

For Lease | Retail Space

NAI 1st Valley



4149 White Sage Arc | Las Cruces, NM 88001

Listing Overview

Lease Rate	\$28 - 32/sf (NNN)
Available Space	±1,458 - 2,920 SF

Jake Redfearn

575.635.5895 | jake@1stvalley.com

Jacob Slavec, SIOR

575.644.8529 | jacob@1stvalley.com

Preston Williams

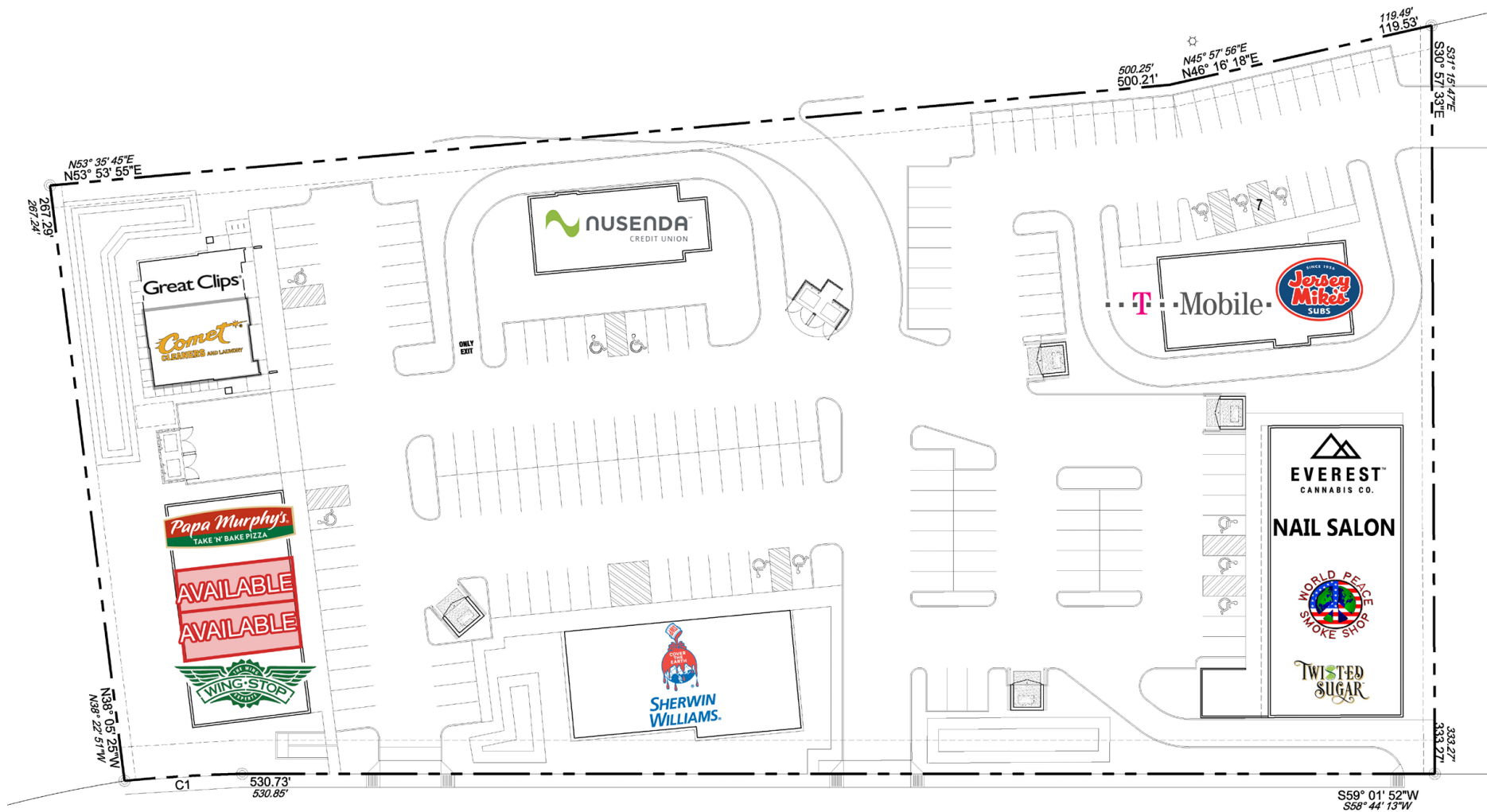
575.621.2445 | preston@1stvalley.com

- Located in the fastest growing trade area in Las Cruces
- Excellent visibility from Highway 70
- Multiple convenient access points
- Co-tenancy with National Tenants; Great Clips, Wingstop, Jersey Mike's, Sherwin-Williams, T-Mobile
- One mile away from a Walmart-Supercenter anchored shopping center. Other nearby tenants include Dutch Bros, Walgreens, Wendy's, Panda Express, Dairy Queen, and more

