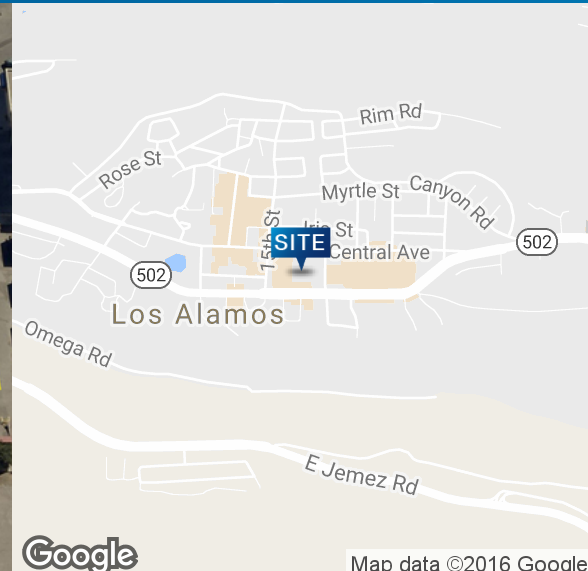


FOR SALE OR LEASE > RETAIL SPACE / RESTAURANT

Restaurant with Drive Thru



1274 TRINITY DR, LOS ALAMOS, NM 87544



Restaurant With Drive Thru

- > Sale Price: Negotiable
- > Lease Rate: See Broker
- > Lease Type: NNN
- > Building Size: +/- 2,778 SF
- > Lot Size: 1.0437 Acres
- > Zoning: DT-NCO

Building Amenities

- > Rare existing restaurant with drive thru
- > Located in the Heart of Los Alamos' retail node on the main arterial
- > Adjacent to new 113,000 sft Smith's Marketplace (Kroger)
- > Great visibility and prominent pylon signage
- > Excellent access and ample parking (65 spaces +/-)
- > Extraordinary demographics with the Median Household Income in excess of \$100,000
- > Los Alamos is home to renowned Los Alamos National Laboratory (a premier national security research institute)
- > Los Alamos County topped the list as the best place to live in America in terms of quality of life attributed to high levels of job stability, income and education

Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Aerial Map

1274 TRINITY DR, LOS ALAMOS, NM 87544



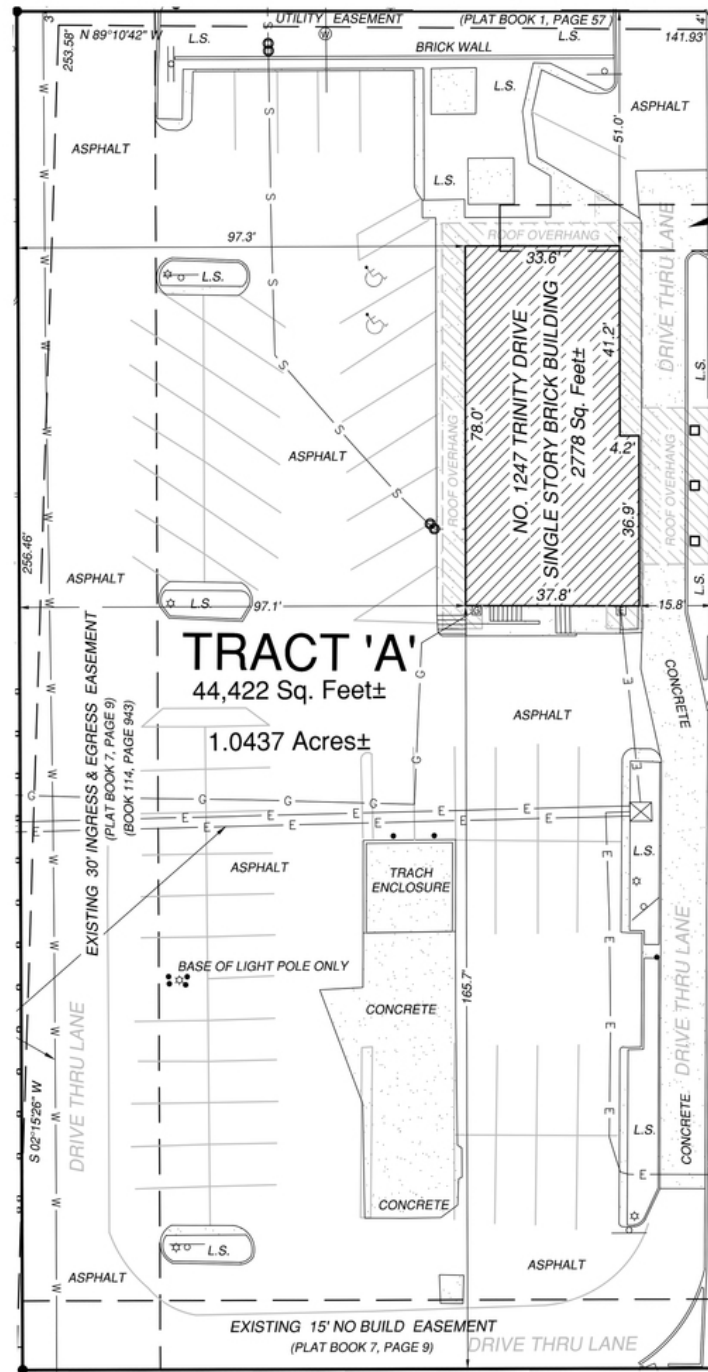
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Site Plan

