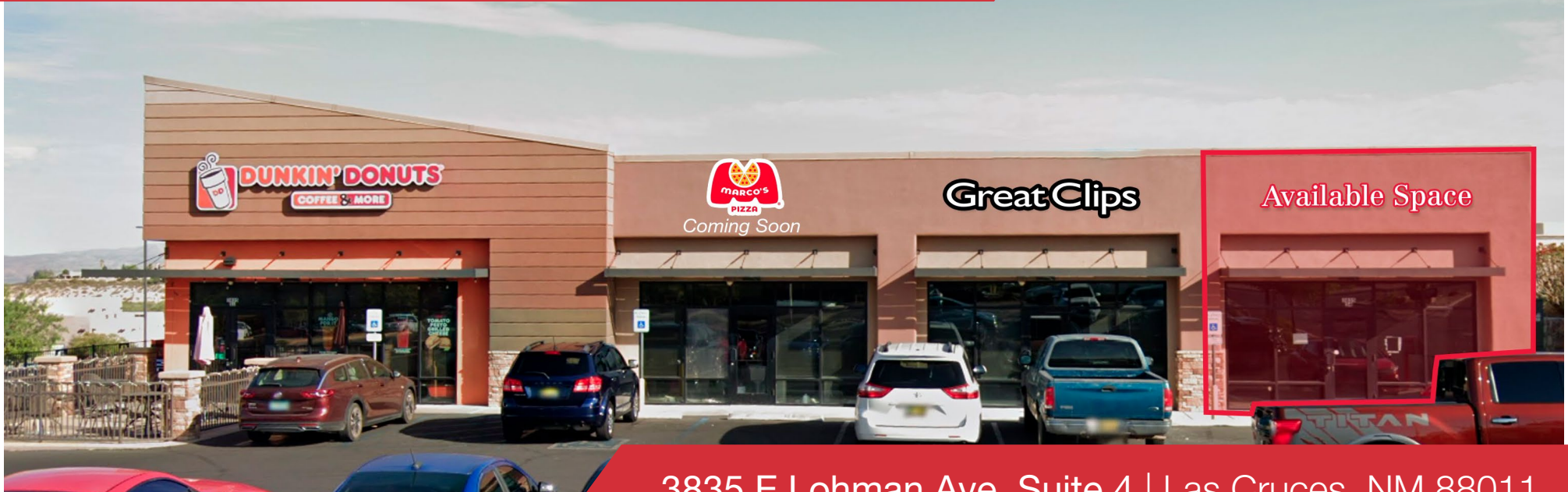


For Lease | Rare E Lohman Ave Retail Space

NAI 1st Valley



3835 E Lohman Ave, Suite 4 | Las Cruces, NM 88011

Listing Overview

Lease Rate	\$28.00/sf (NNN)
Available Space	1,200 ± SF
Building Size	5,685 ± SF

Jake Redfearn

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Preston Williams

575.621.2445 | preston@1stvalley.com

The property is located along E Lohman Ave, one of the most prominent retail corridors in the market. Co-tenants in the shopping center include Dunkin Donuts, Marco's Pizza and Great Clips. Neighboring tenants include US Bank, Pioneer Bank, Circle K, Natural Grocers, Walgreens and more. The highly desirable trade area and strong traffic counts makes the space attractive for any user looking to be front and center in the market.

- Excellent visibility & access from E Lohman Ave
- End Cap Availability

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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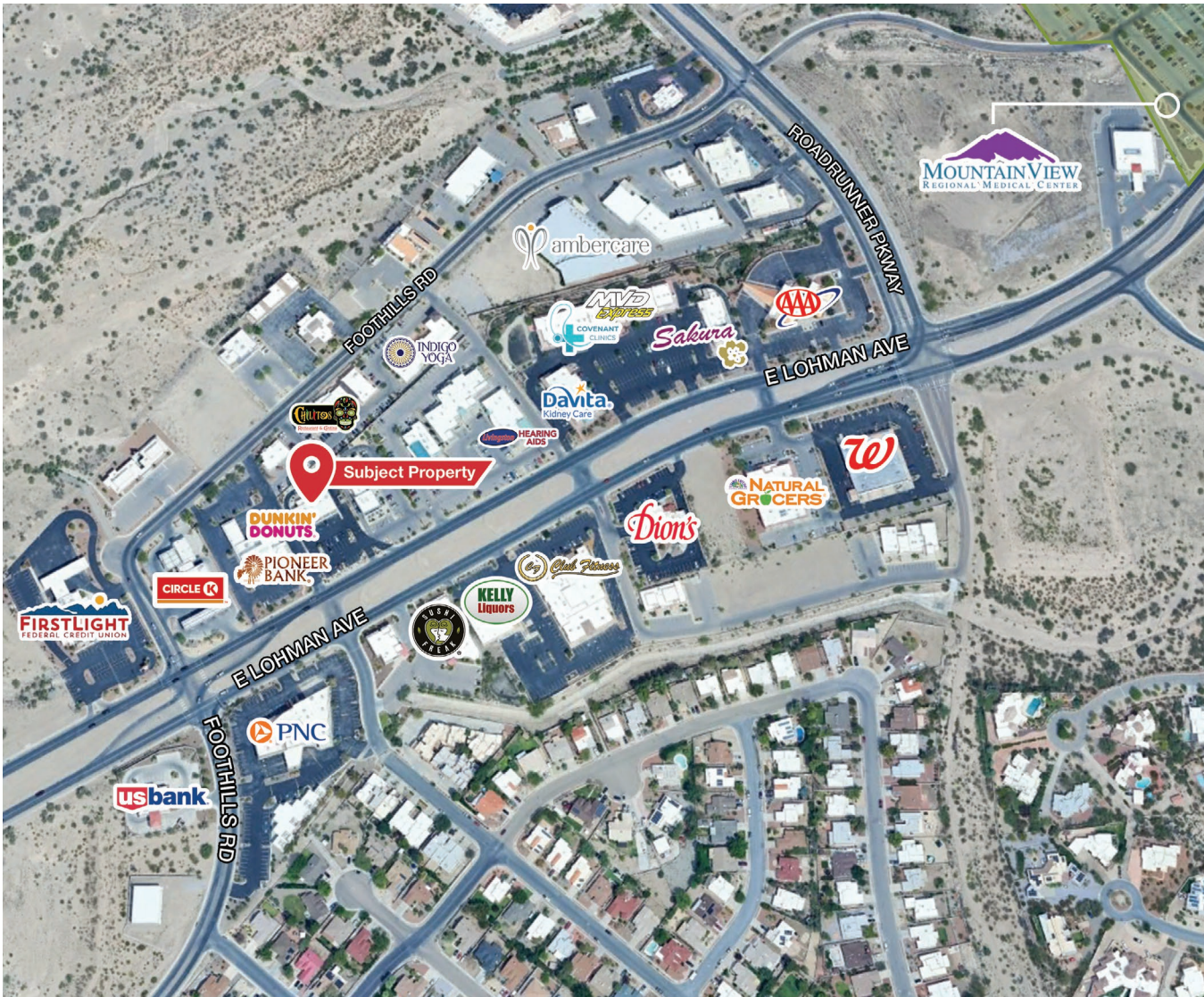
Interior Photos



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Map



Nearby Traffic Counts:

E Lohman Ave 16,329 VPD

Roadrunner Pkwy 8,277 VPD

Source: NMDOT, 2024

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