



Bataan Memorial E | Las Cruces, NM 88011

## Listing Overview

<b>Lease Rate</b>	Contact Broker
<b>Building Size</b>	7,050 ± SF
<b>Lot Size</b>	0.92 ± AC

- High visibility location
- Located in the fastest growing trade area in Las Cruces
- Nearby tenants in the trade area include Dutch Bro's, Arby's, Mister Car Wash, Popeye's, Jersey Mikes, T-Mobile, and more

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# Property Highlights



- Great access from US Highway 70
- Site is located between Metro Verde and Sonoma Ranch Golf Community - the two largest master planned communities in Las Cruces
- One mile away from a Walmart Supercenter-anchored shopping center. Other tenants include Walgreen's, Taco Bell, and Panda Express



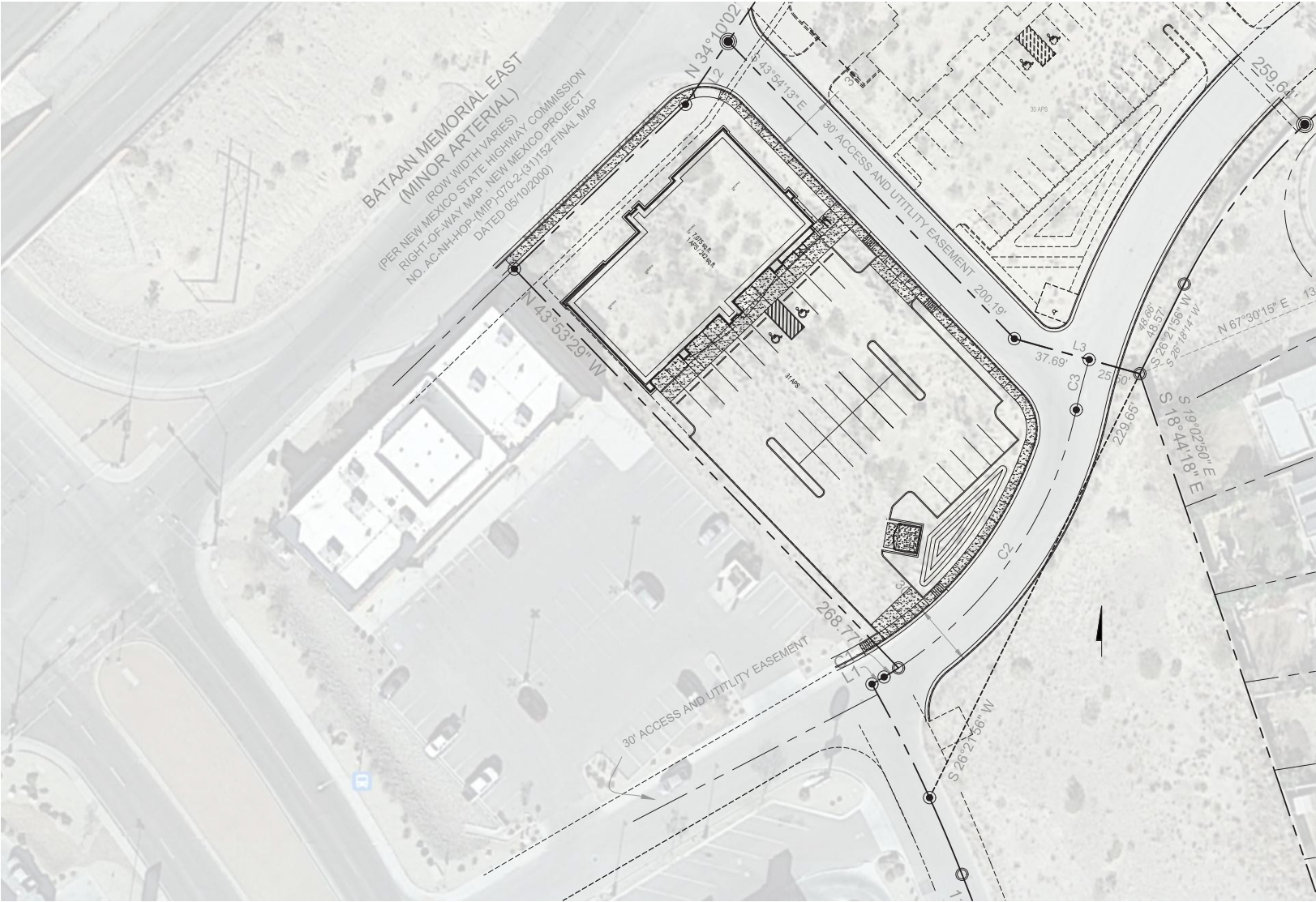
\* Lot lines are approximate; for visual representation only

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# Site Plan



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## Nearby Traffic Counts:

Bataan Memorial E	20,597 VPD
HWY 70	47,762 VPD
Sonoma Ranch Blvd	12,566 VPD

Source: NMDOT, 2023

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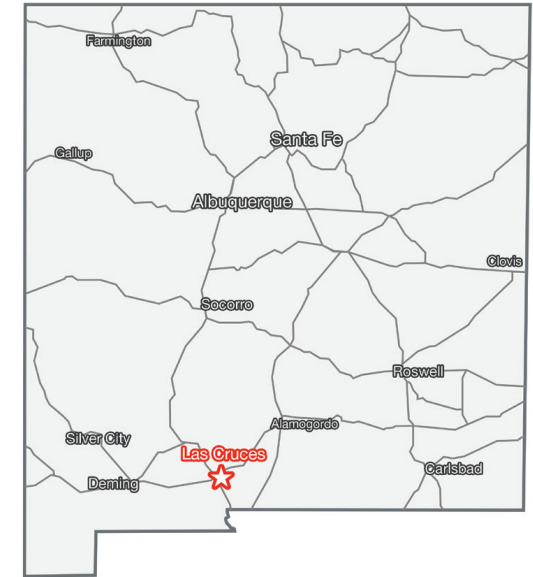
# Location Overview

## 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](http://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](http://www.mveda.com)

### Doña Ana County

<b>Population</b>	219,561
<b>Total Households</b>	87,688
<b>Average HH Income</b>	\$56,451

Source: US Census Bureau, 2022

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