

# For Lease | Office/Retail Space



*Move-In Ready Space Available*



**4160 Northrise Dr | Las Cruces, NM 88011**

## Listing Overview

Lease Rate	\$30.00 SF/yr (NNN)
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Building Size	9,852 ± SF
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Available SF	1,332 - 6,121 ± SF
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Ground Lease option available

- Located in one of the most active retail/office areas of Las Cruces
- Over 70% of new residential permits last year were for homes in the two neighboring districts: Sonoma Ranch and Metro Verde
- Spaces can be leased together or separately
- New construction
- Building is in “Shell” condition
- Reasonable buildout included, or tenant improvement allowance provided

**Jacob Slavec, SIOR**

575.644.8529 | jacob@1stvalley.com

**Cheryl Reome**

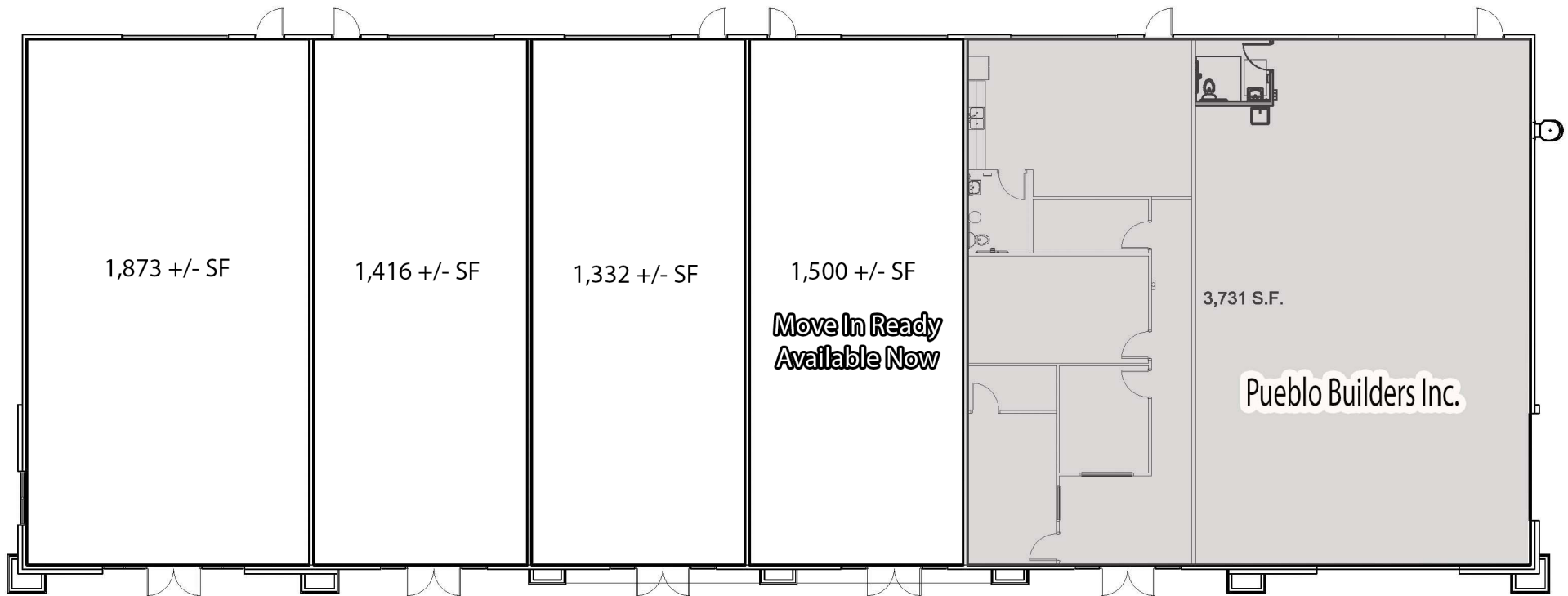
575.644.9165 | cheryl@1stvalley.com

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1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Floor Plan

