

For Sale/Lease | Former Tricolor Dealership

855 S Valley Dr, Las Cruces NM 88005



Jacob Slavec, SIOR | jacob@1stvalley.com | 575.644.8529

Jake Redfearn | jake@1stvalley.com | 575.635.5895

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

We obtained the information within 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

Listing Overview

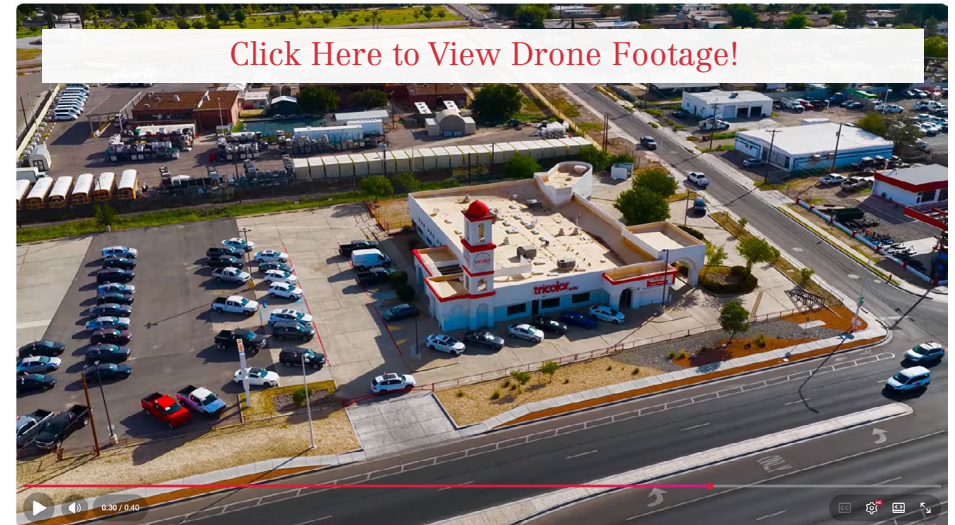
Sale Price	Contact Broker
Lease Rate	\$18.00/SF/Yr (NNN)
Building Size	±9,018 SF
Lot Size	±1.7 Acres

Property Overview

855 S. Valley Drive is a newly renovated Class A facility offering exceptional visibility and versatility. Its glass-front showroom, modern office layout, and built-in service infrastructure make it a perfect fit for an auto dealership or any retail tenant looking for a ready-to-go flagship location.

Property Highlights

- ± 9,018 SF | 1.7 Acre Site
- Fully renovated showroom and offices (former Tri-Color Auto Dealer)
- Class A construction with modern finishes (2021 renovation)
- Plug-and-play ready for automotive or retail users
- High-visibility frontage on Valley Drive – major Las Cruces commercial corridor
- Ample paved parking and display yard
- Zoned Commercial / Flexible Retail Use
- Minutes to I-10, Lohman Ave, and Downtown Las Cruces



Parcel outlines are approximate; for visual aid only.

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Potential Uses

- Automotive / Motorcycle / ATV Dealership
- Agricultural & Equipment Sales
- Furniture / Appliance Retail
- Fitness / Specialty Retail
- Flex Office / Showroom