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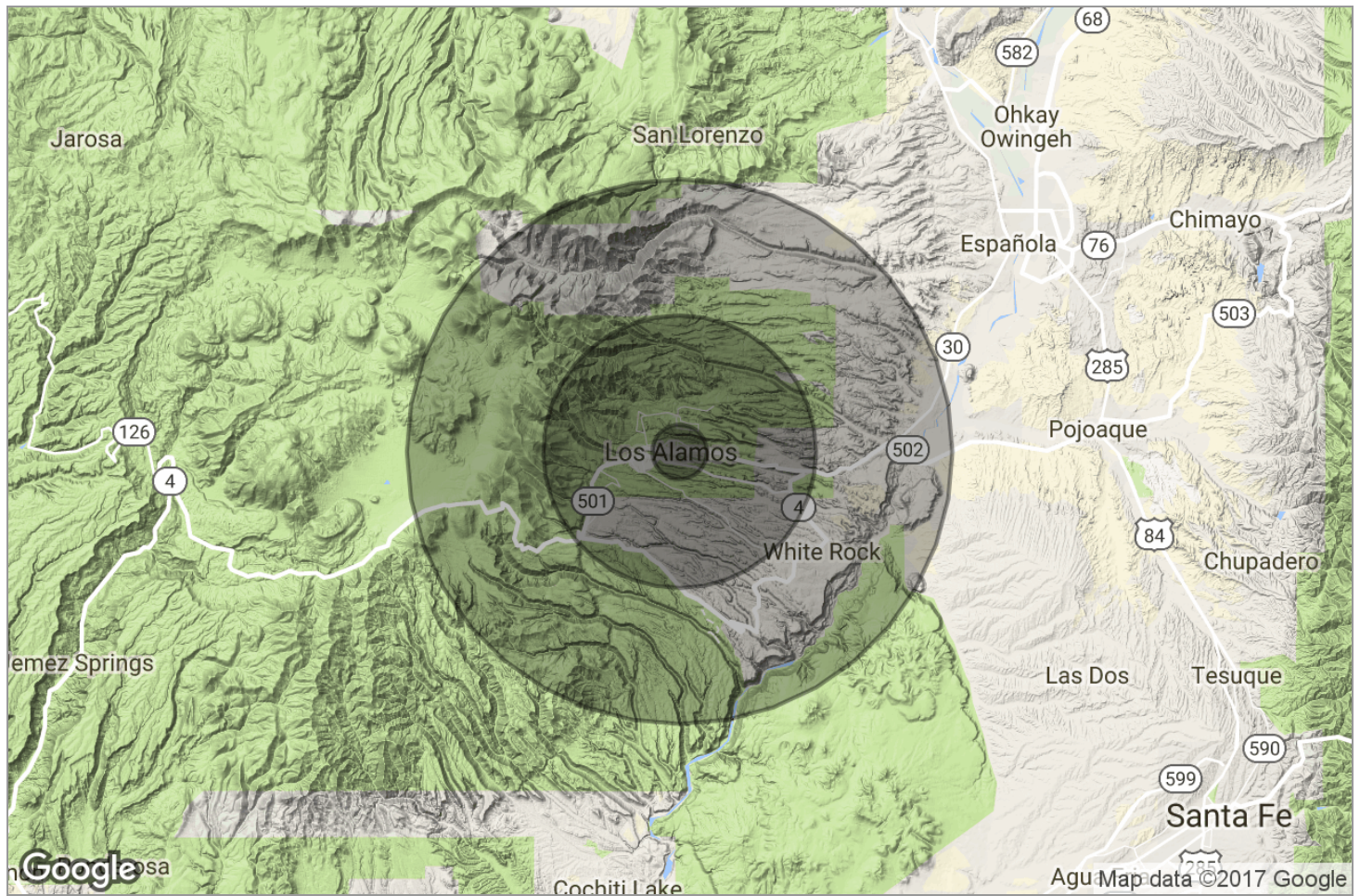
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Demographics

1274 TRINITY DR, LOS ALAMOS, NM 87544



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	353	10,300	26,414
MEDIAN AGE	44.5	43.4	42.9
MEDIAN AGE (MALE)	45.0	43.6	42.1
MEDIAN AGE (FEMALE)	43.6	42.9	43.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	180	4,548	10,884
# OF PERSONS PER HH	2.0	2.3	2.4
MEDIAN HH INCOME	\$80,265	\$104,499	\$104,499

* Demographic data derived from 2010 US Census

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