*\* Not to scale, for visual aid purposes only.*

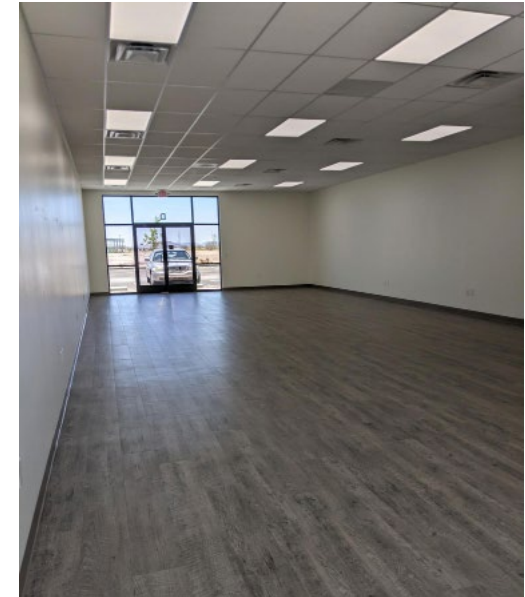
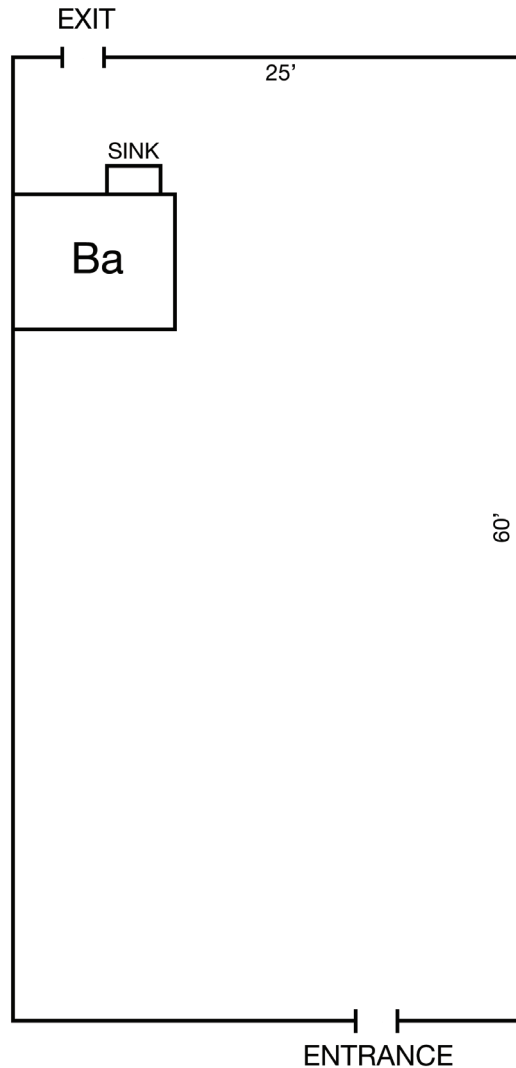


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# Move-In Ready Suite

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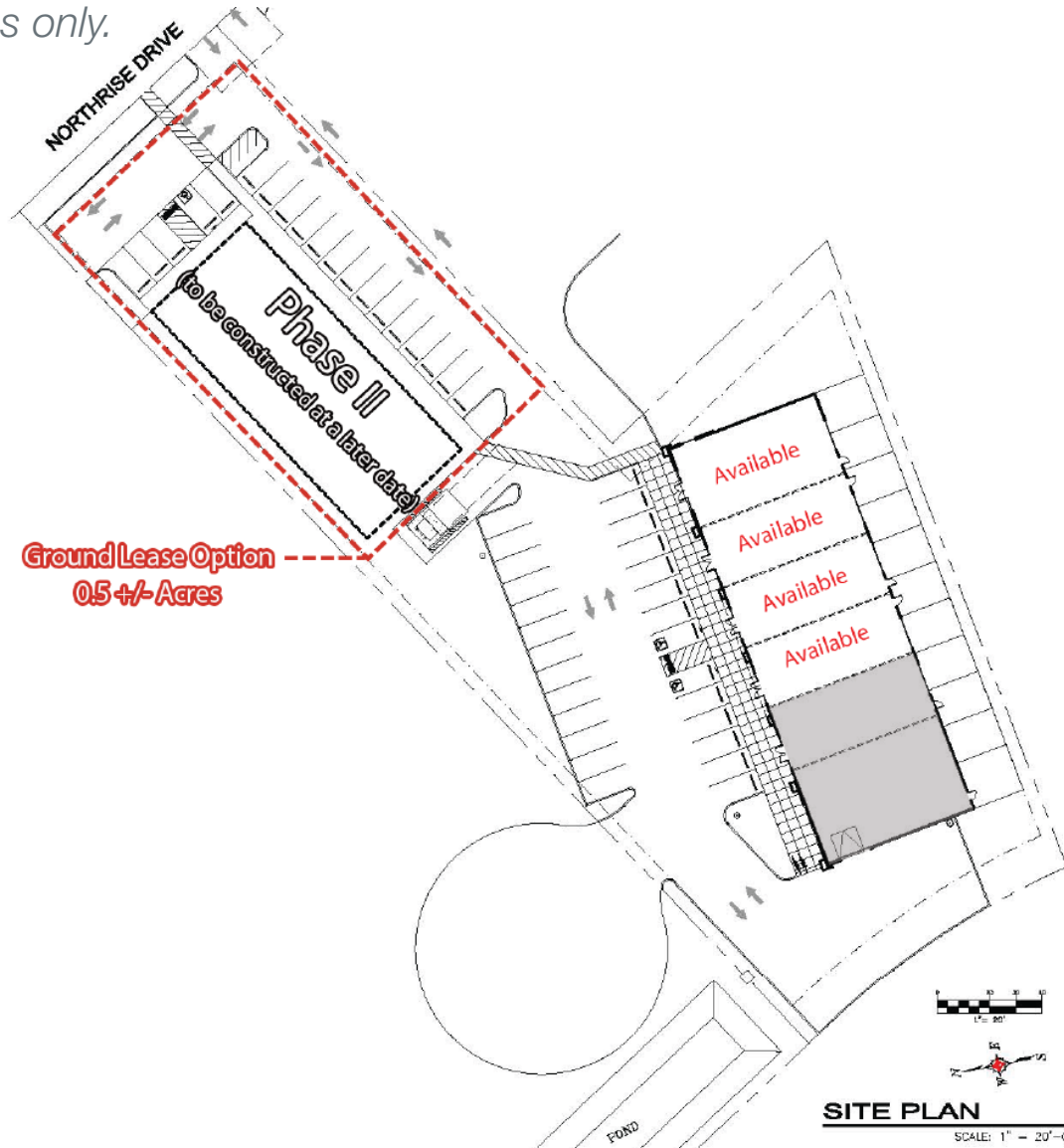


