

For Lease/Sale

NAI 1st Valley

500 S Telshor Blvd
Las Cruces NM 88011

1155 S Telshor Ste 100
Las Cruces, NM 88011
575.521.1535
www.1stvalley.com

Jake Redfearn
575.635.5895
jake@1stvalley.com

Randy McMillan, CCIM, SIOR
575.640.7213
randy@1stvalley.com

Property Overview

500 S Telshor Blvd, Las Cruces NM 88011

Building Size 10,769 ± SF

Lot Size 1.33 ± AC

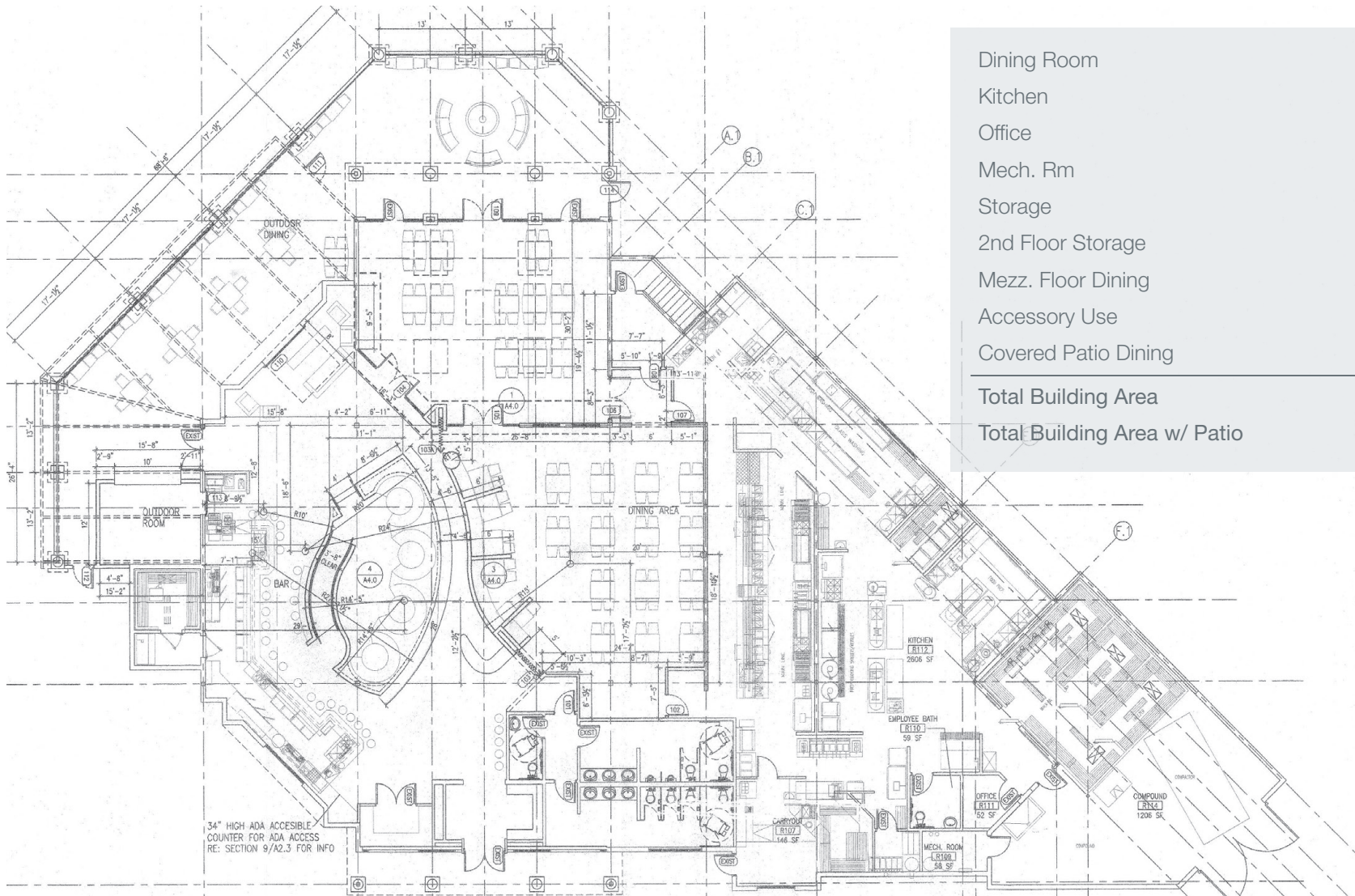
- Located at the primary retail intersection in Las Cruces
- Regional mall outparcel located at a signalized intersection
- Adjacent to newly opened Bubba's 33
- Nearby retailers include Target, Sprouts, Wal-mart, Albertsons, Hobby Lobby, and more
- Liquor License + FF&E may be negotiated as a part of 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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Floor Plan



Dining Room	5,225 SF
Kitchen	2,751 SF
Office	52 SF
Mech. Rm	58 SF
Storage	145 SF
2nd Floor Storage	751 SF
Mezz. Floor Dining	587 SF
Accessory Use	1,200 SF
Covered Patio Dining	1,124 SF
Total Building Area	10,769 SF
Total Building Area w/ Patio	11,893 SF

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Additional Photos



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Additional Photos

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Commercial Real Estate Services, Worldwide.



Additional Photos



Surrounding Retailers



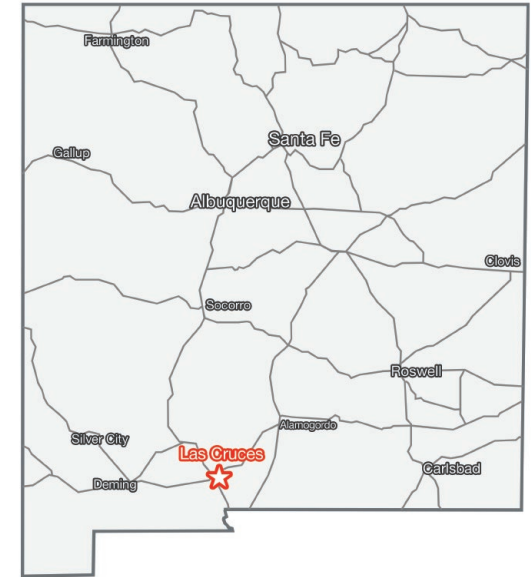
Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Dona Ana County (app. 223,337 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

Demographics

Population	113,888
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022

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