

For Lease | Retail Space



Move-In Ready Space Available



4160 Northrise Dr | Las Cruces, NM 88011

Property Features

Lease Rate \$29.00 SF/yr (NNN)

Building Size 9,852 ± SF

Available SF 1,332 - 6,121 ± SF

Ground Lease option available

- New construction
- Reasonable buildout included
- Spaces can be leased together or separately
- 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

For more information:

Jacob Slavec, SIOR

C: 575.644.8529

jacob@1stvalley.com

Cheryl Reome

C: 575.644.9165

cheryl@1stvalley.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

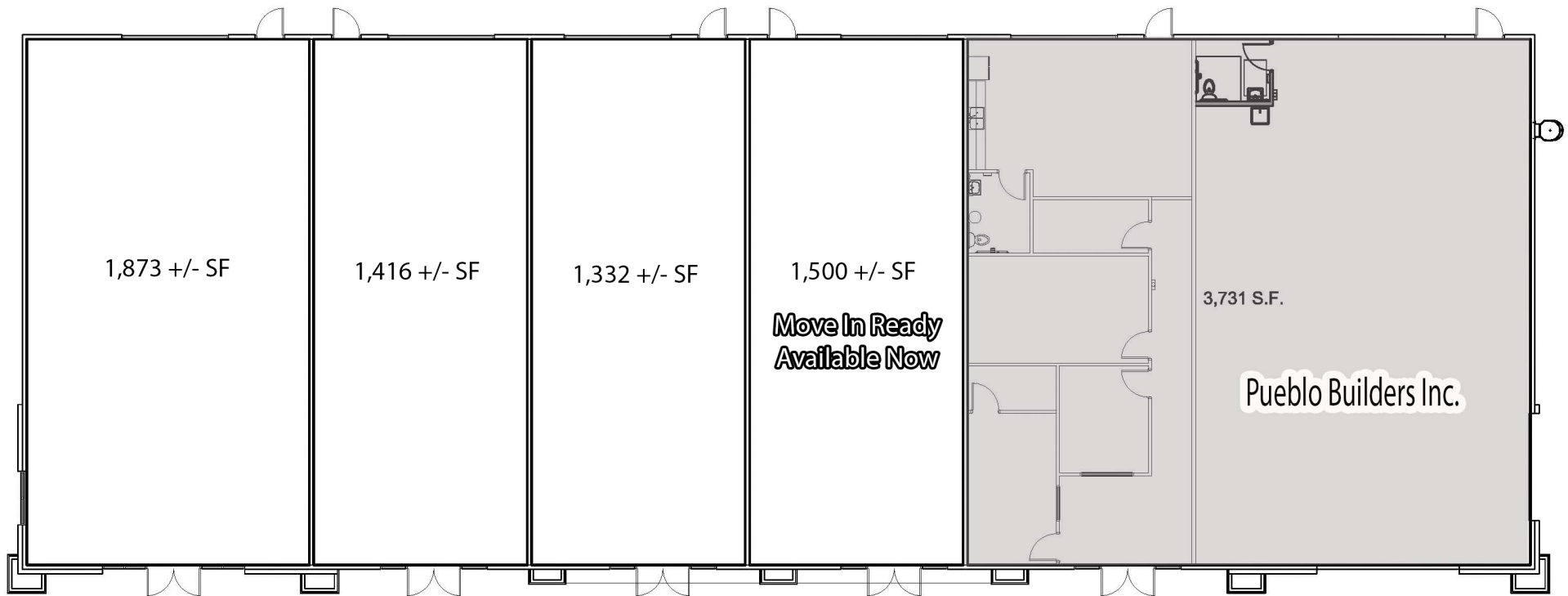
1155 S Telshor Blvd
Las Cruces, NM 88011

