



## 300 E Idaho Ave

Las Cruces, NM 88005

### Offering Summary

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

For more information:

**Stephanie Maddox**

575.639.3504

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### 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'Reilly 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.

1155 S Telshor Blvd  
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(575) 521 - 1535  
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# 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



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