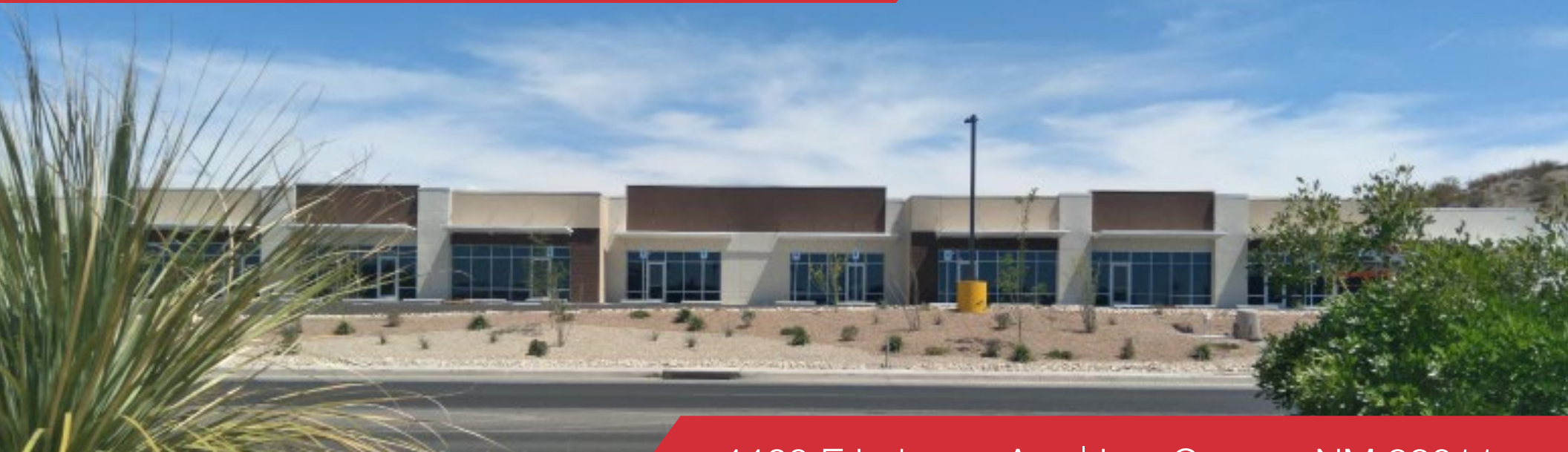


# For Lease | Retail/Office Space

# NV 1st Valley



4460 E Lohman Ave | Las Cruces, NM 88011

## Property Features

<b>Lease Rate</b>	\$29 - \$32 SF/yr (NNN)
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<b>Building Size</b>	19,172 ± SF
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<b>Available Units</b>	10
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- Project services the Sonoma Ranch Golf Course Community
- Near national retailers such as Walmart, Walgreens, Natural Grocers, Dunkin Donuts, Mister Car Wash, and more
- Fronts E Lohman Avenue
- Adjacent to Mountain View Hospital
- Owner will consider selling the building
- Building in “cold shell” condition
- Tenant improvement allowance provided

**Jake Redfearn**

575.635.5895 | [jake@1stvalley.com](mailto:jake@1stvalley.com)