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# Site Plan

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# Map



## Nearby Traffic Counts:

Sonoma Ranch Blvd	12,566 VPD
HWY 70	47,762 VPD
Northrise Dr	7,357 VPD

Source: NMDOT, 2023

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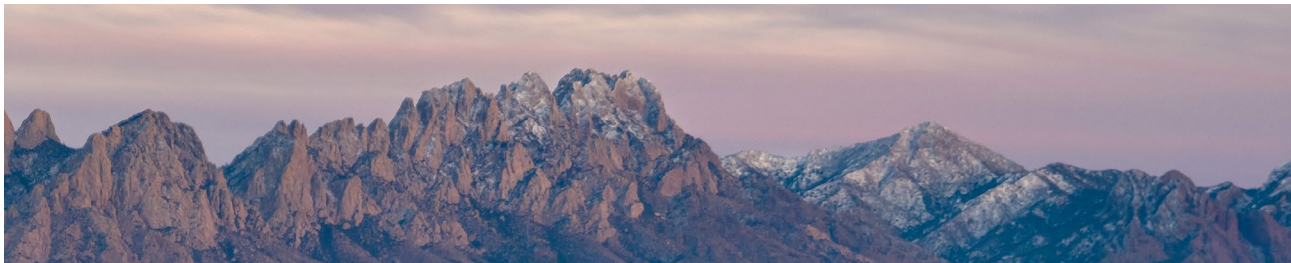
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# Location Overview

## Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

### Awards & Recognition

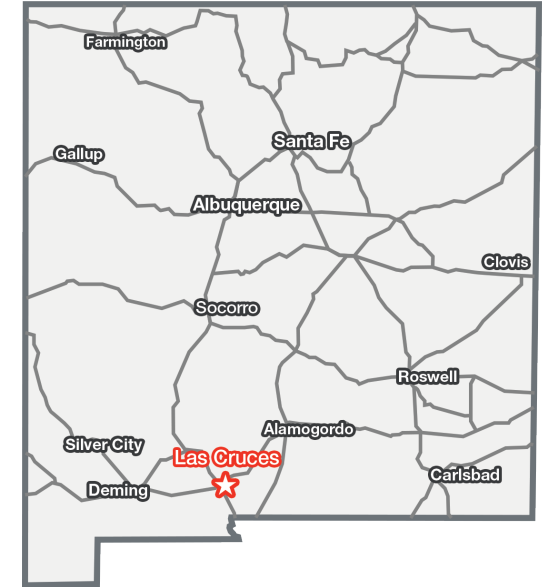
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)



### Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022