

For Sale or Lease | Office Space

256 W Las Cruces Ave
Las Cruces, NM 88005

NAI 1st Valley
Commercial Real Estate Services, Worldwide.



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Las Cruces, NM 88011
(575) 521 - 1535
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Listing Overview



Sale Price	\$1,350,000
Lease Rate	\$15/SF (NNN)
Building Size	7,666 ± SF
Lot Size	0.84 ± AC
Year Built	2012

- Free-standing downtown office space with dedicated parking
- Building includes 6 built out offices, several conference rooms, lobby/waiting area, breakroom and more
- Ample flex space that can be used for open area or additional offices
- Limited FF&E that can be included in a sale or lease

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Additional Photos



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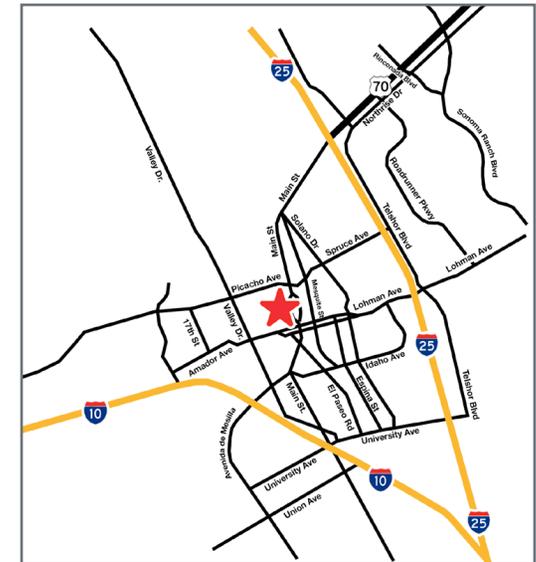
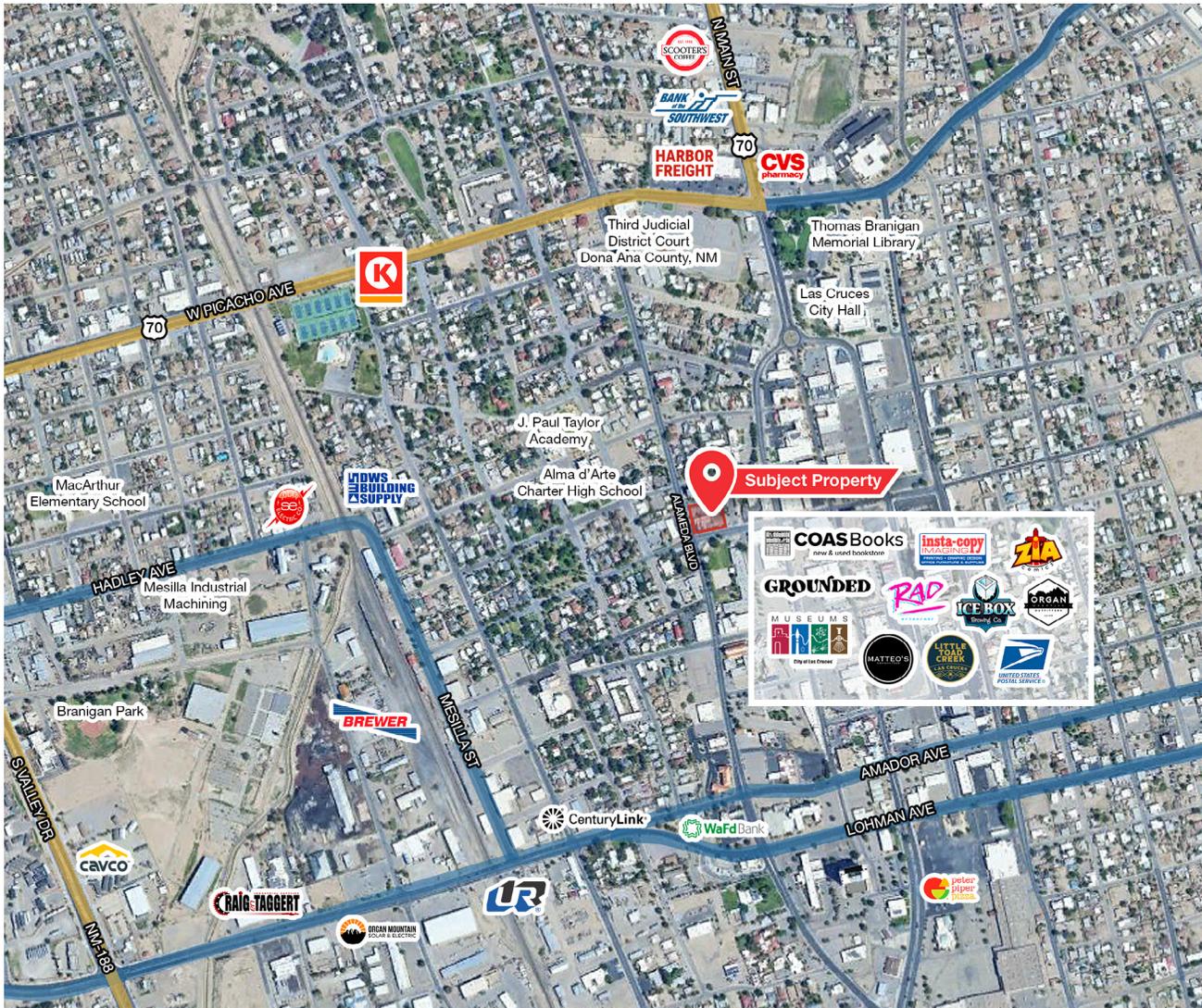
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Nearby Traffic Counts:

Alameda Blvd	9,376 VPD
Las Cruces Ave	1,410 VPD

Source: NMDOT, 2023

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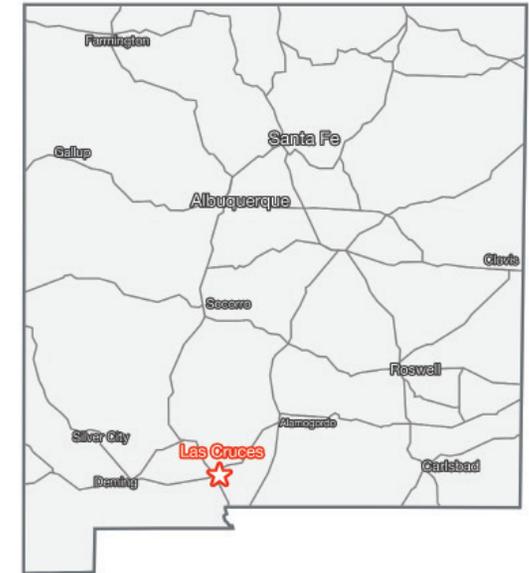
Location Overview

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. 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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