

FOR SALE > VACANT LAND



# Lowe's Center

LOS CERRITOS & NM STATE HWY. 6, LOS LUNAS, NM



## Details

- > Parcel F: 1.2844 Acres  
\$13.50/SF
- > Parcel B: 1.8004 Acres  
\$8/SF

## Area Amenities

- > Fully Improved- Graded, utilities to property, all common area drives and lighting complete
- > Building & monument signage on NM Highway 6
- > 28,100 VPD on NM Highway 6- Second highest traffic count in Los Lunas
- > Lowe's anchored center
- > Cross access agreement with Home Depot
- > Access off of NM Highway 6 & Los Cerritos Road
- > Adjacent to Los Lunas High School: 1,500 Students/Faculty

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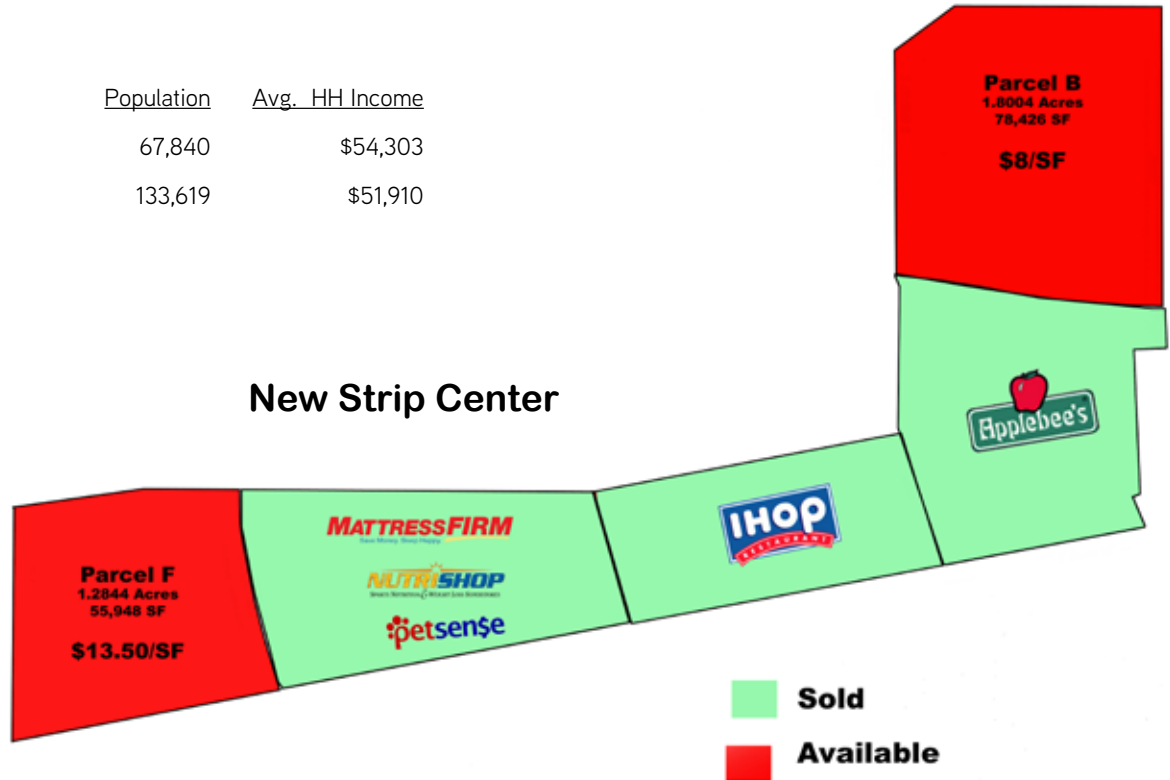
LOS CERRITOS & NM STATE HWY. 6, LOS LUNAS, NM



### Demographics 2013

	Population	Avg. HH Income
• Extended Los Lunas*	67,840	\$54,303
• Combined Trade Area*	133,619	\$51,910