575.521.1535

1stvalley.com

Floor Plan

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

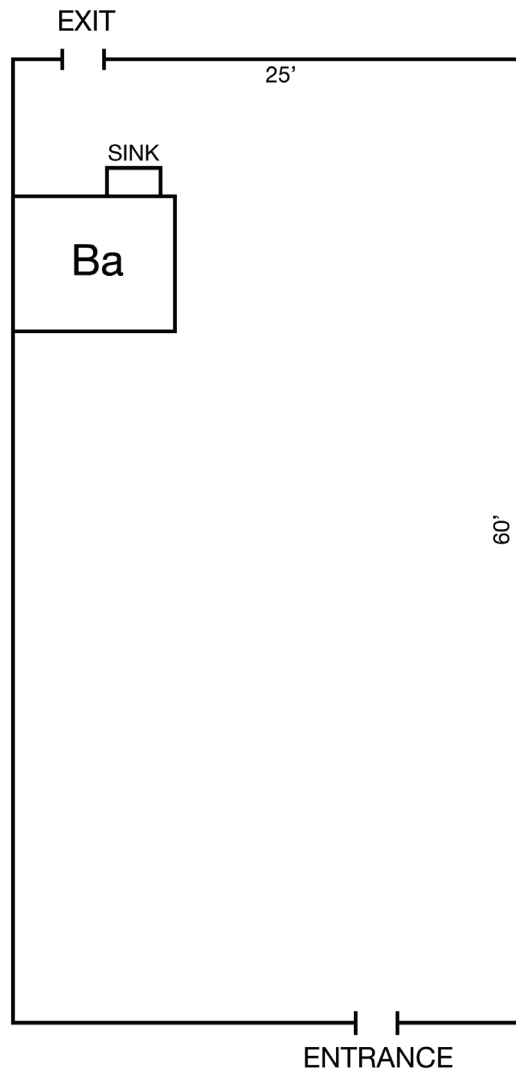


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

Move-In Ready Suite

* Floor Plan not to scale. For visual aid purposes only

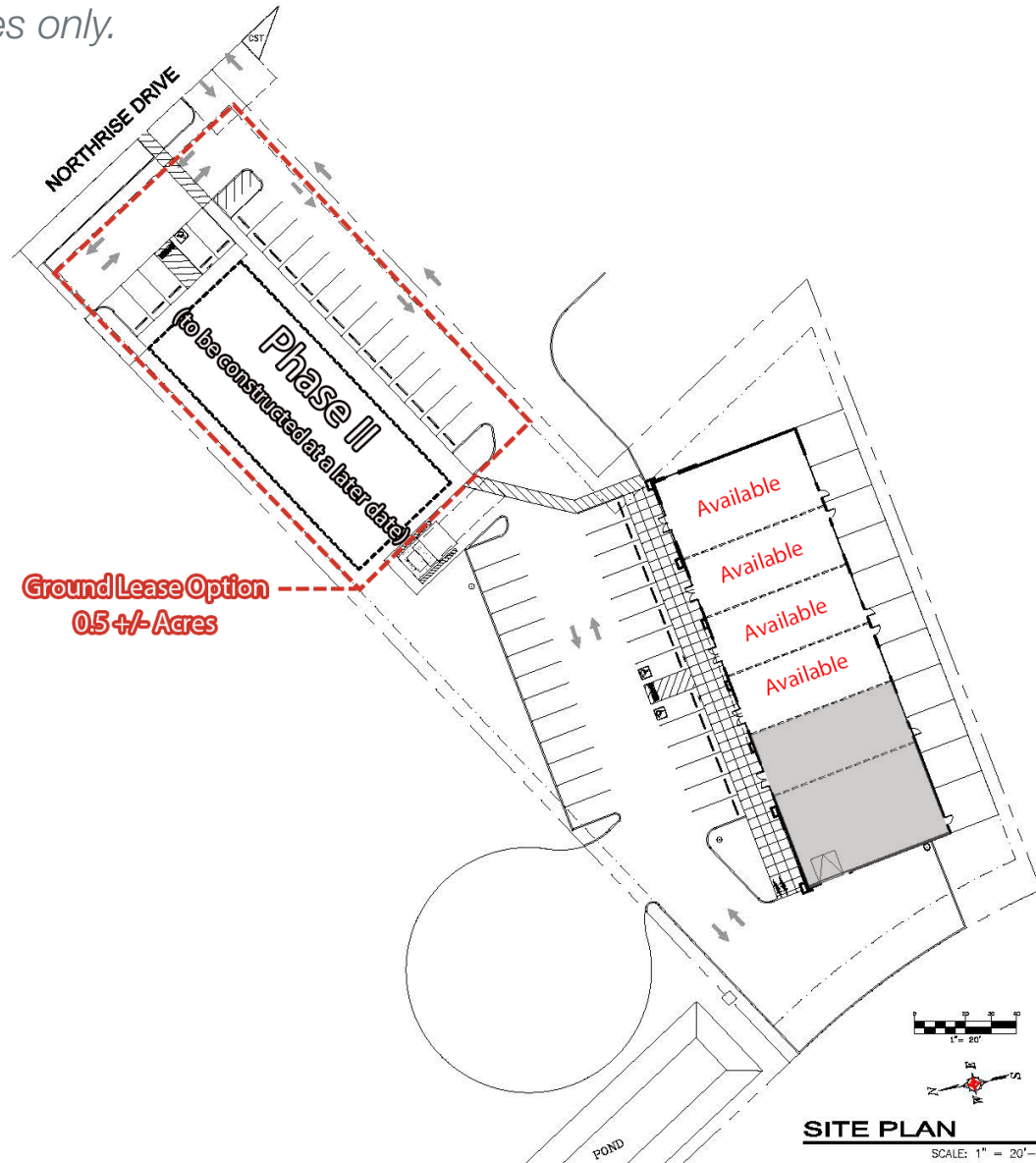


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

Site Plan

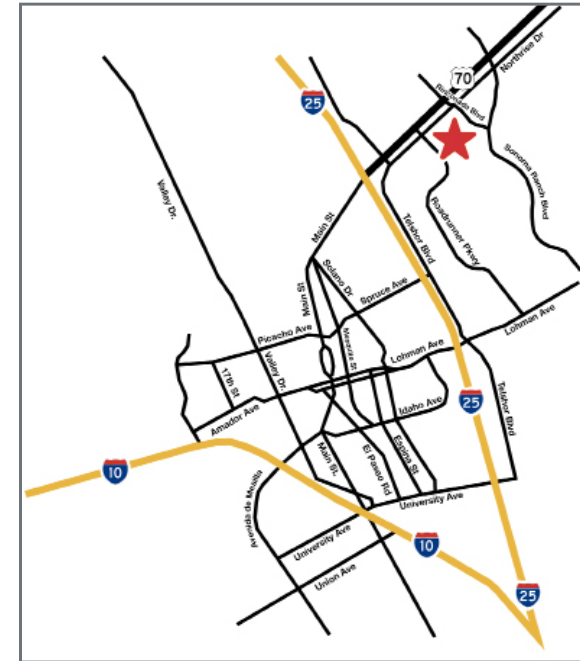
