

For Lease | Office/Retail Space

NAI 1st Valley



4660 Sonoma Ranch Blvd | Las Cruces, NM 88011

Listing Overview

Lease Rate	\$30.00 SF/yr (NNN)
Building Size	± 9,400 SF
Available Space	± 1,548 SF

For more information:

Cheryl Reome

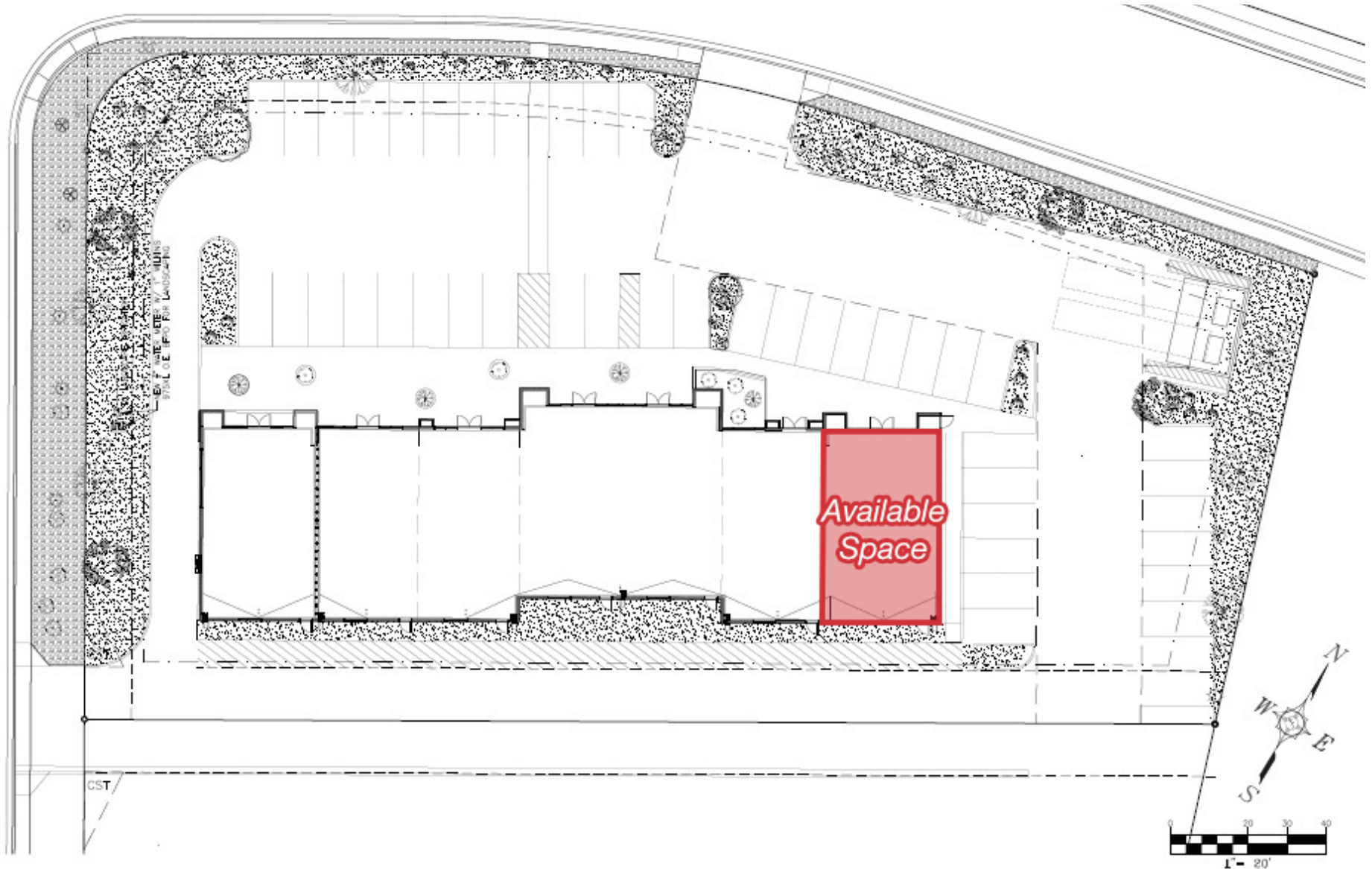
575.644.9165 | cheryl@1stvalley.com

- Recently built retail/office center
- Located in the fastest growing residential and commercial trade area in Las Cruces
- Built out for salon/spa, but could be converted for other uses
- Space has six (6) salon booths with room for more, and three (3) pedicure stations
- End cap space
- Corner lot
- Building and monument signage available