**Cheryl Reome**

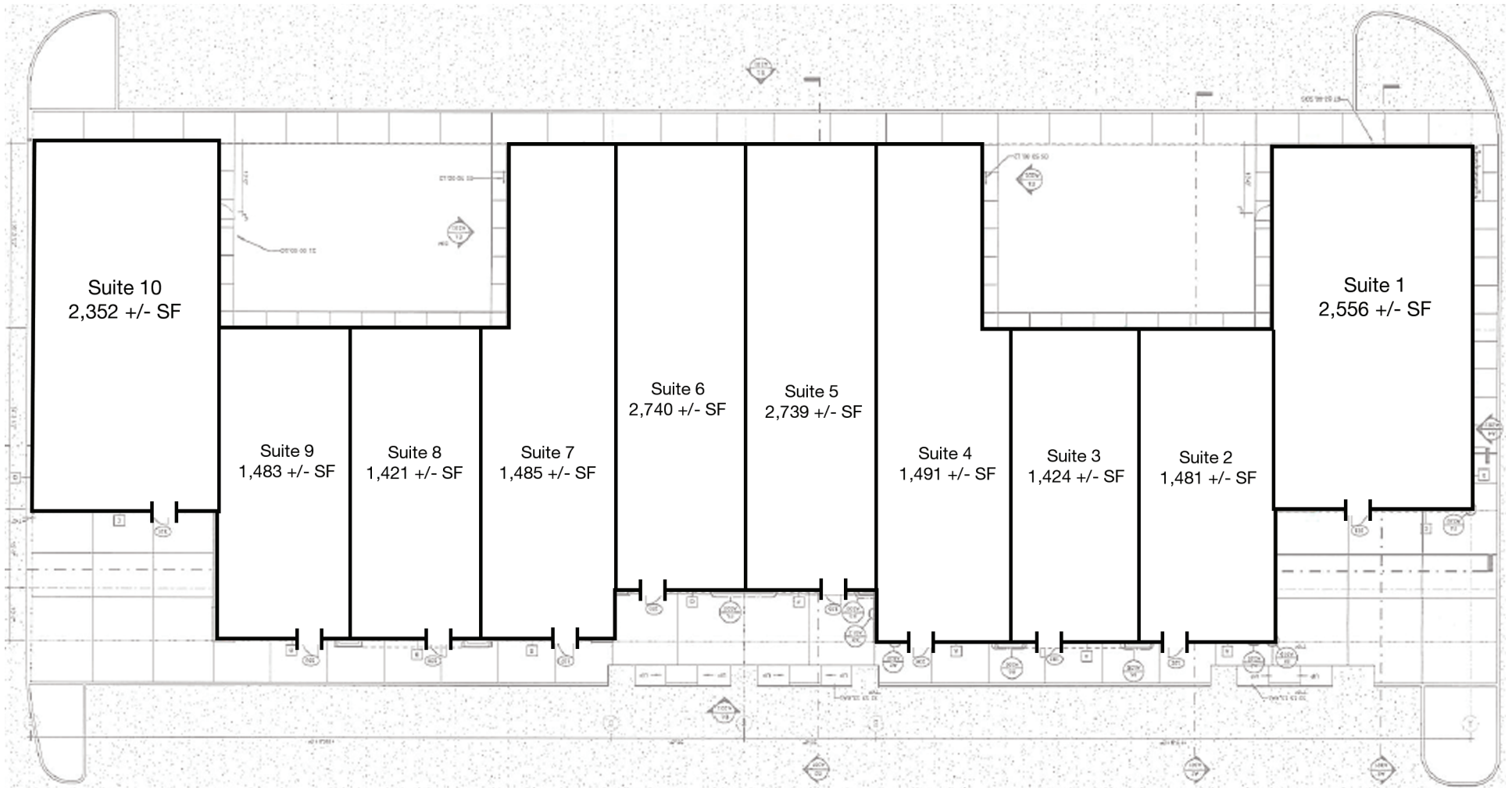
575.644.9165 | [cheryl@1stvalley.com](mailto:cheryl@1stvalley.com)