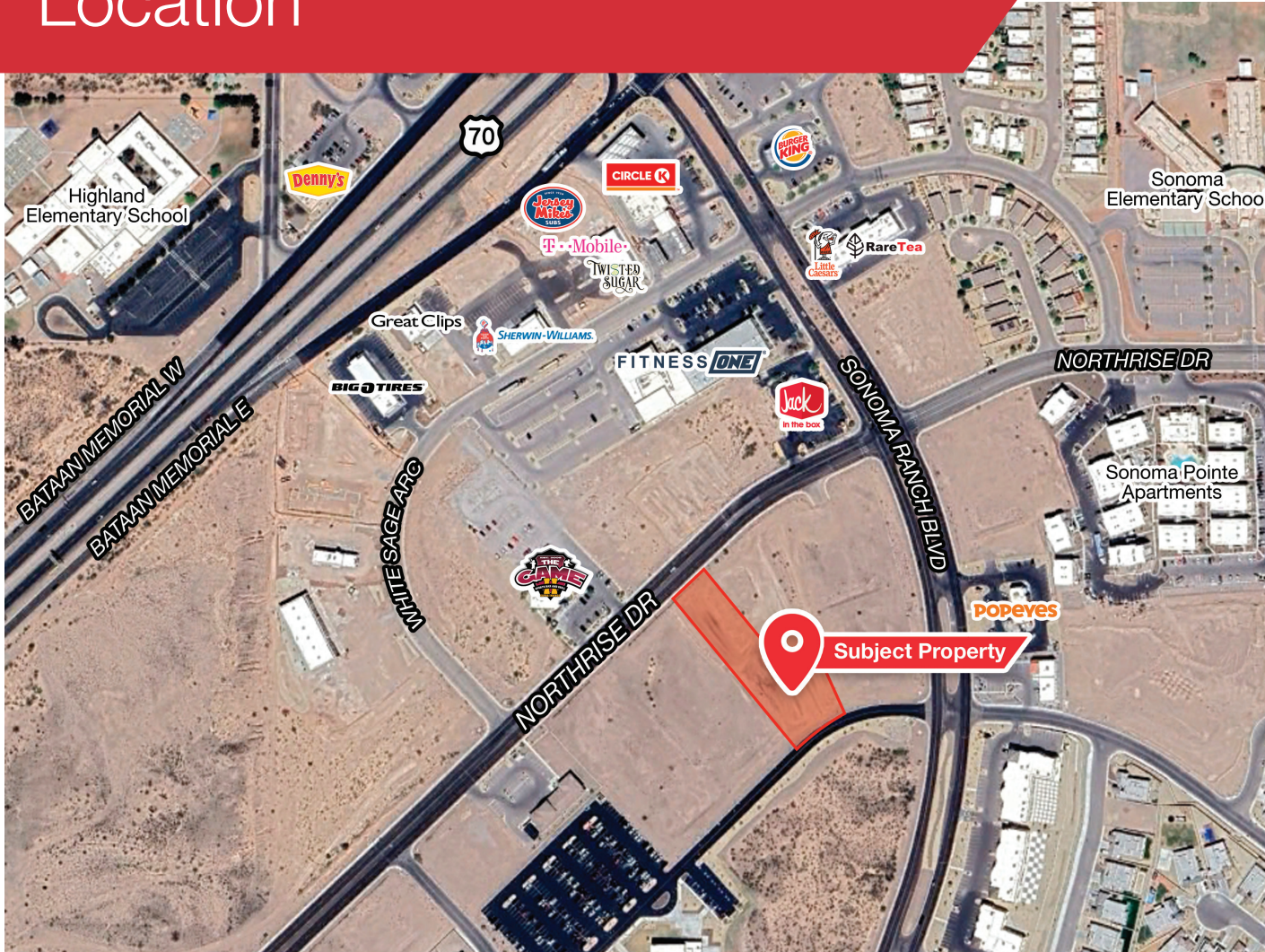
* For visual aid purposes only.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

Location



Las Cruces Demographics

Population	113,881
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022

Nearby Traffic Counts:

Northrise Dr 5,843 VPD
 Sonoma Ranch Blvd 12,566 VPD

Source: NMDOT, 2023



1155 S Telshor Blvd
 Las Cruces, NM 88011
 575.521.1535
1stvalley.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.