

For Lease

Retail Space | 1,570 ± SF



566 N Telshor

Las Cruces, NM 88011

Offering Summary

Lease Rate	\$16 SF/yr (NNN)
Building Size	7,729 ± SF
Available Space	1,570 ± SF

For more information:

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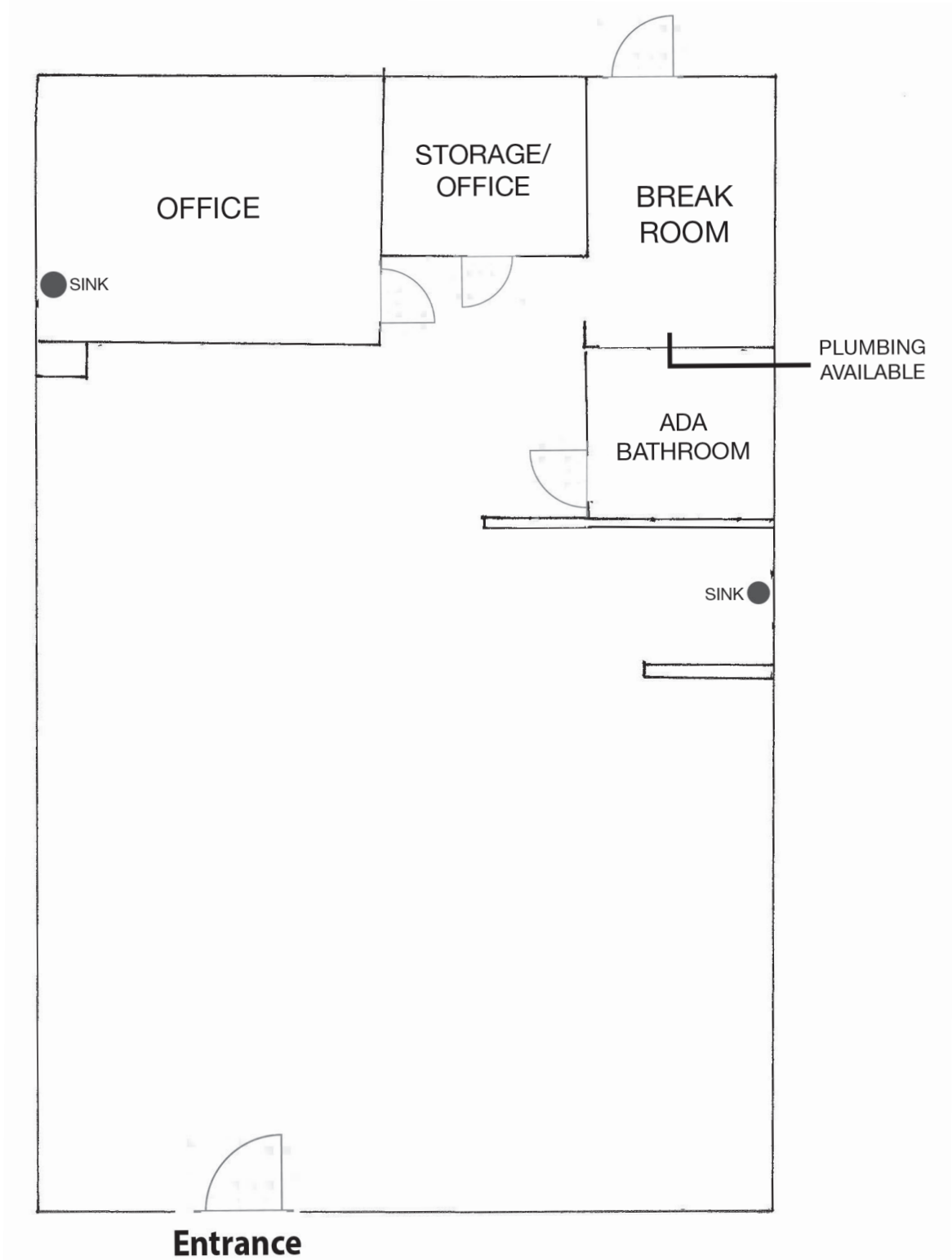
Property Highlights

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

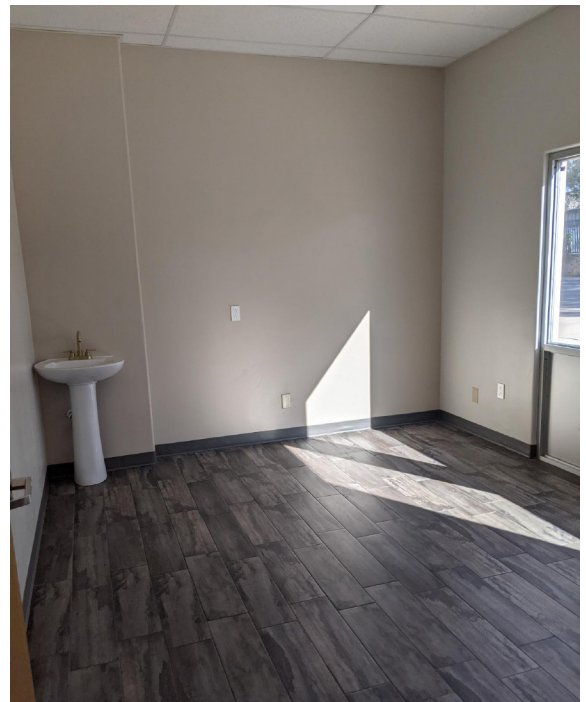
* Not to scale. For visual aid purposes only.



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1155 S Telshor Blvd
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(575) 521 - 1535
1stvalley.com

Additional Photos



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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