\*See Map on Page 3



*Independently Owned and Operated*

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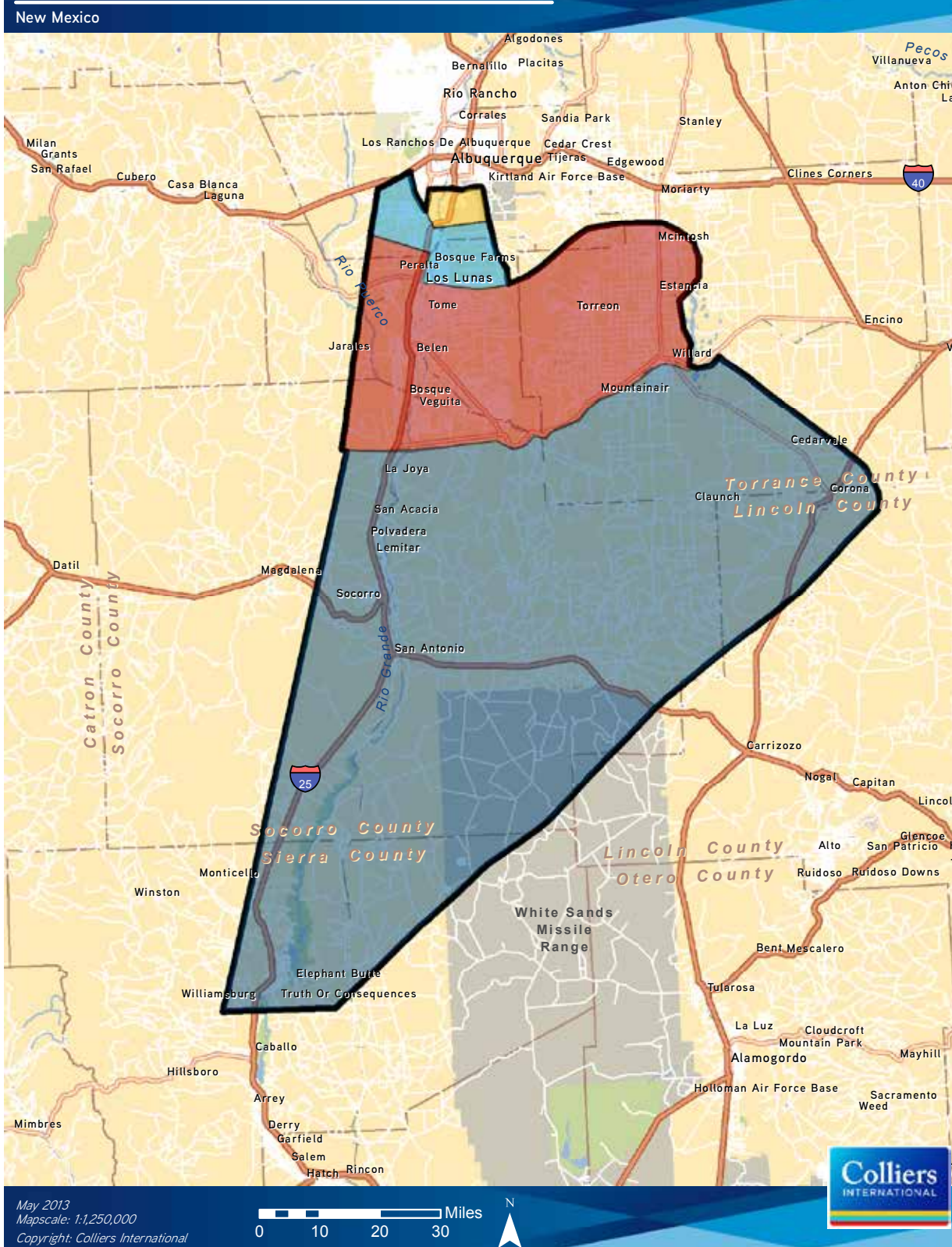
Major Retail locations in Los Lunas will draw customers from a large part of southern New Mexico including Truth or Consequences which is approximately 125 miles away.

- The southern part of the state tends to be rural in character and sparsely populated.
- There is a lack of major retail in Belen, Socorro and Truth or Consequences and other southern New Mexico communities.
- The local retailers must charge higher prices in order to cover the cost of transporting the inventory to these remote locations.
- Shoppers are willing to travel relatively long distances to the major retail centers in Los Lunas in order to take advantage of better prices and a wider choice of products to select.

Major Retail locations in Los Lunas will draw from the South Valley of Albuquerque because of the easier access.

- The South Valley is one of the oldest areas in the State and does not have a "grid" pattern to the streets.
- There are relatively few north/south or east/west major arterials that would make travel in this area faster and easier.
- The recent improvements to the Interstate system in Albuquerque extend to the south. Because of these, there is good flow from the South Valley to Los Lunas
- Many shoppers would choose to take the freeway south to Los Lunas rather than battle traffic to the north.

## Communities South of Albuquerque to Truth or Consequences



Full Demographic Report Available Upon Request

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