

# 4761 Sonoma Ranch Blvd

Las Cruces, New Mexico 88012

## **Property Highlights**

- · Lease Rate: \$18-24 PSF/YR
- Excellent visibility and access from Hwy 70
- Within the fastest developing sub-market of Las Cruces
- Development located at Intersection of Sonoma Ranch & Hwy 70
- Join Starbucks, Denny's, and Carl's Jr. in this new mixed-use development
- · Shop space and pad sites available

OFFERING SUMMARY		
Available SF	1,200-6,000	
Lease Rate	Build to Suit or Ground Lease	

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	2,760	\$61,140
3 Miles	15,726	\$61,352
5 Miles	66,187	\$51,863

## **Property Description**

Centrally located in the Sonoma Ranch area of Las Cruces, with increased activity for both residential and commercial growth, making this a highly desirable area and the fastest growing trade area. Sonoma Ranch is driven by traffic leading to Metro Verde, a 2,200 acre newly developed and growing subdivision, with a golf course, expecting to build 200+ homes a year. Metro Verde is master planned for a grand total of 7,000 single family homes and is anchored by Red Hawk Golf Course with a planned 13,000 SF +/-clubhouse expected to be completed in 2019.

#### For more information

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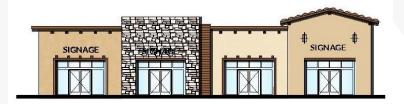
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BACK ELEVATION (FACING BATAAN)



FRONT ELEVATION (FACING PARKING LOT)

Shop 2 Proposed Elevation Drawing



FRONT ELEVATION (FACING PARKING LOT)



BACK ELEVATION (FACING EMERALD ST.)











# Nallast Valley Commercial Real Estate Services, Worldwide.

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