

For Sale | Medical Office Space



2930 Hillrise Dr, Unit 1
Las Cruces, NM 88005

Property Features

Sale Price \$235,000

Unit 1: 1,508 ± SF | \$13.93/SF

- *Current tenant is month to month*
- Well-maintained medical condo
- Tenant pays all utilities except trash, water, and sewer
- This cozy medical office is located between both primary hospitals - Memorial Medical Ctr and Mountain View Regional Medical Ctr
- Property is located off Hillrise Dr, just east of Telshor Blvd - one of the busiest roadways in Las Cruces

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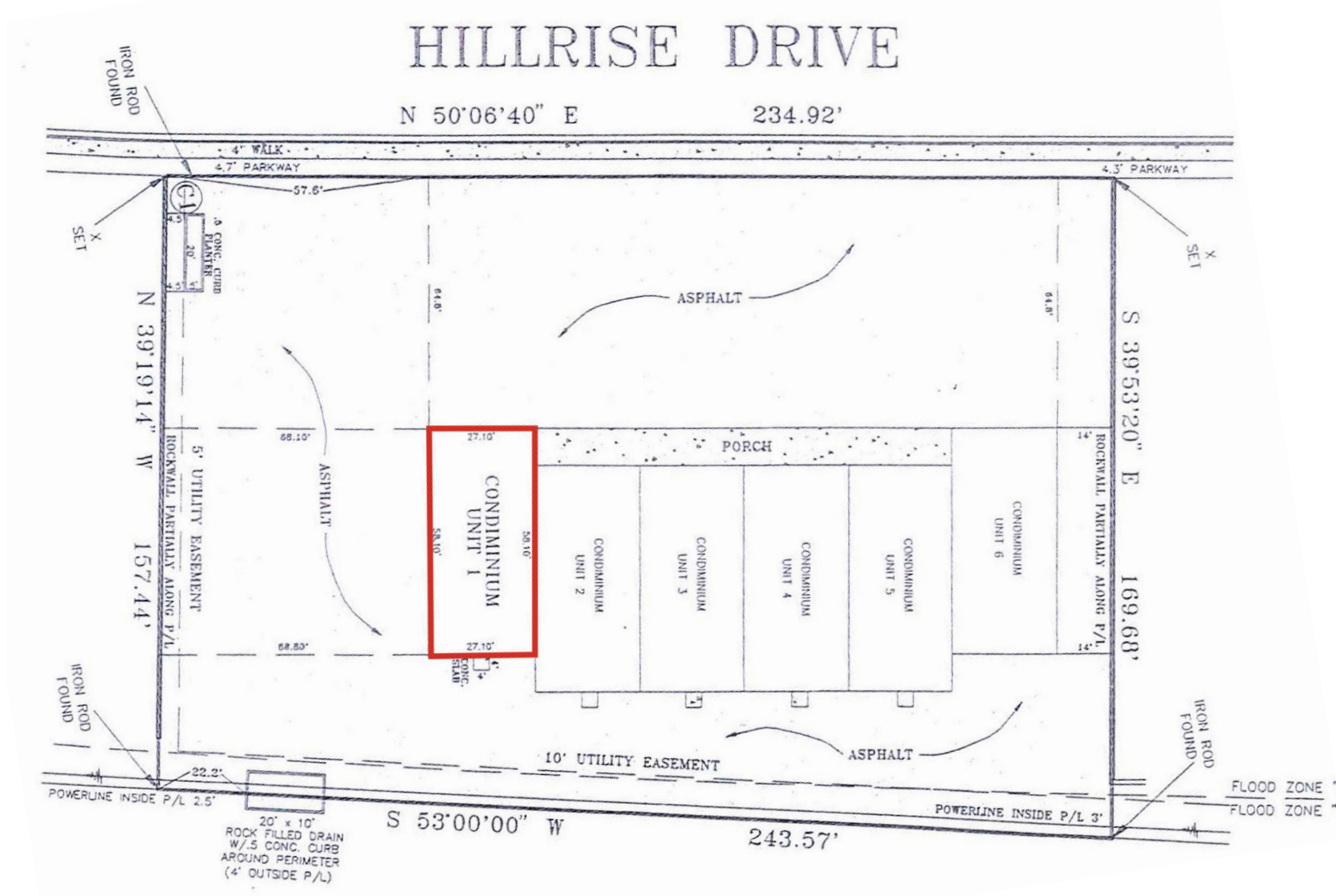
1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Additional Photos



