

FOR LEASE

2501 N. Main Las Cruces, NM 88001

Commercial Real Estate Services, Worldwide.



PARK RIDGE INFILL DEVELOPMENT

The Park Ridge Infill development is the largest infill project in the city of Las Cruces' history. The 110 acre parcel sits on N. Main and enjoys excellent visibility and access from several adjacent major arterials in the city. Park Ridge will be the first infill project of its kind providing a lifestyle development that will be one of kind in Las Cruces. The mix of retail, multi-family, and medical will inject new life into an already maturely developed area of the city. The hospital is breaking ground in 2018 and a Medical Office Building shortly after.

Cruces Norte Spitz & N. Main

- Available Space: Suite B-8: 4,000 +/- SF
- May be demised
- Great Visibility & Access (4 Streets)
- Zoning: Commercial
- Close proximity to I-25
- Traffic Count: 25,512 VPD
- In-Line: \$14.00 PSF + CAM

OFFERING SUMMARY

AVAILABLE SF	4,000 +/- SF
LEASE RATE: IN-LINE	\$14.00 PSF + CAM

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	11,228	57,020	102,907
Average HH Income:	\$48,727	\$45,342	\$46,948

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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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Las Cruces, NM 88011
1stvalley.com

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MAP & AVAILABLE SF



PA1	World Finance
PB1	Insurance Specialists
PC1	Leased
B 1	Mesilla Driving Academy
B 2	Fred Loya Insurance
B 3	Happy Nails
B 4	Regis/Style America
B 6	McE Vape
B 7-1	Leased
B 7-2	Leased
B-8	Available
B-9	UPS
B 9B	Metro PC
B10	Leased

25,512 VPD

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