Location

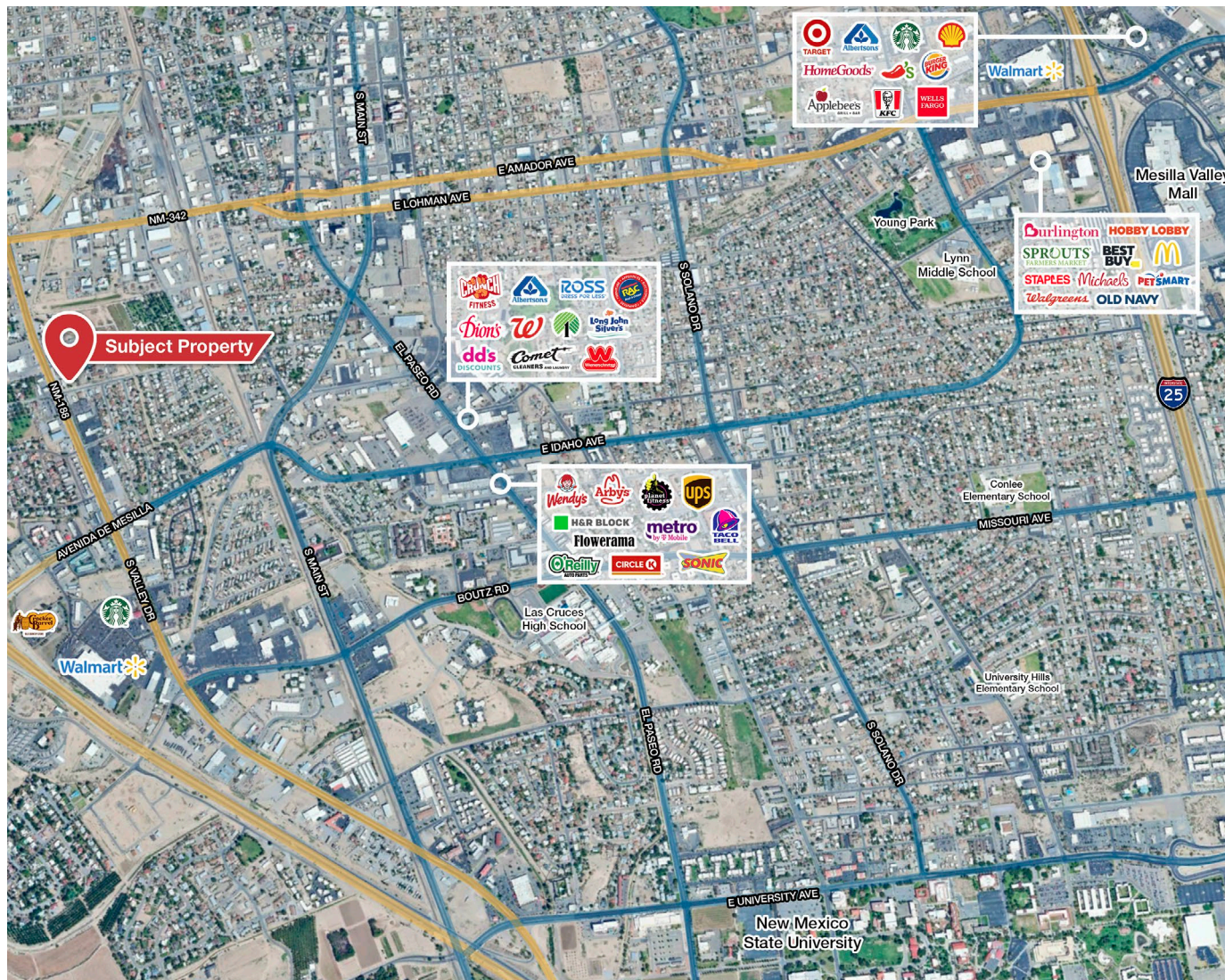
- Located on South Valley Drive between Lohman Ave and Avenida de Mesillas
- Excellent ingress/egress and visibility
- Surrounding Tenants: Lowe's, Walmart, AutoZone, Mesilla Valley Mall, nation QSRs



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Nearby Traffic Counts:

S Valley Dr	20,979 AADT
Avenida de Mesilla	14,415 AADT
Amador Ave	13,907 AADT

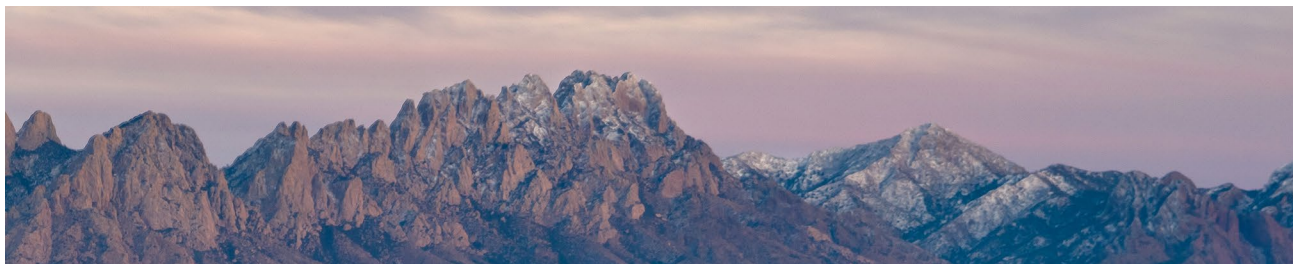
Source: NMDOT, 2024

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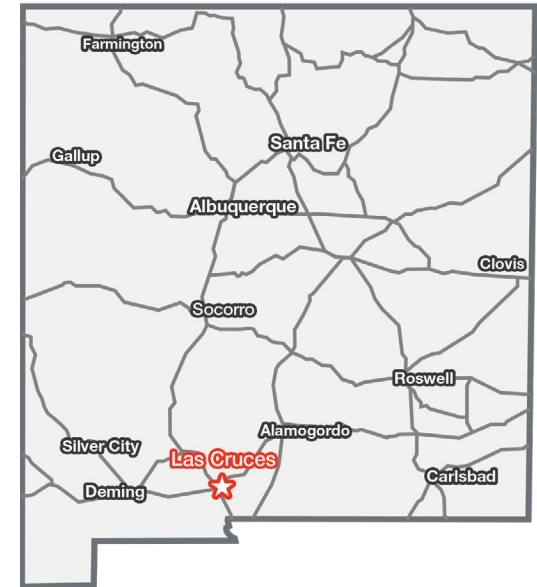
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Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 114,891 residents and is the county seat of Doña Ana County (app. 225,210 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

Doña Ana County Demographics

Population	225,210
Total Households	87,688

Source: US Census Bureau, 2023