

For Lease | Office/Retail

NAI 1st Valley



1065 S Main St | Building D, Suite F

Las Cruces, NM 88005

Offering Summary

| | |
|-------------------|------------------------------|
| Lease Rate | \$11.03 SF/Yr (Full Service) |
|-------------------|------------------------------|

| | |
|------------------|------------|
| Unit Size | 1,088 ± SF |
|------------------|------------|

Available now is a 1,088 ± square foot office in the Sun Belt Plaza, located in the Downtown area on the corner of S Main St and Wyatt Drive.

Suite F is located in Building D, off of Wyatt. Office is on the second floor, and has no ADA access.

For more information:

Steve T Mims, CCIM

575.642.5603 | steve@1stvalley.com

Property Highlights

- Full Service Lease
- Nice Waiting Area
- Four (4) Large Offices
- Break Room
- Balcony access on Second Floor

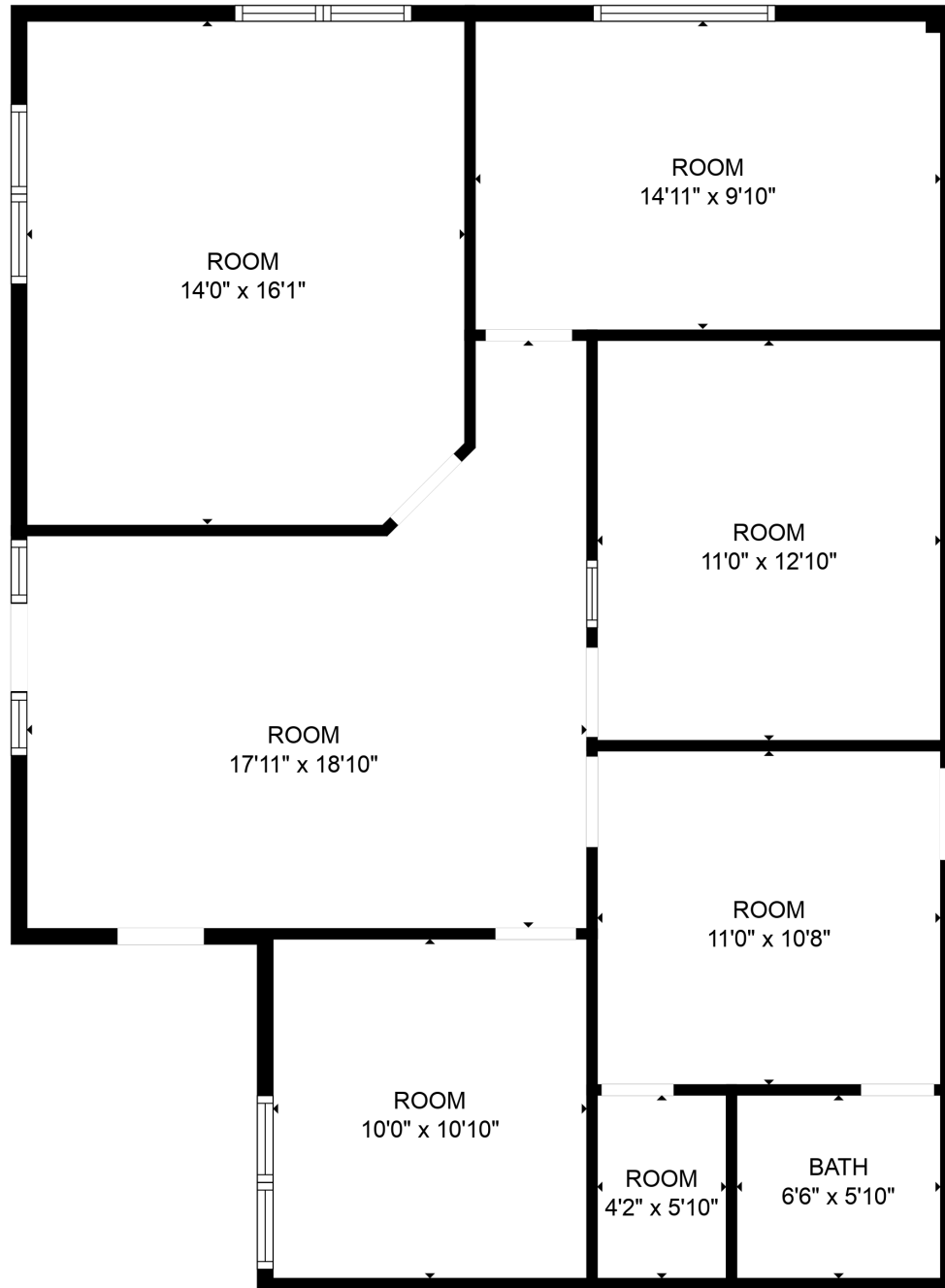


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Floor Plan

* Not to scale. For visual aid purposes only.



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Additional Photos

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Location



Nearby Traffic Counts

| | |
|-------------|------------|
| S Main St | 11,315 VPD |
| Wyatt Dr | 2,168 VPD |
| El Paseo Rd | 10,124 VPD |

Source: NMDOT, 2023

Las Cruces Demographics

| | |
|-------------------|----------|
| Population | 113,881 |
| Total Households | 47,379 |
| Average HH Income | \$50,372 |

Source: US Census Bureau, 2022



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