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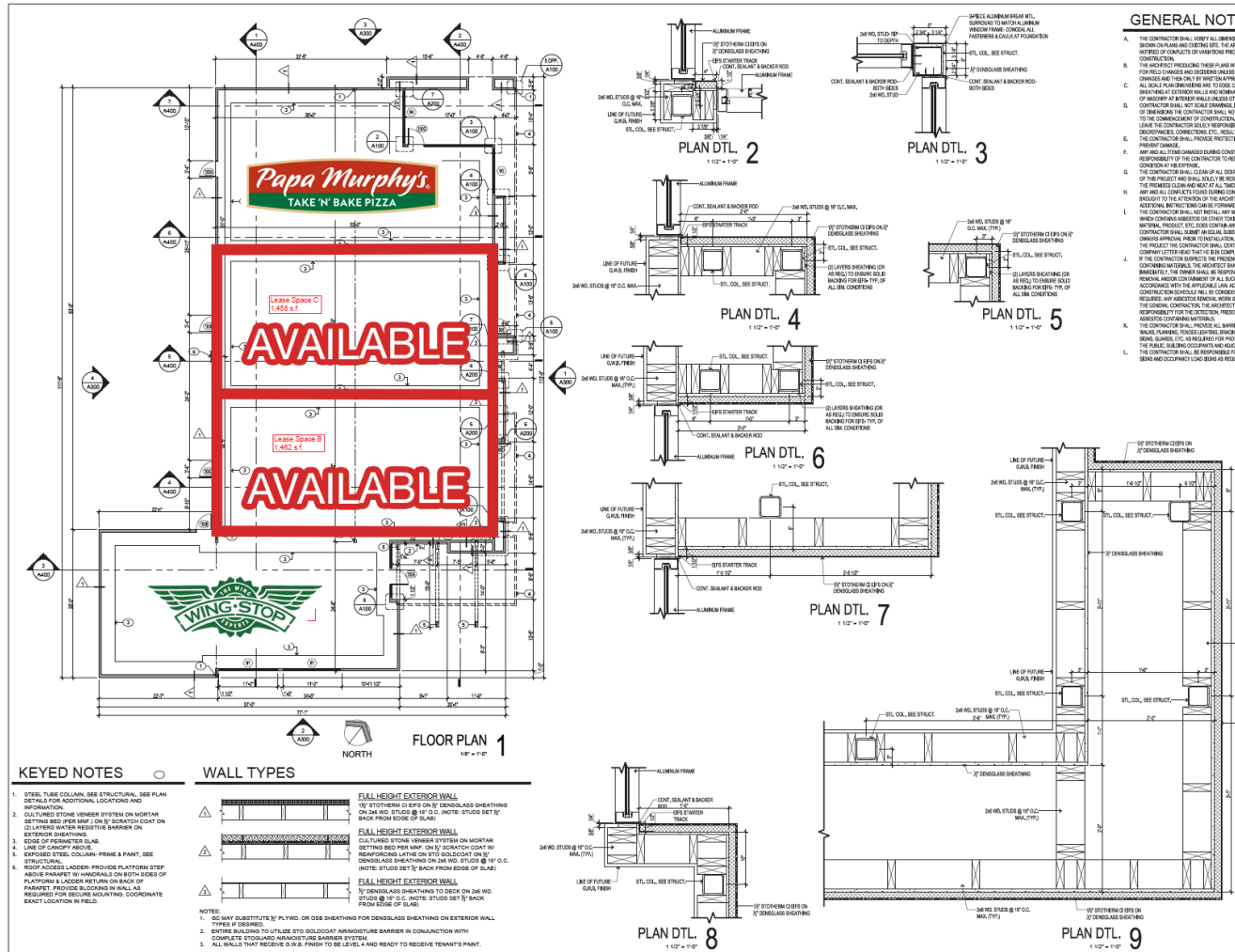
Site Plan



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Available Units



Final Accepted Plan Set
City of Las Cruces
Studio'D Architects
 DATE: 09/09/21
 PROJECT NO.: 23CB0505546
 509 S. Main Studio D
 Las Cruces, NM 88001
 PHONE NO.: 505.521.1380
 FAX: 505.521.1380
 WWW.STUDIO'D.COM

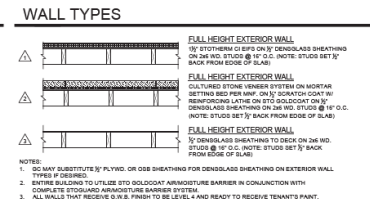
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 JASON B. CLARK
 No. 3013
 09/09/21

GENERAL NOTES

- A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
- B. THE ARCHITECT'S PROVISIONS HEREIN SHALL BE SUPPLEMENTED BY THE ARCHITECT'S GENERAL CONDITIONS OF CONTRACT AND SPECIFICATIONS.
- C. ALL LOCAL PERMITS ARE TO BE OBTAINED IN ADVANCE OF COMMENCEMENT OF WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- D. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES OR STRUCTURES.
- E. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH PROPERTIES.
- F. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH PROPERTIES.
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- K. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH PROPERTIES.
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- ### KEYED NOTES
1. STEEL TUBE COLUMN, SEE STRUCTURAL, SEE PLAN DETAIL FOR ADDITIONAL LOCATIONS AND INFORMATION.
 2. CALCULATED STONE NUMBER SYSTEM ON MORTAR SETTING BED PER IMFJ, ON 1/2" SCRATCH COAT ON CLAYLITE INSULATION RESISTS SHIMMER ON EXTERIOR SHEATHING.
 3. EDGE OF PERIMETER SLAB.
 4. LINE OF CANTY ABOVE.
 5. EXPOSED STEEL, COULMINS PRIME & PAINT, SEE SPECIFICATIONS.
 6. ROOF ACCESS LADDER, PROVIDE PLATFORM STEP ABOVE PARAPET BY MINIMUM 6" ON BOTH SIDES OF PLATFORM & LADDER RETURN ON BACK OF PARAPET, PROVIDE BLOCKING IN WALL AS REQUIRED FOR SECURE MOUNTING, COORDINATE EXACT LOCATION IN FIELD.



WHITE SAGE ARC
 BUILDING 2
 SHELL

1419 White Sage Arc
 Las Cruces, New Mexico

REVISION _____ DATE _____

Project no: 21.19.2
 Date: September 2023
 Sheet:

FLOOR PLAN
A100

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The Ranch at White Sage Arc



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Nearby Traffic Counts:

Northrise Dr	8,261 VPD
Sonoma Ranch Blvd	12,641 VPD
Highway 70	20,721 VPD

Source: NMDOT, 2024

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