

# Sublease | Retail/Office Space

# NAI 1st Valley



4420 Sonoma Ranch Blvd, Suite C  
Las Cruces, NM 88011

## Property Features

Lease Rate Contact Broker

Available Space 2,204 ± SF

- Located along Sonoma Ranch Blvd - one of the major thoroughfares on the east side of Las Cruces.
- Excellent visibility and access from Sonoma Ranch Blvd
- Building has shared patio with beautiful Organ Mountain views
- Nearby major retailers include Burger King, Jack in the Box, Dairy Queen, Fitness One, Little Caesars, Popeye's, and more

**Jessie Carreon**

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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](http://1stvalley.com)

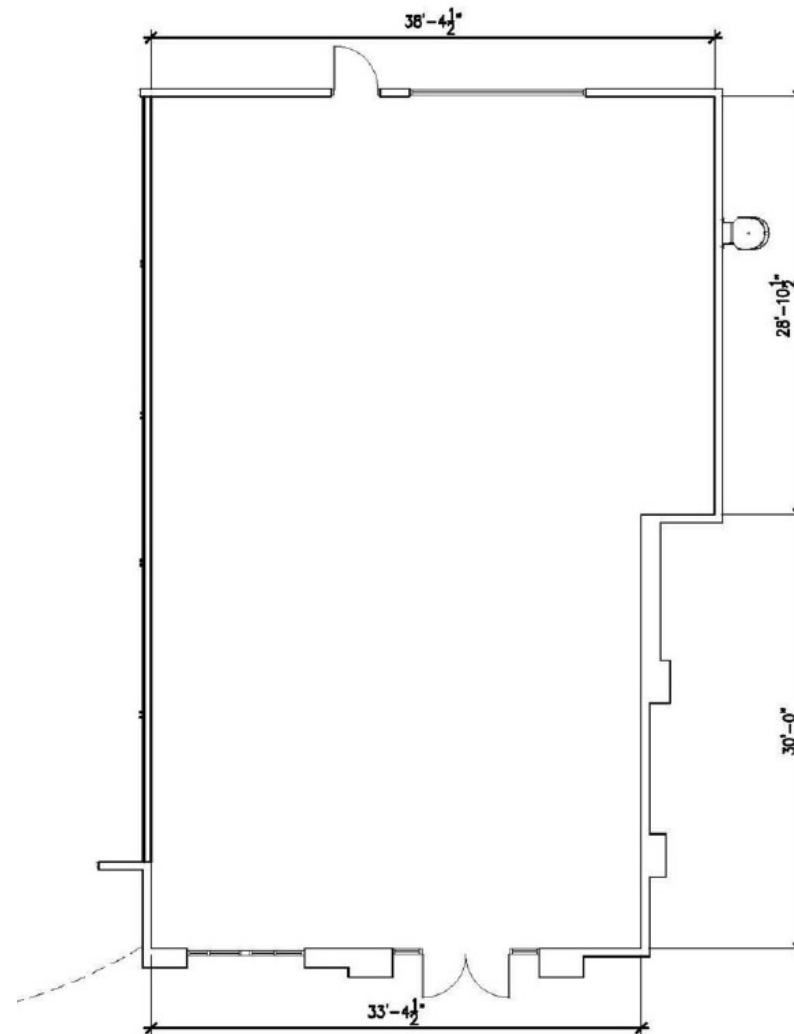


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# Floor Plan



**FLOOR PLAN - 2,204 S.F.**

SCALE: 1/8" = 1'-0"

01-12-22

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# Location Overview



## Nearby Traffic Counts:

Sonoma Ranch Blvd 13,663 VPD

Source: NMDOT, 2023

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