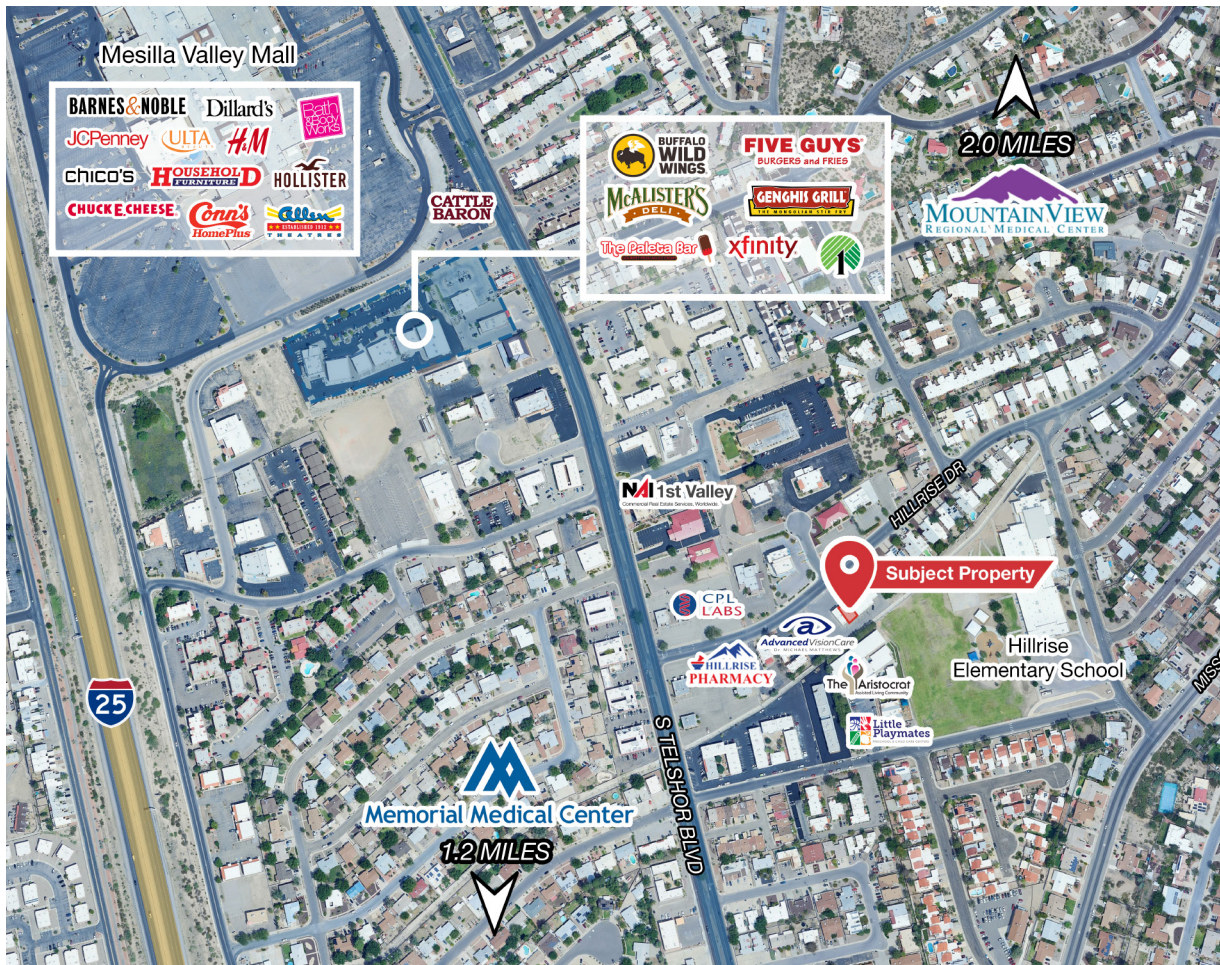
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Location Overview



Nearby Traffic Counts

S Telshor Blvd 18,338 VPD

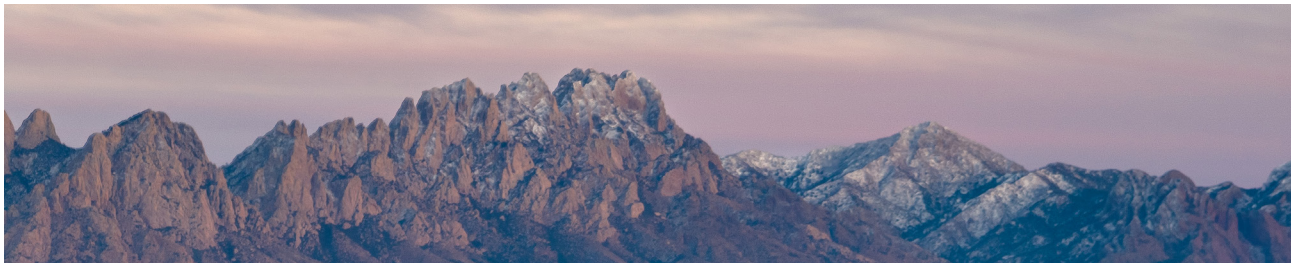
Source: NMDOT, 2023

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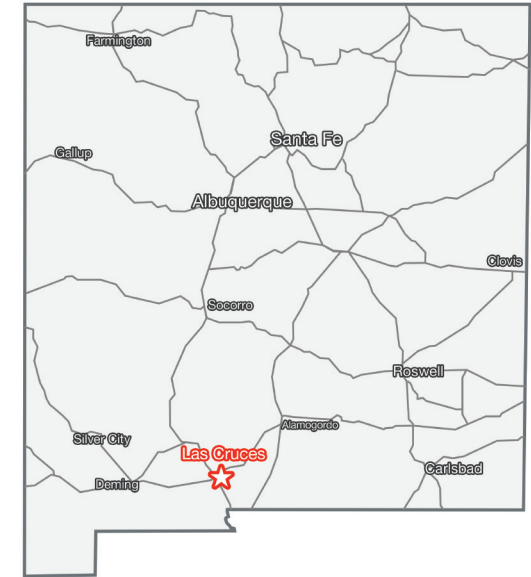
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Las Cruces, New Mexico

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 Doña Ana County (app. 219,561 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

Doña Ana County

| | |
|--------------------------|----------|
| Population | 219,561 |
| Total Households | 87,688 |
| Average HH Income | \$56,451 |

Source: US Census Bureau, 2022