



Colliers

For Lease

751 Trinity Dr
Los Alamos, NM

PAD SITE 1
± 0.76 AC
AVAILABLE

PAD SITE 2
± 0.99 AC
AVAILABLE

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Jyl DeHaven, MS

Vice President
+1 817 360 0285
jyl.dehaven@colliers.com
Lic. No. 2022-0940

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

751 Trinity Dr | For Lease

Property Profile

Details

Lease Rate	Retail Space Pad Sites	\$25 PSF + NNN \$60,000/year
NNN	\$3.69 PSF	
Space Available	Suite 205 Suite 204 Suite 203 Pad Site 1 Pad Site 2	± 1,150 ± 1,150 ± 1,200 (Former Salon) ± 0.76 AC ± 0.99 AC
		± 3,500 SF Available
Submarket	Los Alamos	
Zoning	MX-L	

Features

- Former Supercuts salon available
- Suitable for a variety of retail, office, or service-oriented uses
- Strong daytime population supported by Los Alamos National Laboratory
- Proximity to national retailers, restaurants, and community amenities
- Ample parking available on-site
- LANL day-time employment ± 18,500
- Los Alamos and White Rock population: ± 22,000

Area Tenants

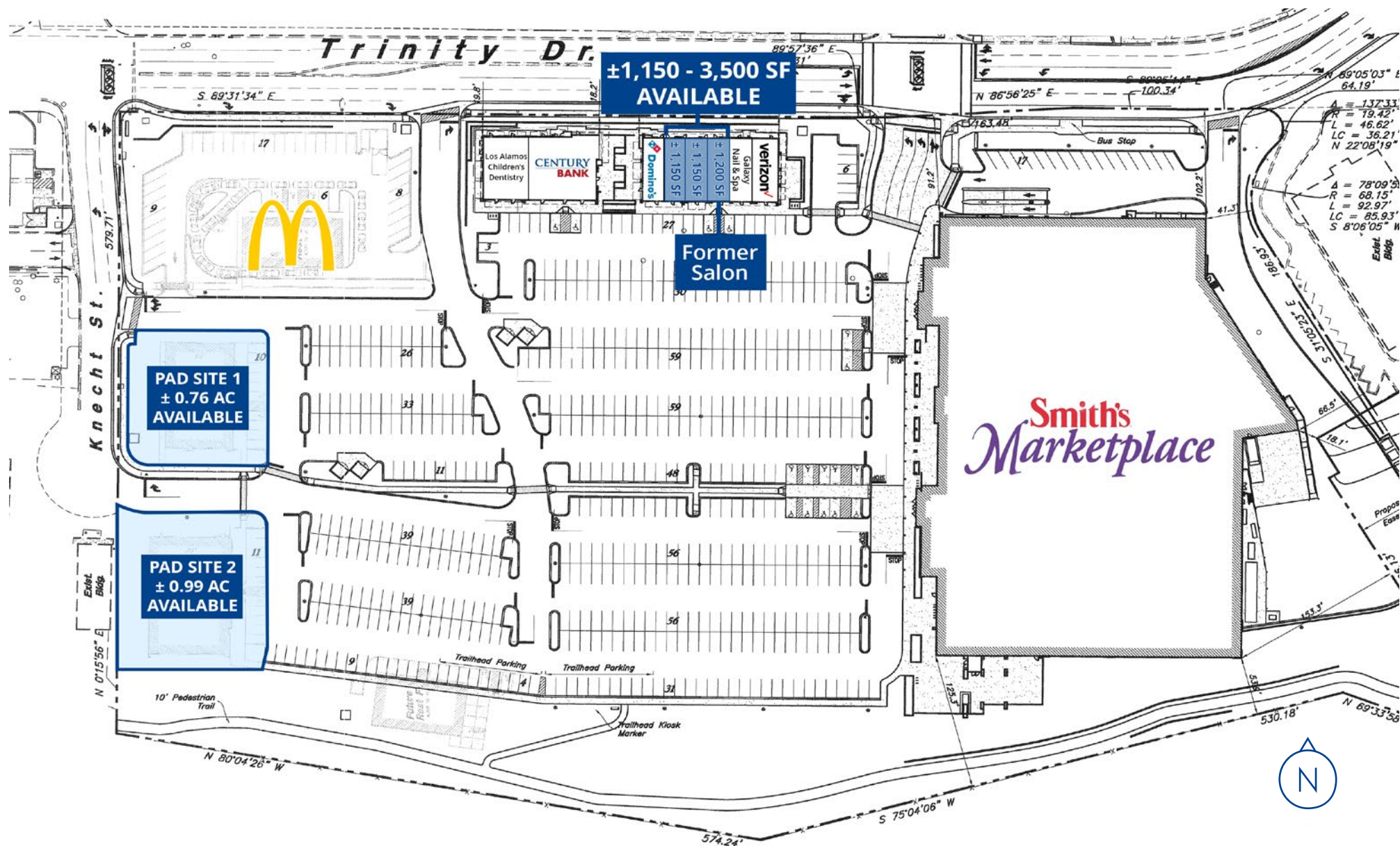


Trade Area Aerial

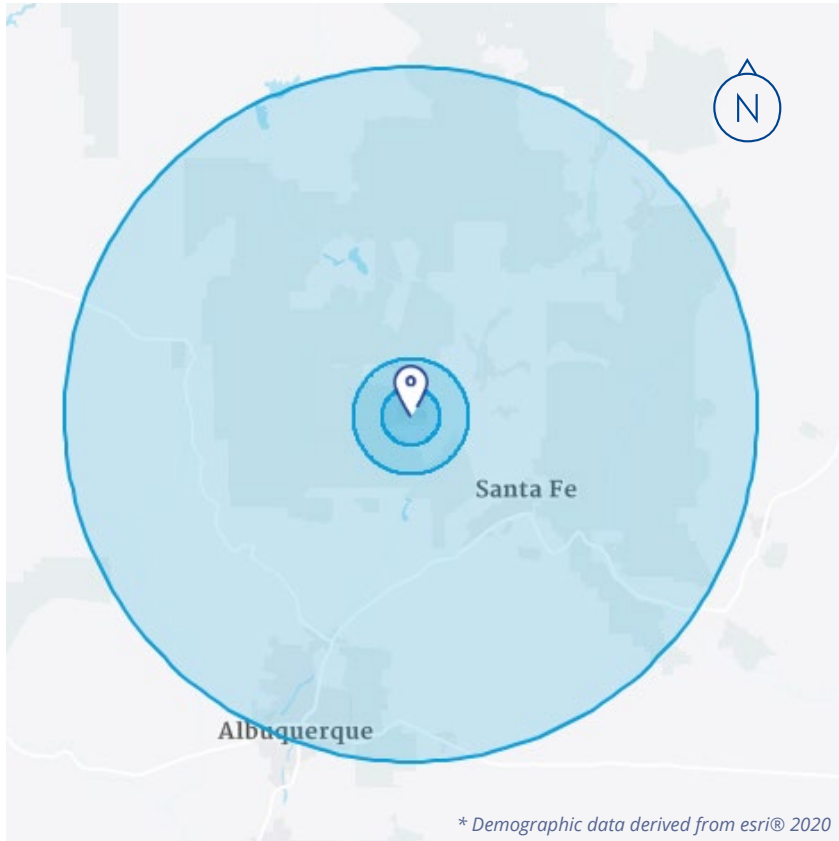


Intersection Aerial





Demographics*



	5 MILES	10 MILES	60 MILES
Population	13,456	20,208	960,278
Households	5,884	8,482	411,433
Median Age	40.7	42.0	42.8
Average HH Income	\$171,227	\$178,309	\$105,935
Per Capita Income	\$73,457	\$74,844	\$45,467
Daytime Population	24,889	28,585	993,007
College Education	74.5%	75.1%	53.8%



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Jyl DeHaven, MS

Vice President
+1 817 360 0285
jyl.dehaven@colliers.com
Lic. No. 2022-0940



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.