

DOLLAR GENERAL

Allen
ESTABLISHED 1912
THEATRE

CRUNCH

CSL Plasma

CRACK CHILE

Retail Pad Site For Lease

W
Wenerschnitzel

HUMAN SERVICES
DESIGN CENTER

Available Pad Site

Long John Silvers

RAC
Rent-A-Center

dd's DISCOUNTS

Dion's
THE GREAT 100 STORE

DOLLAR TREE

W
Wingreens

SUNOCO

Albertsons

Samons Electric & Plumbing

K

Wendy's

Mountain View
Market Co-op
Natural goods store

planet fitness

1240 El Paseo Rd

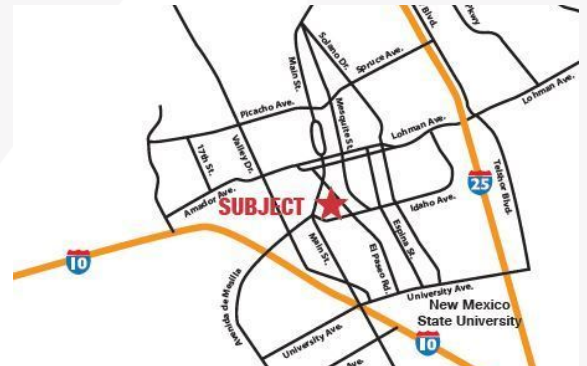
Las Cruces, New Mexico 88001

Property Highlights

- On a high traffic corridor
- Zoning: commercial
- City utilities available
- Excellent access in and out of El Paseo Dr.
- Near downtown
- Near city and federal buildings
- Traffic count: 11,445 (annual average weekday traffic)
- Total employee population (2 mile radius): 36,595
- Excellent visibility from El Paseo Rd.
- Within one mile of Central Business District.
- Located on the main artery of El Paseo Road, the only corridor that connects the downtown business district with New Mexico State University (NMSU).

OFFERING SUMMARY

Lease Rate	\$18.00 - 24.00 SF/yr (NNN)
Lot Size	1.0 Acres



For more information

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Retailer Map & Demographics



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	9,783	\$31,303
3 MILES	65,861	\$40,728
5 MILES	101,167	\$45,960

Figures shown represent estimates