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# Floor Plan

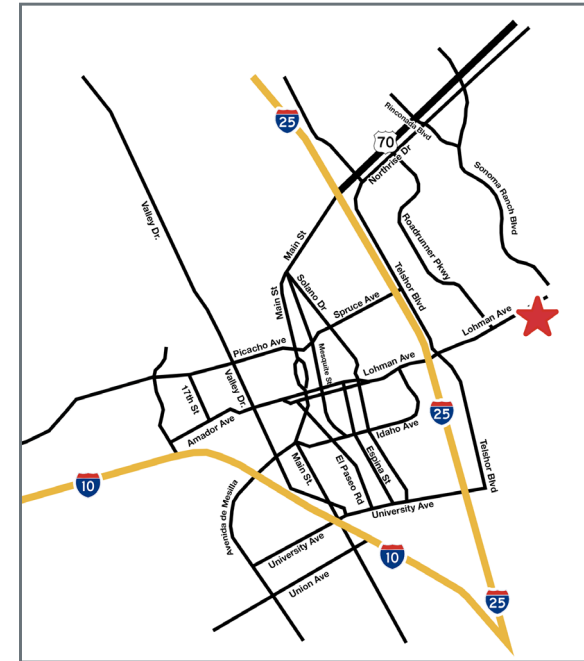
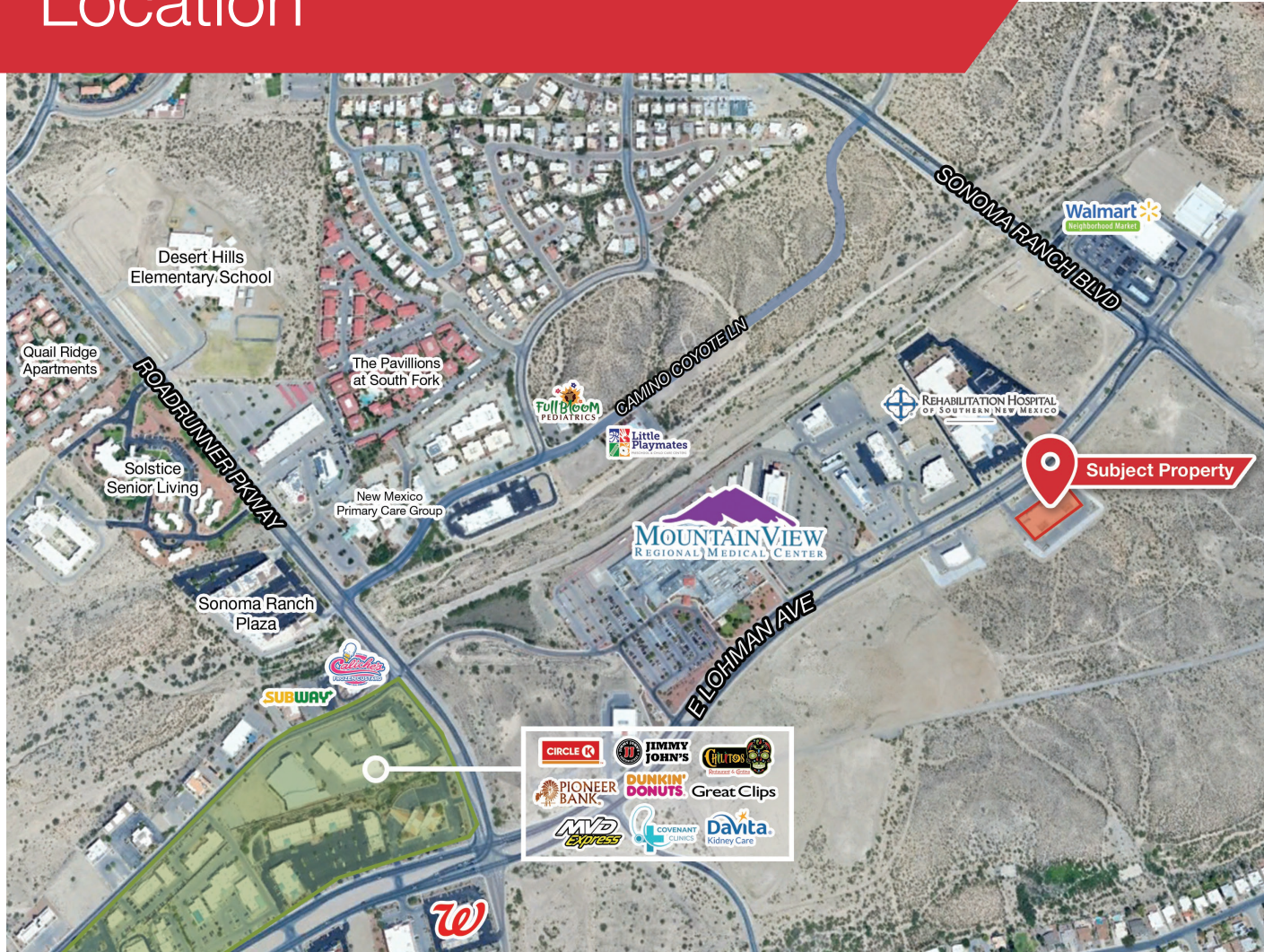
*\* Not to scale, for visual aid purposes only.*



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# Location



## Las Cruces Demographics

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

Source: US Census Bureau, 2022

## Nearby Traffic Counts:

Roadrunner Parkway 8,091 VPD

Source: NMDOT, 2023

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

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