

For Sale or Lease | Restaurant/Retail

NAI 1st Valley



840 S Telshor Blvd | Las Cruces, NM 88011

Listing Overview

Sale Price	\$1,500,000.00
Lease Rate	\$25.00 SF/yr (NNN)
Building Size	4,500 ± SF
Lot Size	43,560 ± SF

- Stand alone building
- Prime S Telshor Blvd location - excellent visibility and access
- Nearby tenants include Five Guys, McAlister's Deli, Buffalo Wild Wings, Xfinity, Dollar Tree, and more
- Close proximity to Mesilla Valley Mall
- FF&E possibly included with sale or lease

Jake Redfearn

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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.

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575.521.1535
1stvalley.com

Additional Photos



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Map



Nearby Traffic Counts:

N Telshor Blvd 18,714 VPD

Source: NMDOT, 2024

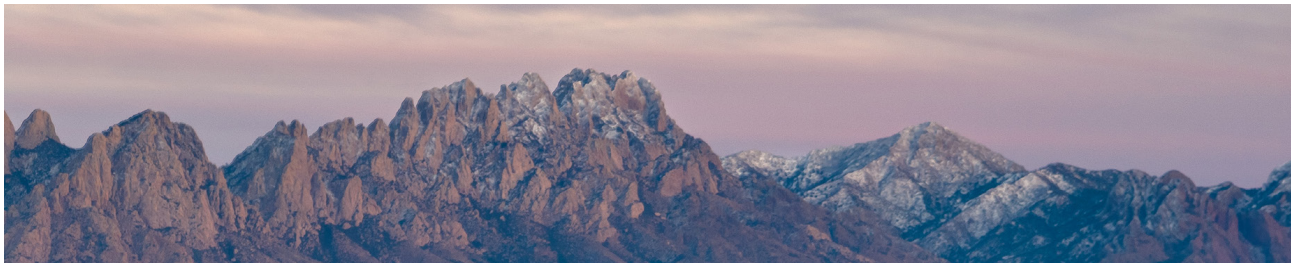
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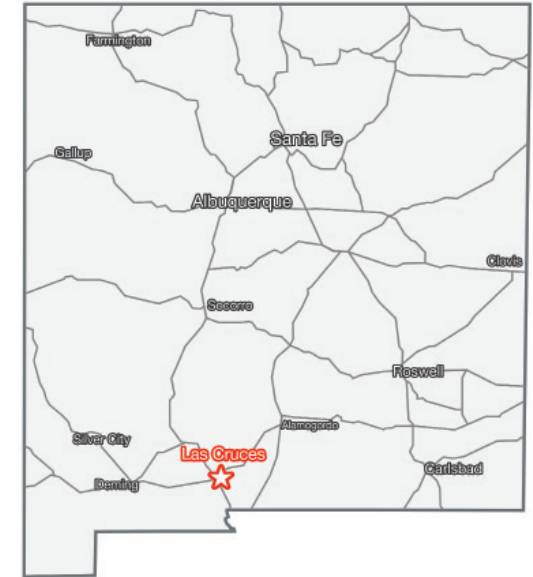
Location Overview

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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