

For Lease

Retail Space | 1,570 ± SF



566 N Telshor

Las Cruces, NM 88011

Offering Summary

Lease Rate	\$18.75 SF/yr (NNN)
Building Size	7,729 ± SF
Available Space	1,570 ± SF

For more information:

Cheryl Reome
575.644.9165
cheryl@1stvalley.com

Stephanie Maddox
575.639.3504
stephanie@1stvalley.com

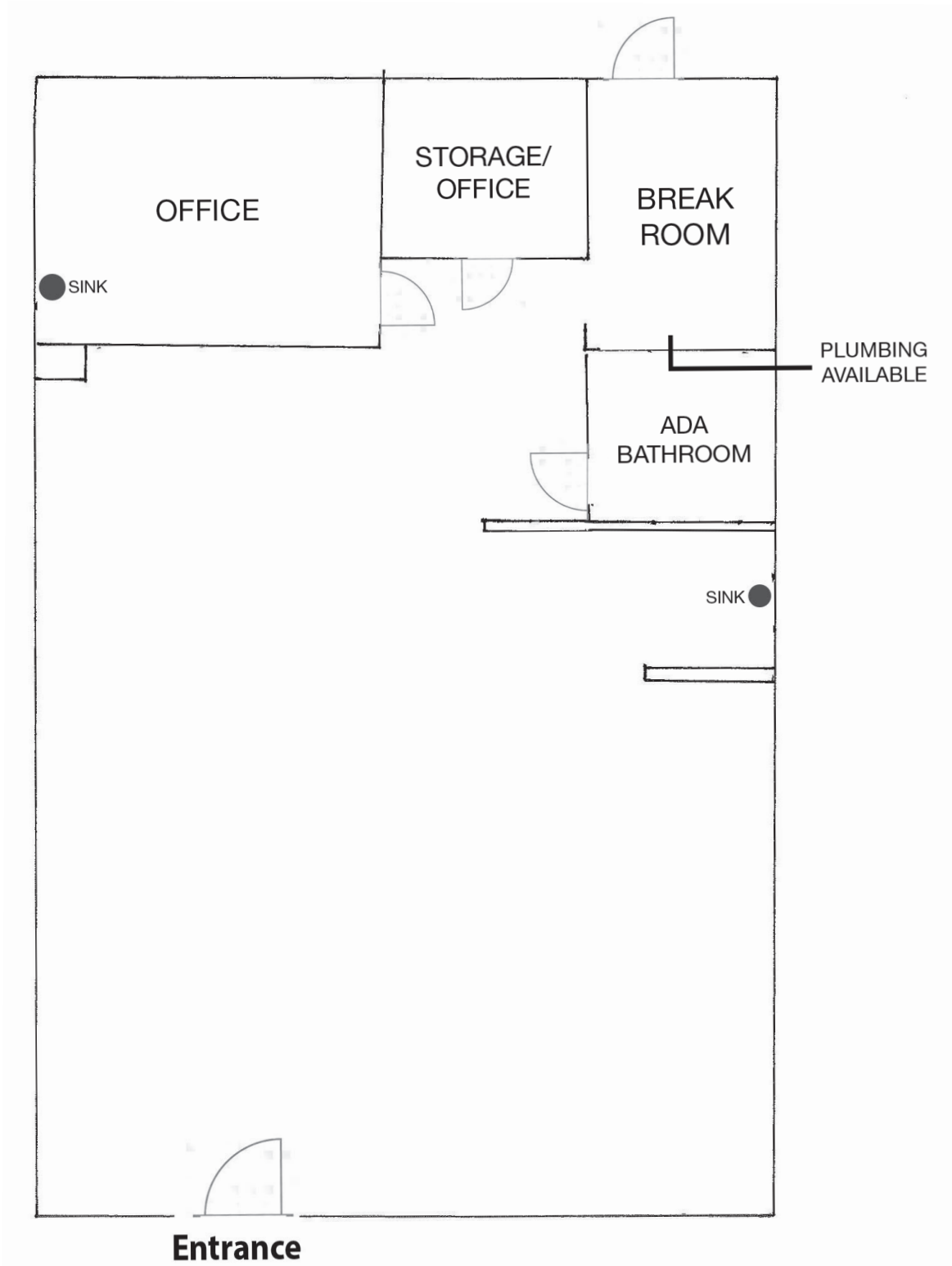
Property Highlights

Space was previously set up as a spa, including a hair salon and massages. However, the wide open floor plan lends itself to a wide variety of other retail/office uses.

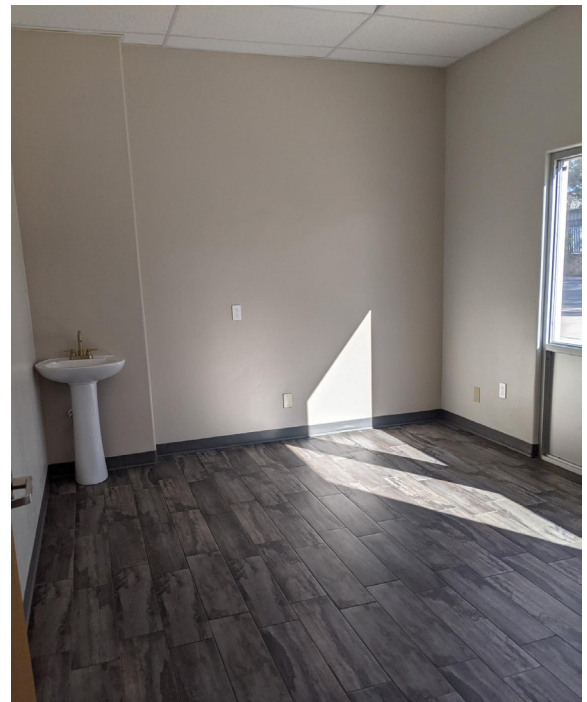
- Excellent visibility from N Telshor Blvd and I-25
- Other tenants include: Mann Mortgage and Manpower Staffing
- Large retail/open space with two offices, storage room, and ADA bathroom

Interior Floor Plan

** Not to scale. For visual aid purposes only.*



Additional Photos



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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Location



Nearby Traffic Counts

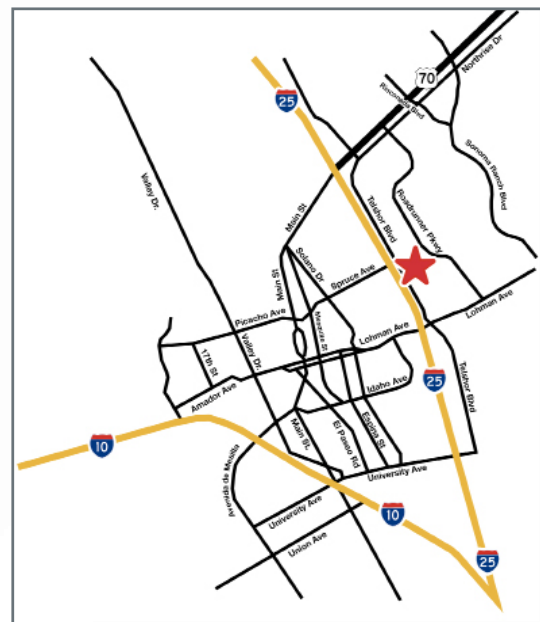
N Telshor Blvd 24,297 VPD
I-25 30,942 VPD

Source: NMDOT, 2023

Las Cruces Demographics

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

Source: US Census Bureau, 2022



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