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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Site Plan

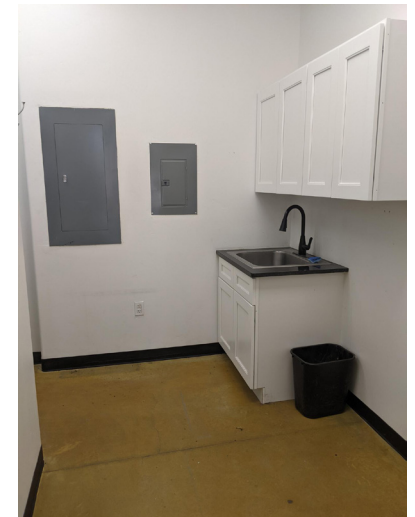
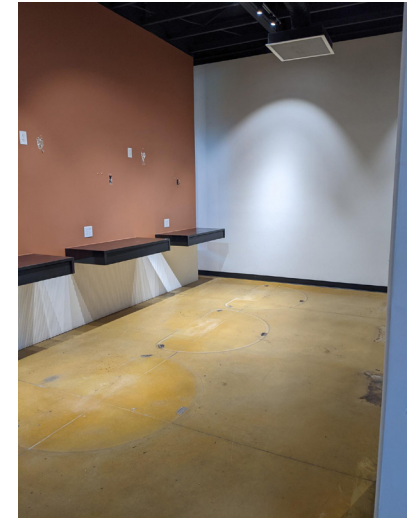
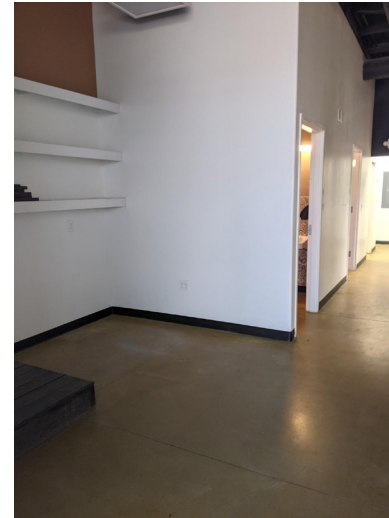
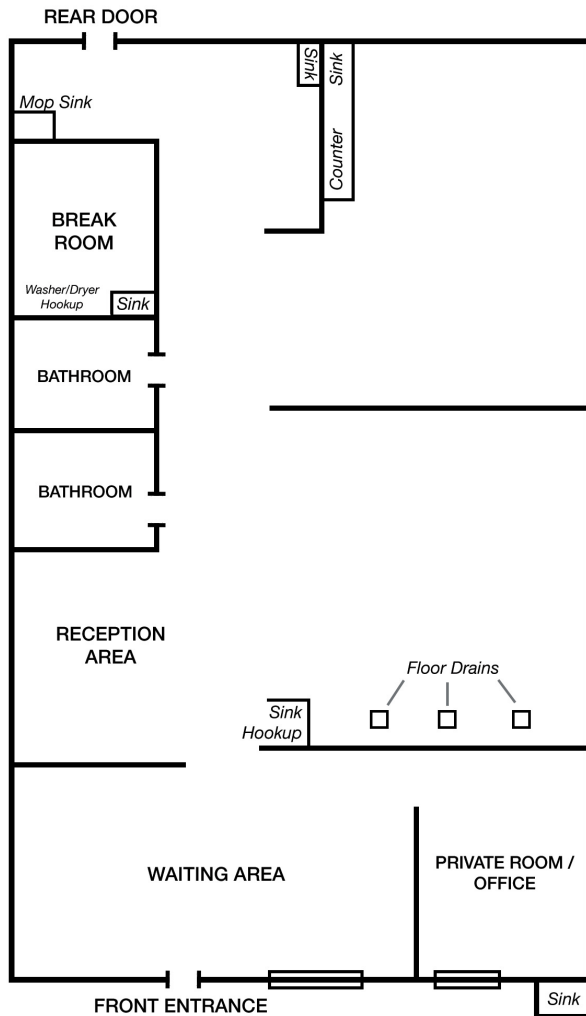


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Suite 110

Floor plan not to scale; for visual aid only



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Map



Nearby Traffic Counts:

Sonoma Ranch Blvd	12,566 VPD
HWY 70	20,721 VPD
Northrise Dr	7,357 VPD

Source: NMDOT, 2024

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