

For Sale / Leaseback



277 E Amador Ave, Las Cruces NM 88001



For more information:

Preston Williams | preston@1stvalley.com | 575.621.2445

Cheryl Reome | cheryl@1stvalley.com | 575.644.9165

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1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Sale Leaseback Opportunity at 277 E. Amador

An outstanding 35,095 ± square feet commercial property at 277 E. Amador is now available for purchase, featuring a sale leaseback with a National Credit Tenant. This property is 98% occupied with multiple established tenants, ensuring strong cash flow and long-term stability.

This is a rare opportunity to acquire a high-performing commercial asset with a National Credit Tenant leaseback and a strong tenant roster. With reliable cash flow and minimal management, this investment offers an attractive return in a thriving market.

Property Highlights

- 98% occupancy rate, with multiple quality tenants
- Located downtown Las Cruces, this building offers high visibility with strong foot traffic and excellent access
- Nearby traffic counts:
 - o E Amador Ave - 10,850 VPD
 - o Church St - 5,524 VPD



Sale Price	\$2,500,000
Building Size	35,095 ± SF
Lot Size	2.65 ± AC

Financials and rent roll will be provided with signed NDA.

Shown by appointment only - please do not disturb tenants.

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Map



Nearby Traffic Counts:

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Source: NMDOT, 2023

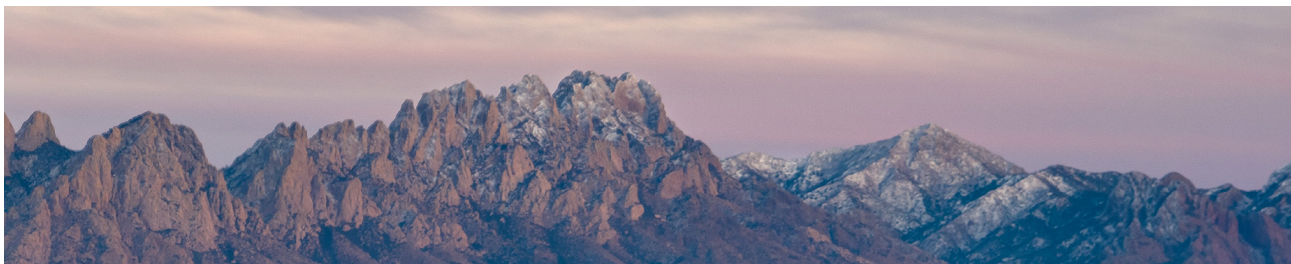
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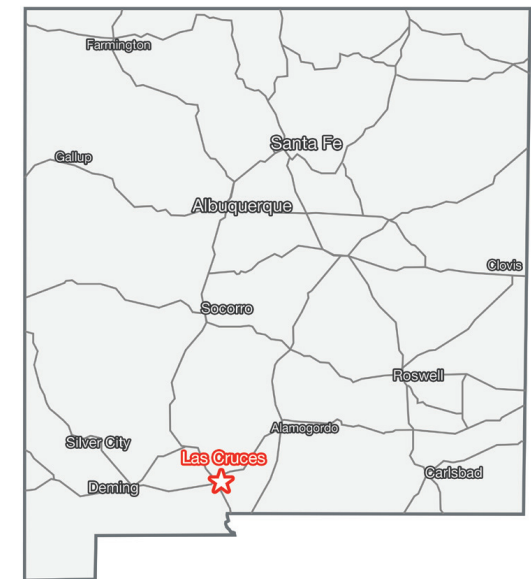
Location Overview

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. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



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

Major Employers

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

Source: www.mveda.com

Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022

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