

# For Sale | Corporate Ground Lease

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

White Sage Arc, Las Cruces NM



For more information:

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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  
Las Cruces, NM 88011  
(575) 521 - 1535  
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## Property Highlights

- Great access from US Highway 70
- Site is located between Metro Verde and Sonoma Ranch Golf Community - the two largest master planned communities in Las Cruces
- Nearby major retailers and chains include Burger King, Jack in the Box, Dairy Queen, Fitness One, Little Caesars, Popeye's, Denny's, T-Mobile, Jersey Mike's, and more
- One mile away from a Walmart Supercenter-anchored shopping center. Other tenants include Walgreens, Taco Bell, and Panda Express
- Located near Highland Elementary School, Sonoma Elementary School, and Organ Mountain High School - 3,200+ combined students

**Sale Price** \$2,000,000

**Cap Rate** 5%

**Initial Lease Term** 20 Years

**Rent Commencement** July 2023

**Current NOI** \$100,000 annually

- 10% rent bump every five years

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# Additional Photos



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# Tenant Overview



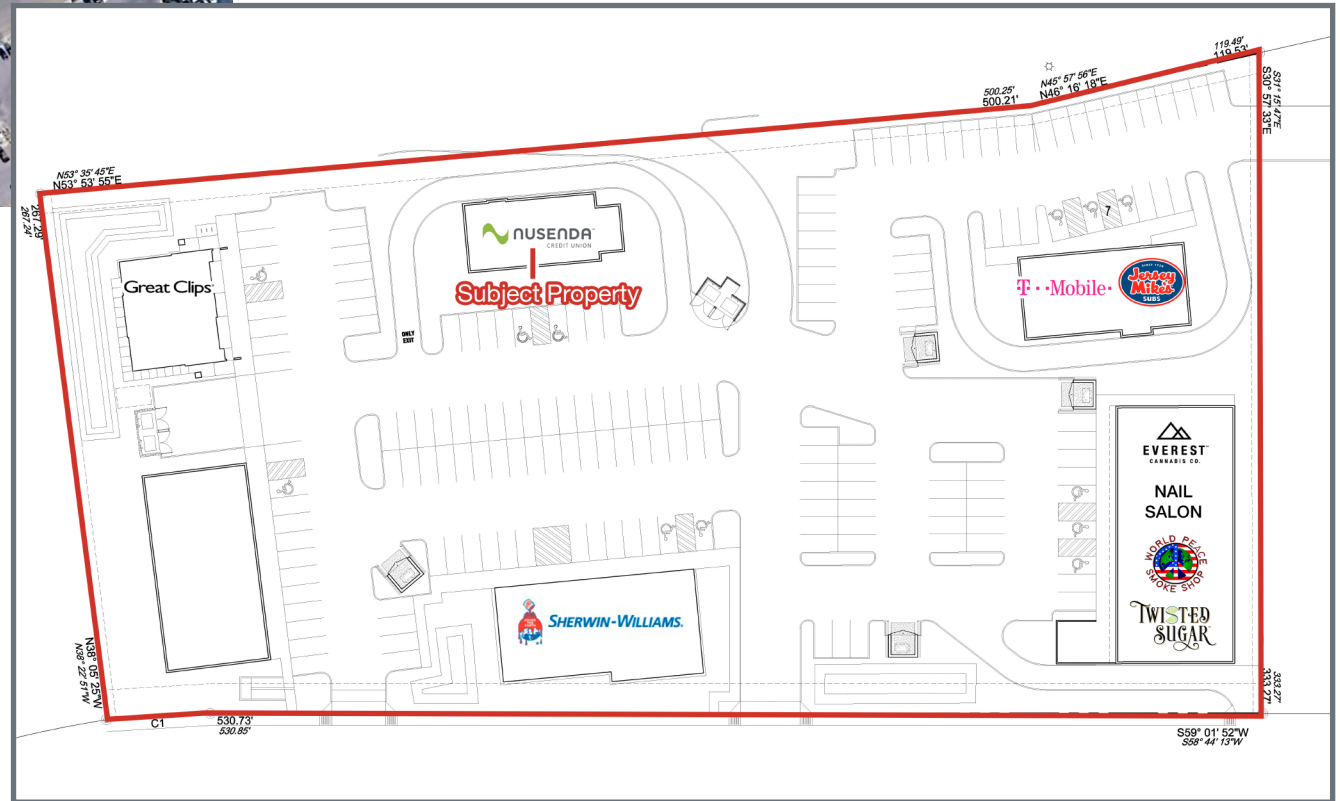
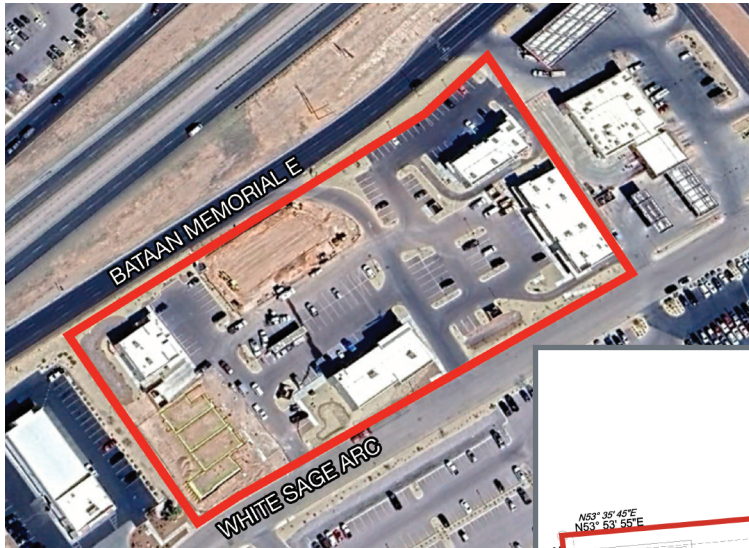
Nusenda Credit Union is New Mexico's largest credit union in both membership and assets, known for its member-focused approach and commitment to community development. Established in 1936 as Albuquerque Public Schools Federal Credit Union, it rebranded to Nusenda in 2015 to reflect its expanding membership base and services beyond the educational sector.

