For Lease | Retail Space

NAI 1st Valley



300 E Idaho Ave

Las Cruces, NM 88005

Offering Summary

Lease Rate	\$18 SF/yr (MG)
Building Size	2,109 ± SF
Lot Size	0.69 ± AC

For more information:

Stephanie Maddox

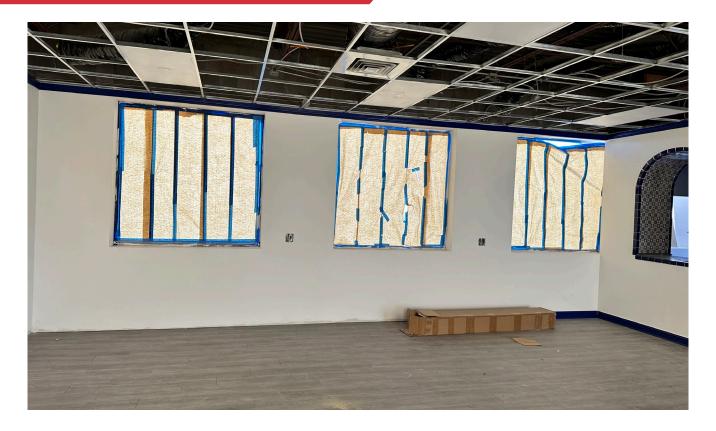
575.639.3504 stephanie@1stvalley.com

Property Highlights

- Previous restaurant space (FFE no longer available)
- Existing Drive-thru
- Dedicated parking lot
- Located near high-traffic streets, offering great visibility
- Centrally located in Las Cruces, with easy access to major roadways and nearby commercial areas
- Nearby tenants include Albertsons, Planet Fitness, DD's Discount Store, O'Reily Auto Parts, Walgreens, and more

Interior 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.

Location Overview





Nearby Traffic Counts

E Idaho Ave 11,179 VPD El Paseo Rd 13,218 VPD

Source: NMDOT, 2023

Las Cruces Demographics

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

Source: US Census Bureau, 2022

