

FOR LEASE | PRIME RETAIL SPACE

**NAI 1st Valley**

Commercial Real Estate Services, Worldwide.



# 3290 Rinconada Blvd

Las Cruces, NM 88011

FOR LEASE

Contact Broker  
for Pricing

AVAILABLE SPACE

±2,000 SF

Located at 3290 Rinconada Blvd, this brand-new construction offers a prime retail opportunity at a high-visibility, four-way intersection in Las Cruces, NM. The property features approximately 2,000 SF of available space delivered as turnkey without flooring, providing an ideal blank canvas for a custom build-out tailored to your specific business needs.

## PROPERTY HIGHLIGHTS

- Brand-new construction; delivered as turnkey without flooring.
- Prime location close to major retailers such as Walmart Supercenter, Walgreens, Verizon, GNC, Sally Beauty Supply, Taco Bell, and more
- Situated at one of the main 4-way intersections leading to Walmart, offering excellent visibility

For more information:

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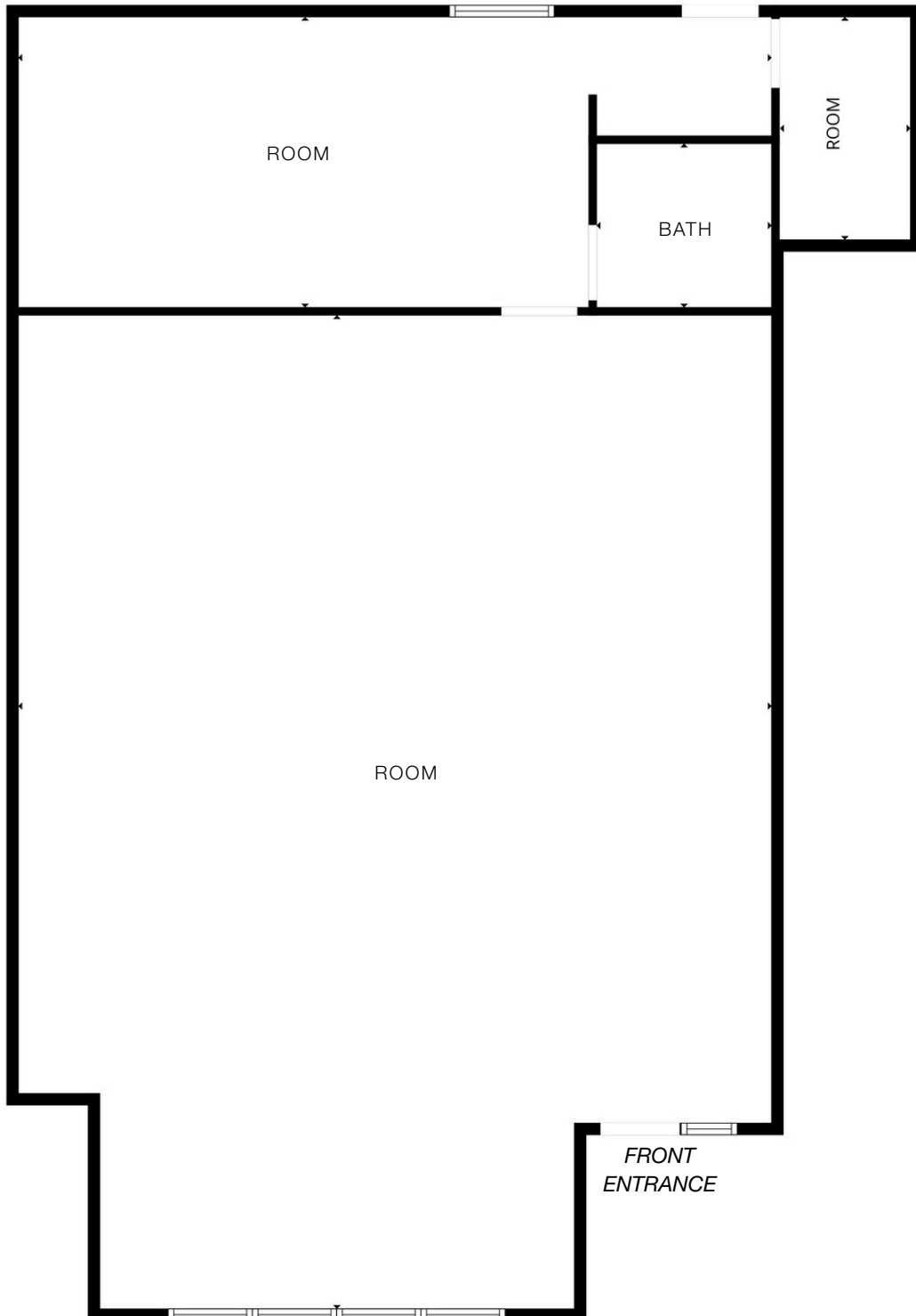


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# Interior Floorplan

Floorplan not to scale; for illustrative purposes only.



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## LOCATION HIGHLIGHTS

- Situated at a prominent, high-traffic four-way intersection that serves as a primary, direct access point to the adjacent Walmart Supercenter anchor.
- Located in the heart of the fast-growing Sonoma Ranch retail corridor, surrounded by major national brands, regional retail, and heavy daily foot traffic.
- Positioned within a dense, established commercial ecosystem that ensures a continuous, reliable flow of potential customers directly past the storefront.

## NEARBY TRAFFIC COUNTS

RINCONADA BLVD	4,803 AADT
SONOMA RANCH BLVD	13,924 AADT
NORTHRISE DR	8,092 AADT

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