

# For Lease | Retail/Office Space

NAI 1st Valley



## Listing Overview

207 Avenida de Mesilla, Suite G | Las Cruces, NM 88001

Lease Rate	\$18/SF (MG)
Available Space	±800 SF

- Located in a small, quiet center with convenient access to I-10 and New Mexico State University
- Close to restaurants and shopping
- Ideal space for start-up or small business
- Flexible layout suitable for salon, nutrition store, massage, or small office
- Building signage available for added visibility
- Ample off-street parking
- Neighboring tenants include The Spot Nutrition and New Mexico Granite

For more information:

**Stephanie Maddox**

575.639.3504 | [stephanie@1stvalley.com](mailto:stephanie@1stvalley.com)

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.

1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Interior Photos

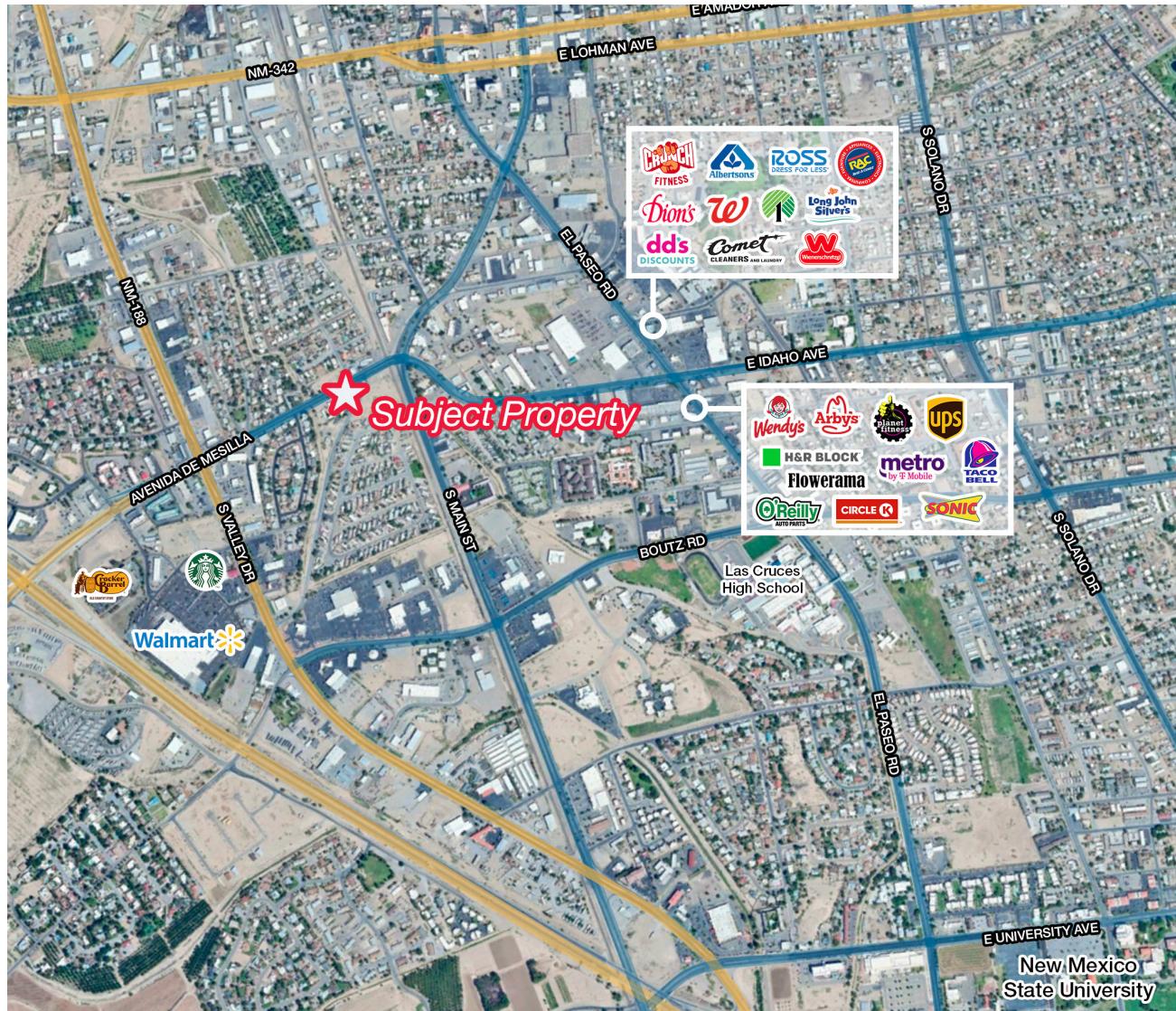
**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.



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# Map



## Nearby Traffic Counts:

Avenida de Mesilla	10,483 AADT
S Main St	9,361 AADT
S Valley Dr	20,979 AADT

Source: NMDOT, 2024

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