



576 N Telshor Blvd

Property Highlights

Las Cruces, NM 88011

Offering Summary

Lease Rate	Contact Broker (NNN)
Building Size	7,729 ± SF
Available Space	1,198 ± SF

- Excellent visibility from N Telshor Blvd and I-25
- Fully furnished (furniture can be removed, if desired)
- Two (2) offices
- Large waiting and reception areas
- Great space for 2-3 person business
- Space can be combined with 570 N. Telshor for larger unit

For more information:

Cheryl Reome

575.644.9165

cheryl@1stvalley.com

Stephanie Maddox

575.639.3504

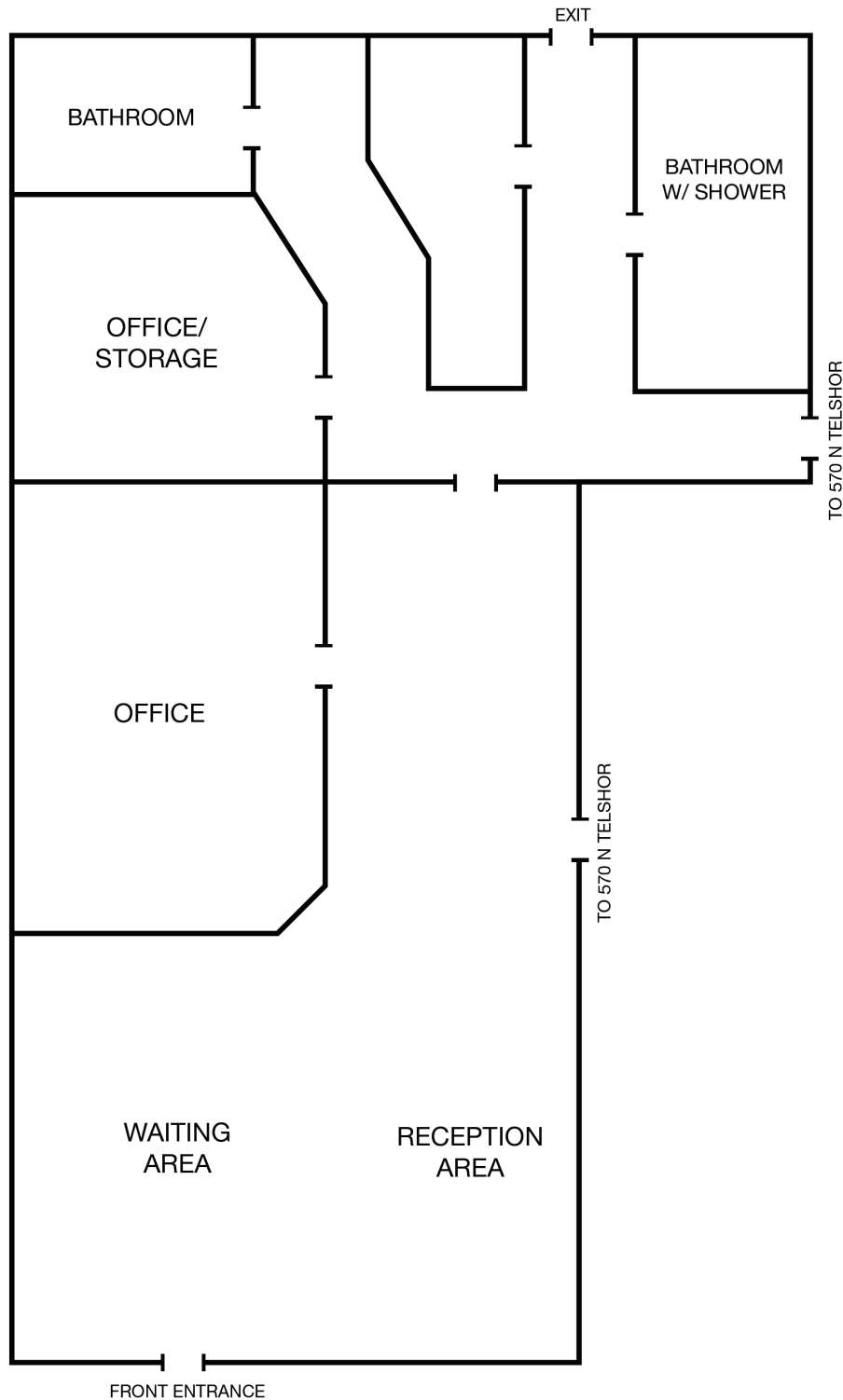
stephanie@1stvalley.com

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
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Floor Plan

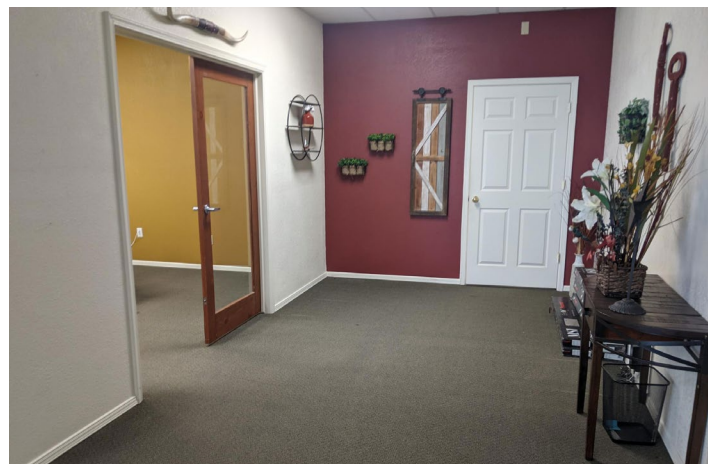
** Not to scale. For visual aid purposes only.*



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
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Additional 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
Las Cruces, NM 88011
(757) 521 - 1535
1stvalley.com

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



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
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com