Nusenda offers a full suite of financial services, including checking and savings accounts, loans, mortgages, credit cards, and investment options. They have over 20 locations across New Mexico, with 763 employees. They are also a CO-OP connected credit union, giving their members access to over 30,000 ATMs and 5,000 shared branches across the country.

Source: [www.nusenda.org/about](http://www.nusenda.org/about)



# Site Plan



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## Nearby Traffic Counts

Sonoma Ranch Blvd	12,566 VPD
Bataan Memorial E	2,072 VPD
HWY 70	20,597 VPD
Northrise Dr	5,843 VPD

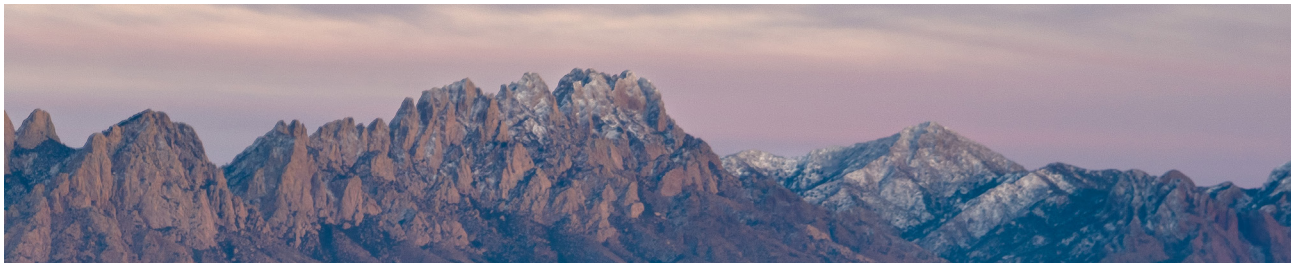
Source: NMDOT, 2023

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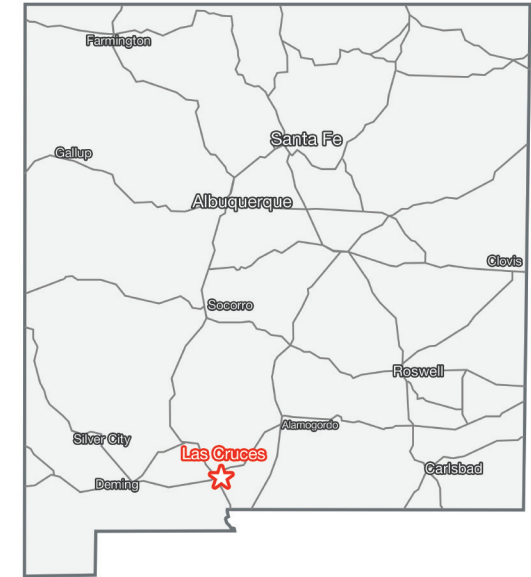
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## Las Cruces, New Mexico

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](http://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](http://www.mveda.com)

### Demographics

<b>Population</b>	113,888
<b>Total Households</b>	47,379
<b>Average HH Income</b>	\$50,372

Source: US Census Bureau, 2022

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