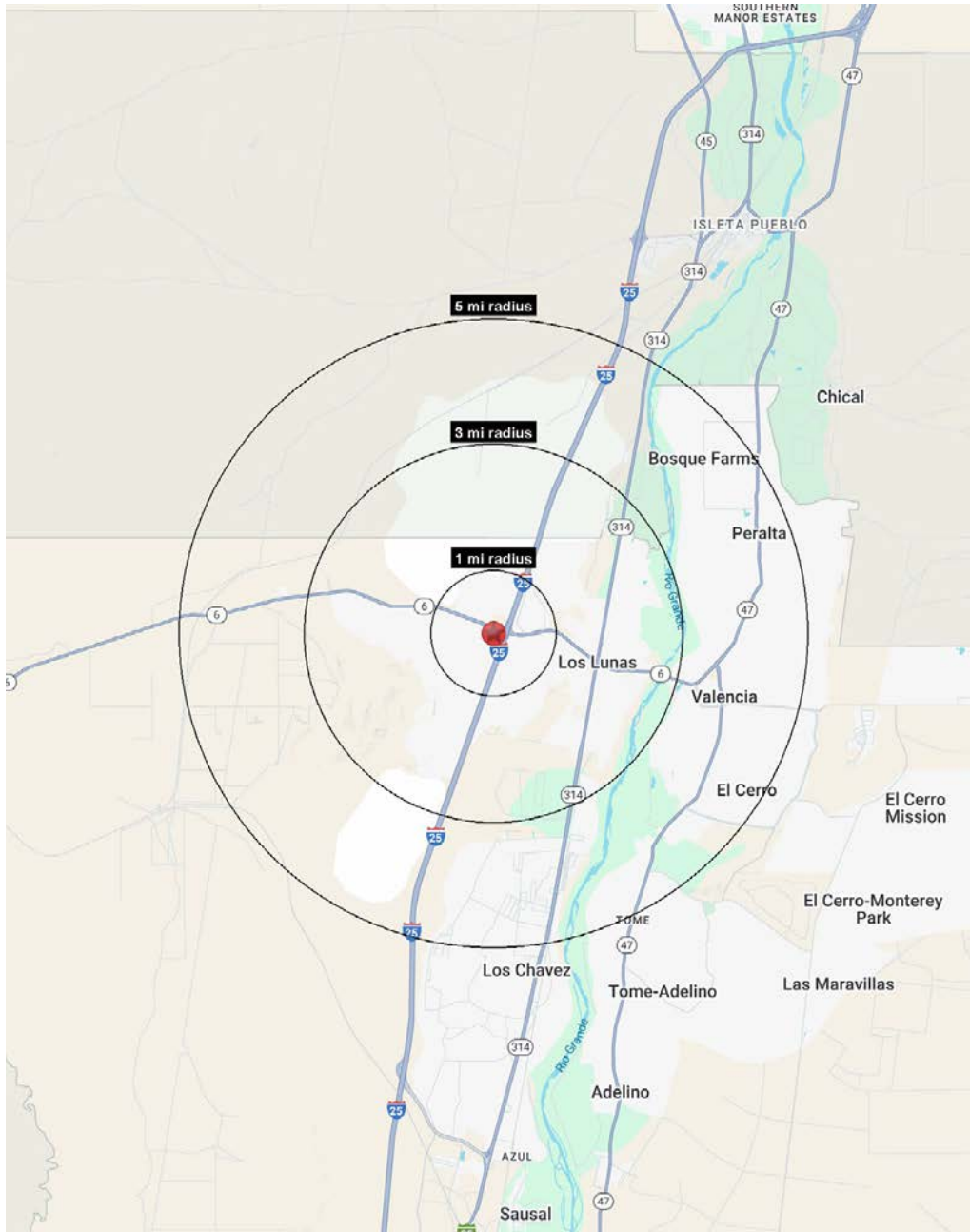
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.8141/-106.7646

2263 Sun Rnch Vlg Lp Los Lunas, NM 87031	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,391	20,566	35,380
2030 Projected Population	8,416	22,982	38,715
2020 Census Population	7,316	18,843	33,238
2010 Census Population	5,852	16,607	31,508
Projected Annual Growth 2025 to 2030	2.8%	2.3%	1.9%
Historical Annual Growth 2010 to 2025	1.8%	1.6%	0.8%
2025 Median Age	36.8	36.8	39.0
Households			
2025 Estimated Households	2,825	7,440	12,916
2030 Projected Households	3,270	8,495	14,401
2020 Census Households	2,738	6,696	11,950
2010 Census Households	2,174	5,897	11,334
Projected Annual Growth 2025 to 2030	3.1%	2.8%	2.3%
Historical Annual Growth 2010 to 2025	2.0%	1.7%	0.9%
Race and Ethnicity			
2025 Estimated White	52.0%	51.3%	51.5%
2025 Estimated Black or African American	3.5%	3.1%	2.5%
2025 Estimated Asian or Pacific Islander	2.2%	2.3%	1.6%
2025 Estimated American Indian or Native Alaskan	3.9%	4.0%	3.8%
2025 Estimated Other Races	38.4%	39.3%	40.6%
2025 Estimated Hispanic	58.5%	59.1%	59.4%
Income			
2025 Estimated Average Household Income	\$94,337	\$88,213	\$95,702
2025 Estimated Median Household Income	\$74,726	\$71,220	\$74,749
2025 Estimated Per Capita Income	\$36,116	\$31,976	\$35,442
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.0%	4.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	6.1%	5.7%
2025 Estimated High School Graduate	26.6%	29.2%	29.1%
2025 Estimated Some College	26.5%	22.6%	24.4%
2025 Estimated Associates Degree Only	11.0%	10.9%	9.6%
2025 Estimated Bachelors Degree Only	17.3%	16.5%	14.8%
2025 Estimated Graduate Degree	12.2%	10.7%	12.0%
Business			
2025 Estimated Total Businesses	278	593	1,140
2025 Estimated Total Employees	2,476	4,773	7,661
2025 Estimated Employee Population per Business	8.9	8.1	6.7
2025 Estimated Residential Population per Business	26.6	34.7	31.0