

For Lease | Office/Retail

NAI 1st Valley



642 S Alameda Blvd, Ste. B & C | Las Cruces, NM 88005

Offering Summary

Lease Rate	\$2,500/month (Full Service)
Building Size	5,350 ± SF
Available Space	2,200 ± SF

Now available for lease: a 2,200 ± SF office space situated at the corner of El Molino Blvd and South Alameda Blvd. The space consists of two combined units: Suite B & Suite C.

Suite B and Suite C are located in the middle and end of the building. The office building features 7 rooms, 2 bathrooms, and a small kitchen.

Property Highlights

- Full Service Lease - owner pays utilities, taxes, and insurance
- Flexible space between two suites
- Two front entrances
- Signage available on Alameda Blvd
- High visibility location
- Located near Downtown Las Cruces

For more information:

Steve T Mims, CCIM

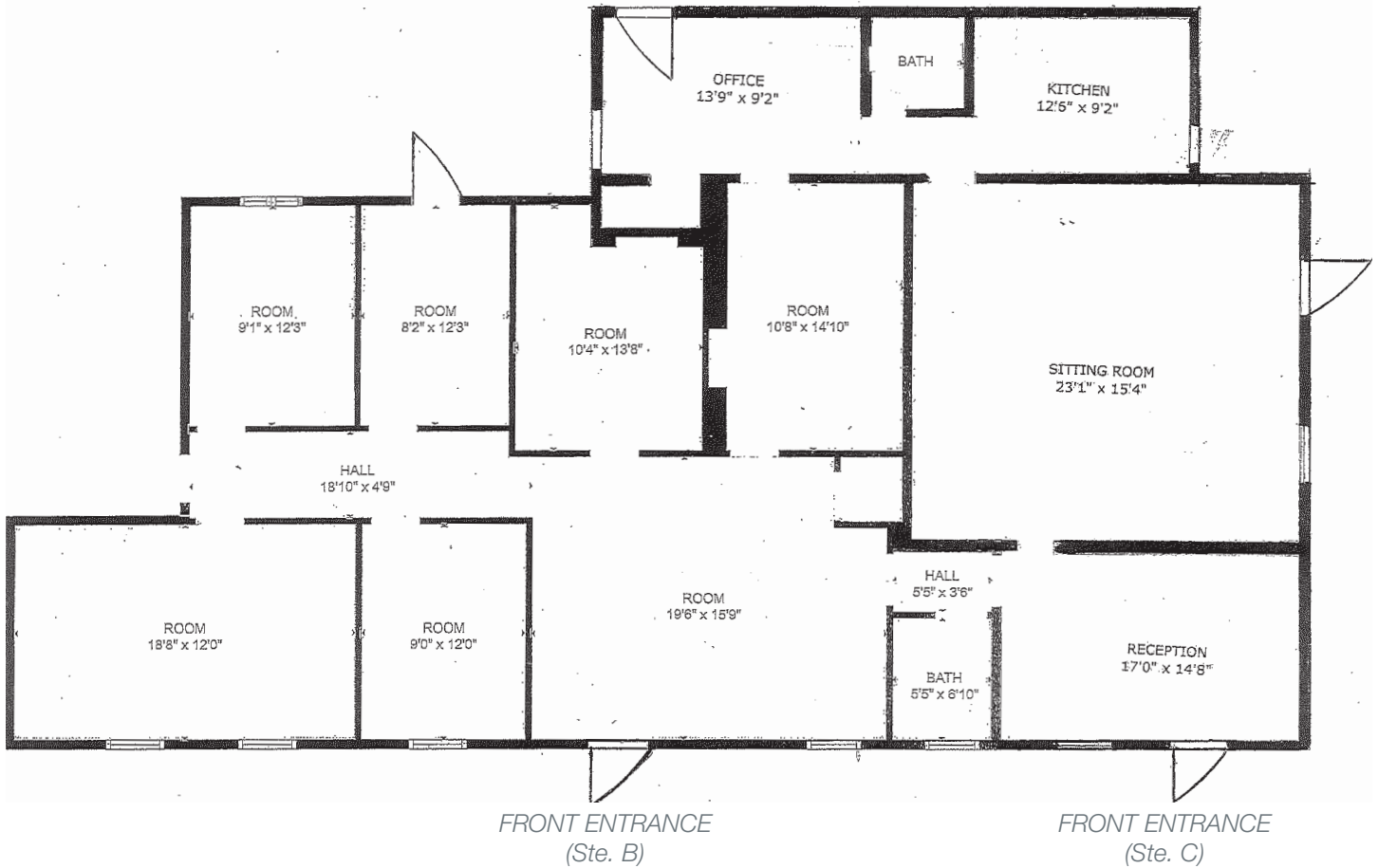
575.642.5603 | steve@1stvalley.com

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Floor Plan

* Not to scale. For visual aid purposes only.



Suite B Entrance



Suite C Entrance

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Additional Photos

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Location



Nearby Traffic Counts

Alameda Blvd 12,998 VPD

S Main St 13,295 VPD

Source: NMDOT, 2023

Las Cruces Demographics

Population	114,892
Total Households	50,406
Median HH Income	\$55,012

Source: US Census Bureau, 2023



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