

For Lease/Sale

NAI 1st Valley

500 S Telshor Blvd
Las Cruces NM 88011



1155 S Telshor Ste 100
Las Cruces, NM 88011
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Property Overview

500 S Telshor Blvd, Las Cruces NM 88011

Building Size	12,283 ± SF
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Lot Size	1.33 ± AC
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- Located at the primary retail intersection in Las Cruces
- Regional mall outparcel located at a signalized intersection
- Adjacent to newly opened Bubba's 33
- Nearby retailers include Target, Sprouts, Wal-mart, Albertsons, Hobby Lobby, and more
- Liquor License + FF&E may be negotiated as a part of purchase or lease
- May consider redevelopment/pad sites
- Traffic counts of nearby streets:
 - o E Lohman Ave: 13,149 VPD
 - o S Telshor Blvd: 19,625 VPD
 - o I-25: 30,395 VPD



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.

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Additional Photos

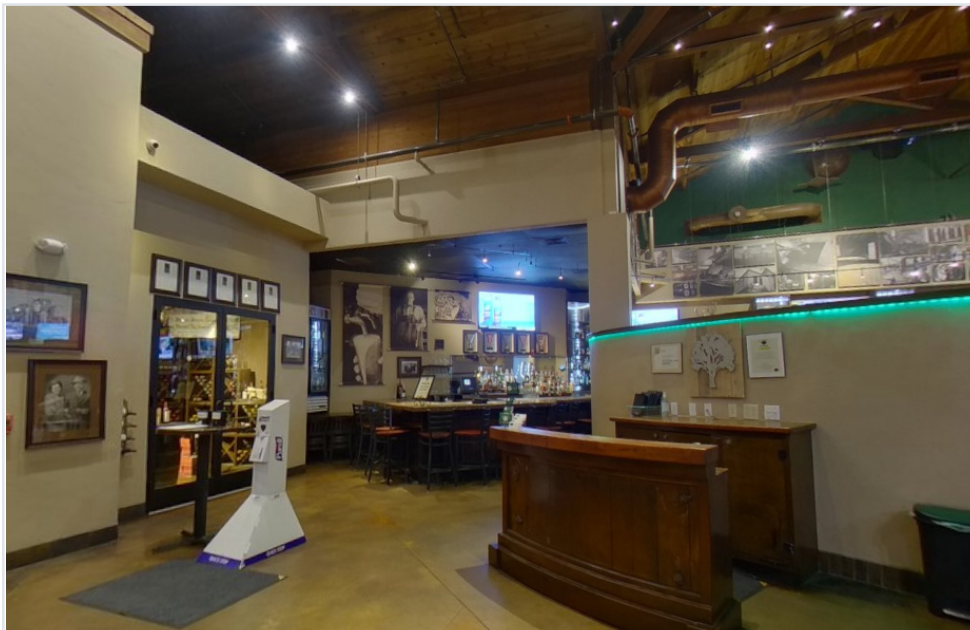


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Additional Photos

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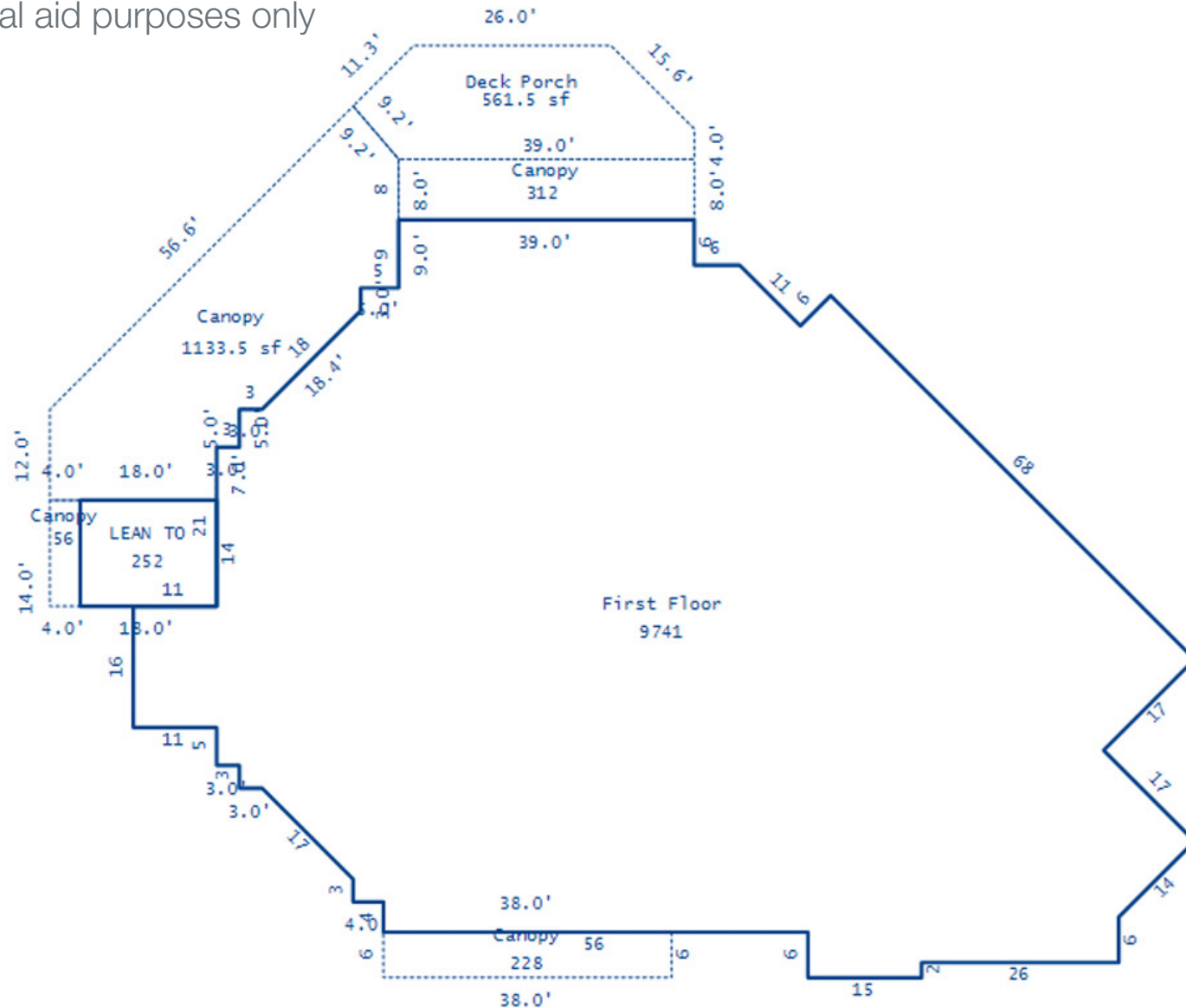


Floor Plan



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Not to scale, for visual aid purposes only



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Surrounding Retailers

