



## 576 N Telshor Blvd

## Property Highlights

Las Cruces, NM 88011

### Offering Summary

<b>Lease Rate</b>	Contact Broker (NNN)
<b>Building Size</b>	7,729 ± SF
<b>Available Space</b>	1,175 ± 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:

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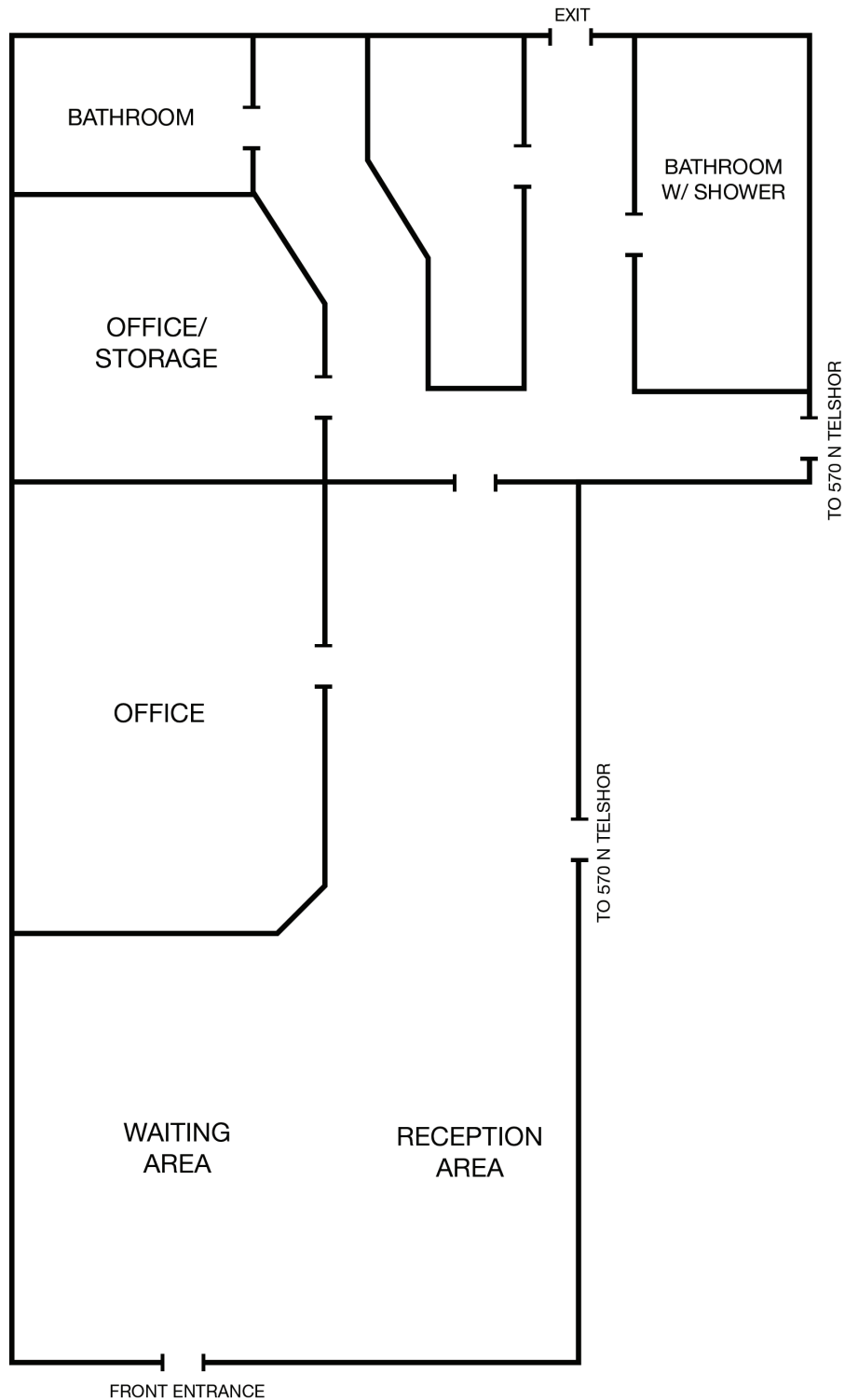
jacob@1stvalley.com

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# Floor Plan

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



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# Additional Photos



# 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



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