

# For Lease | Retail/Office Space

# NAI 1st Valley



*Subject Property*

562 North Telshor Blvd  
Las Cruces, NM 88011

## Offering Summary

Lease Rate	\$1,200/month (NNN)
Building Size	7,729 ± SF
Available Space	816 ± SF

- Ideal set up for 1 - 3 person office user
- End cap space in retail/office strip
- Other tenants include: Mann Mortgage and Manpower Staffing

For more information:

**Cheryl Reome**

C: 575.644.9165  
cheryl@1stvalley.com

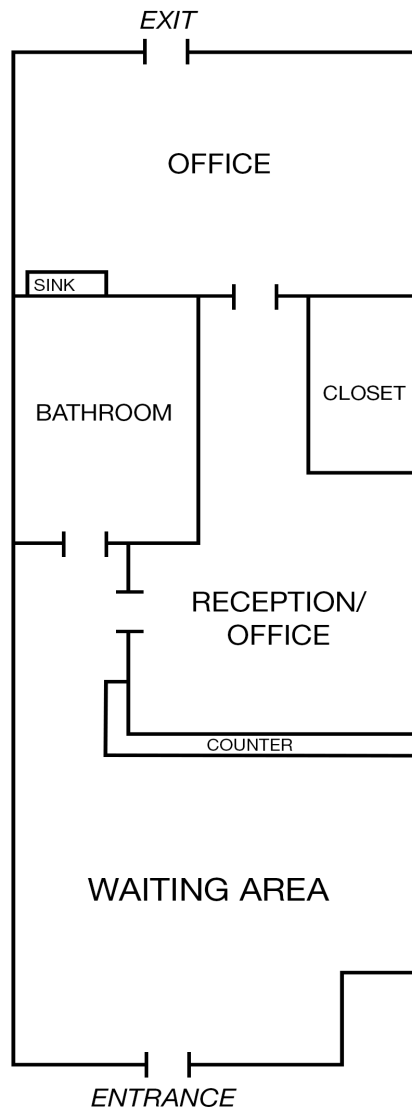
**Stephanie Maddox**

C: 575.639.3504  
stephanie@1stvalley.com

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1155 S Telshor Blvd  
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575.521.1535  
[1stvalley.com](http://1stvalley.com)

# 562 N Telshor Blvd



*\* Floor plan not to scale, for visual aid purposes only.*

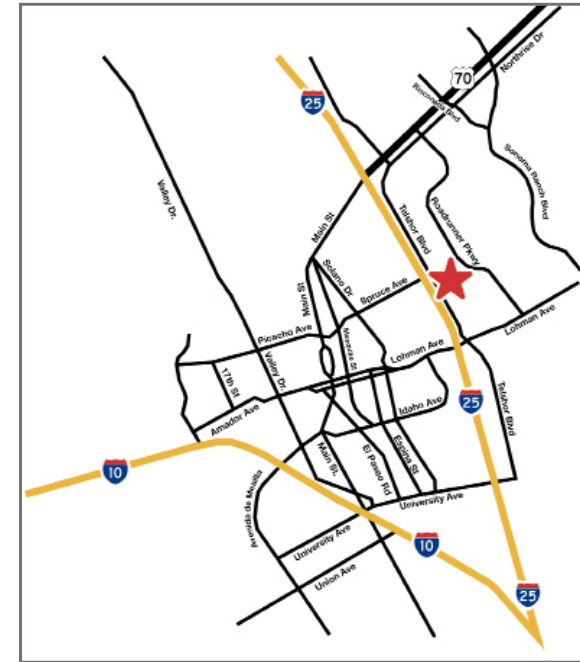


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# 562 N Telshor Blvd



## Las Cruces Demographics

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

Source: US Census Bureau, 2022

## Nearby Traffic Counts:

N Telshor Blvd	24,297 VPD
I-25	30,942 VPD

Source: NMDOT, 2023

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Commercial Real Estate Services, Worldwide.

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