

For Sale or Lease

NAI 1st Valley

Commercial Real Estate Services, Worldwide.



Office Space | 20,930 ± SF

2100 Summit Ct

Las Cruces, NM 88011

Offering

| | |
|-------------------|------------------|
| Lease Rate | \$15 SF/yr (NNN) |
|-------------------|------------------|

| | |
|-------------------|----------------|
| Sale Price | \$3,750,000.00 |
|-------------------|----------------|

| | |
|----------------------|-------------|
| Building Size | 20,930 ± SF |
|----------------------|-------------|

Property Highlights

- Single tenant
- Nearby amenities include Sam's Club, Sportsmen's Warehouse, numerous national restaurants and hotels
- Minimal landlord responsibilities
- Adjacent city owned parking lot to provide overflow parking
- Easy access to HWY 70

For more information:

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1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
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Additional Photos

2100 Summit Ct, Las Cruces, NM 88011

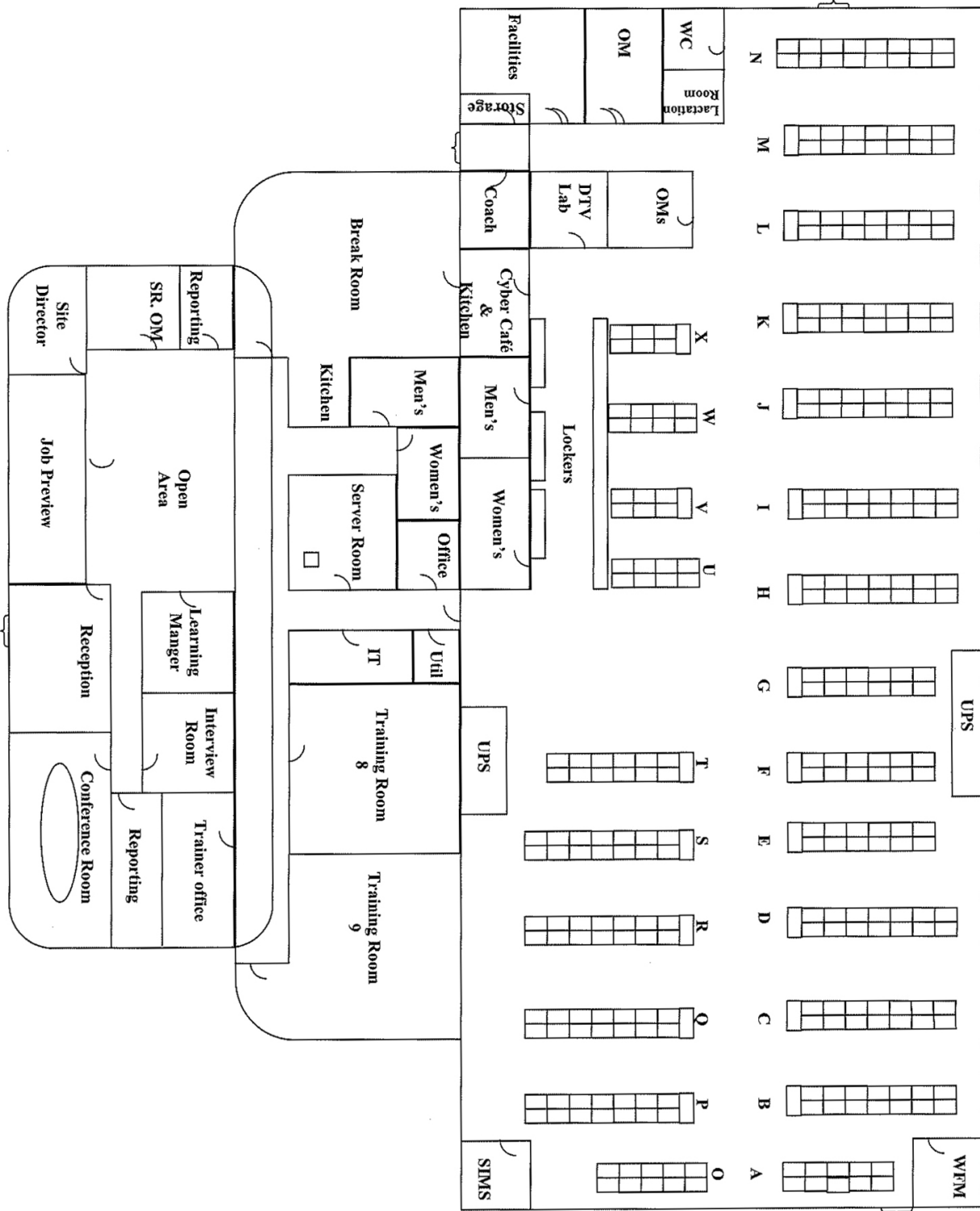


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Floor Plan

* Not to scale; for visual aid purposes only



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Additional Photos



Location Overview



Nearby Traffic Counts

N Telshor Blvd

17,880 VPD

Source: NMDOT, 2023



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Location Overview

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.

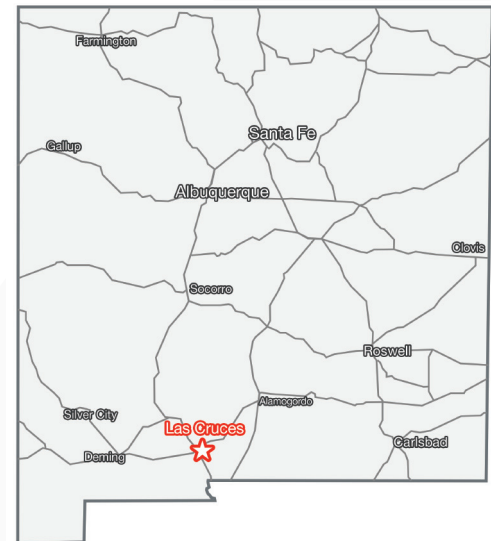


The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 223,337 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Las Cruces Demographics

| | |
|-------------------|----------|
| Population | 113,888 |
| Total Households | 47,379 |
| Average HH Income | \$50,372 |

Source: US Census Bureau, 2022



Major Employers

- New Mexico State University
- Memorial Medical Center
- White Sands Missile Range
- Mountain View Regional Medical Center
- Dona Ana Branch Community College
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

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