

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

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Jacob Slavec, SIOR

575.644.8529 | jacob@1stvalley.com

Preston Williams

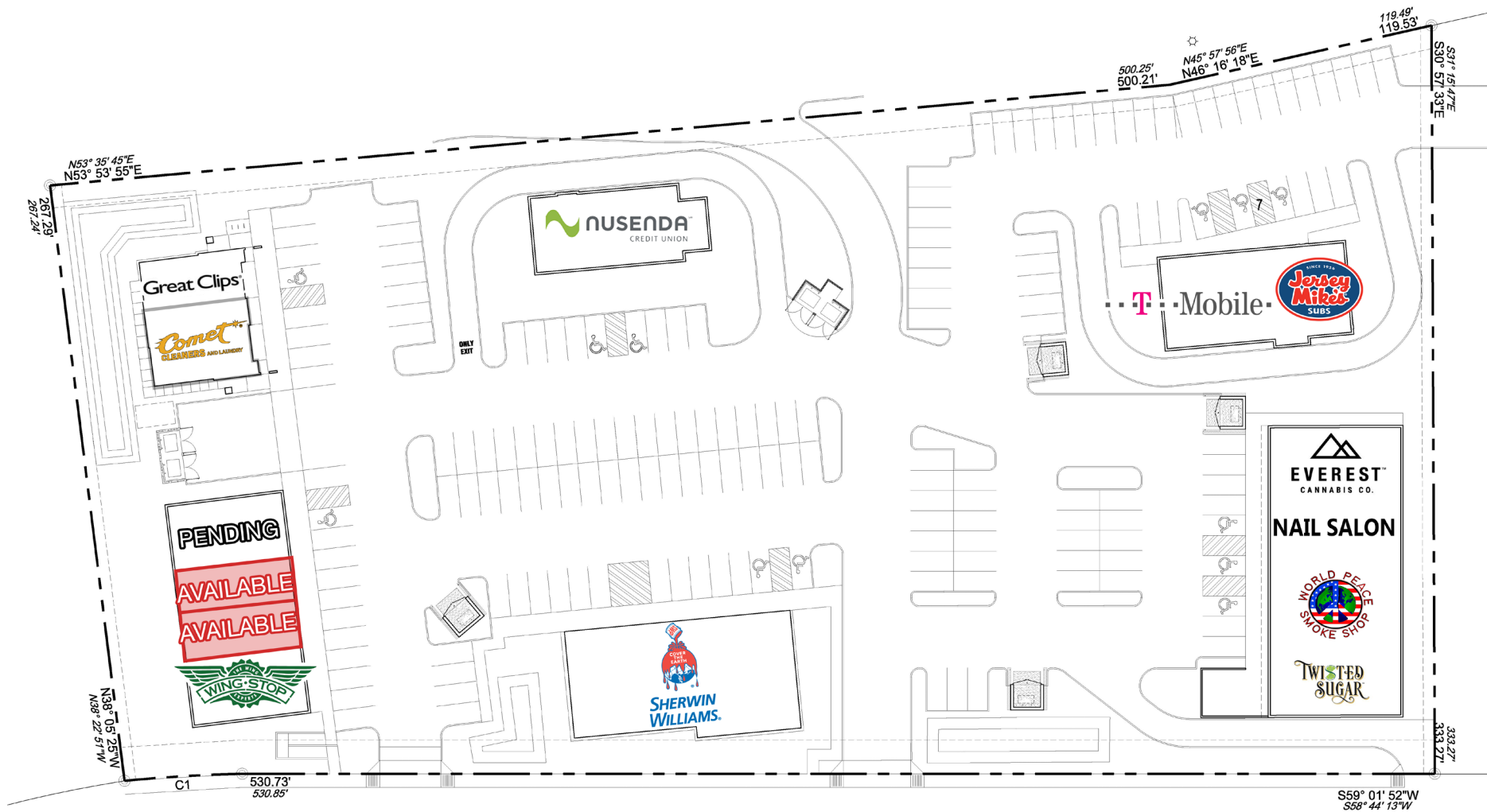
575.621.2445 | preston@1stvalley.com

- 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

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
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Site Plan



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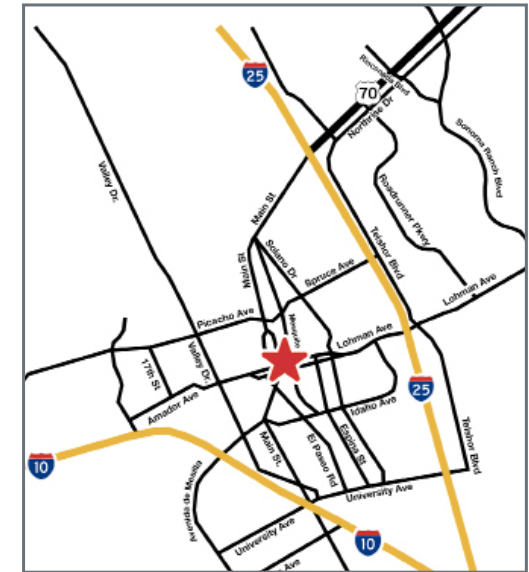
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Additional Photos



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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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