

# For Lease | Retail/Office Space

**NAI 1st Valley**



**3865 E Lohman Ave, Suite 2 | Las Cruces, NM 88001**

## Listing Overview

**Lease Rate** \$25.00/SF (NNN)

**Available Space** ±2,500 SF

For more information:

**Jake Redfearn**

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**Cheryl Reome**

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The ±2,500 SF space is located along E. Lohman Blvd and offers a flexible layout suitable for medical office, professional office, or retail use. Co-tenants in the center include Quest Diagnostics, Gerald Champion, Sports Clips, and Monte Bello Medical.

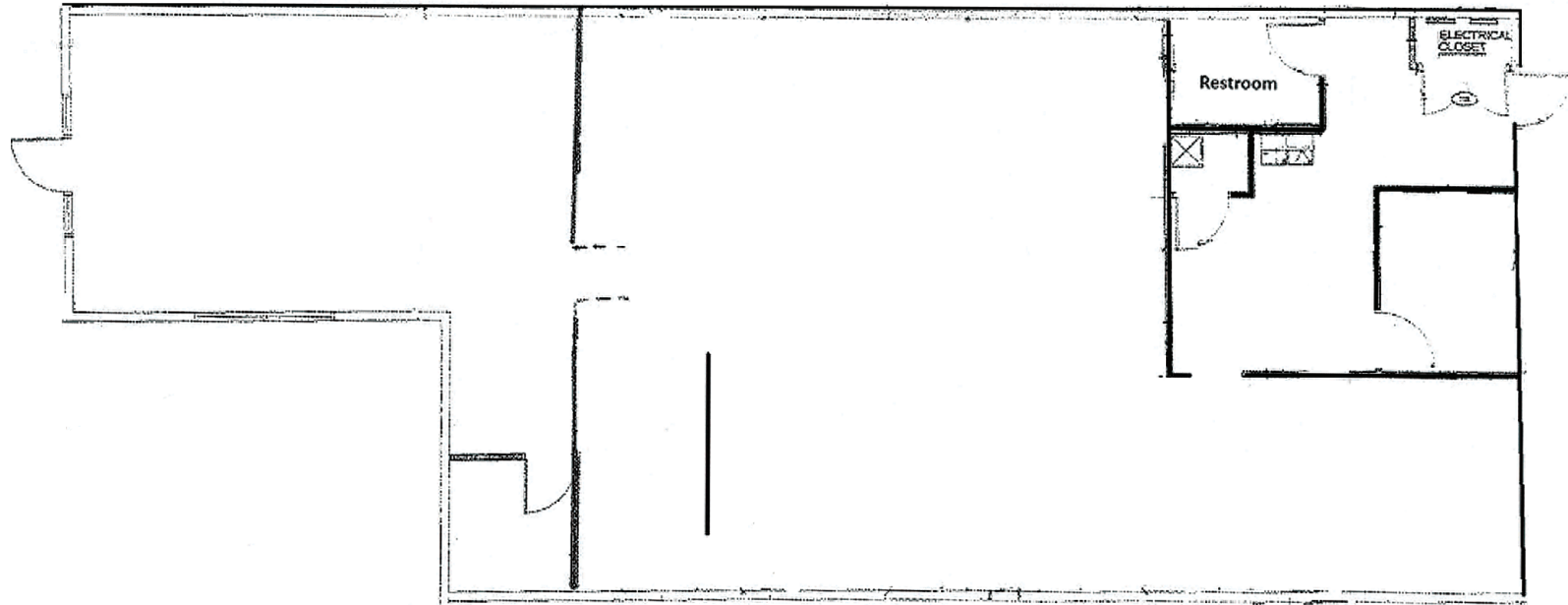
- Well positioned retail/office space available in Las Cruces, NM
- Excellent visibility and access from E. Lohman Avenue
- Located near Mountain View Regional Hospital and adjacent to numerous other medical offices
- Space is built out and can accommodate medical office, professional office, or retail users
- Previous tenant was a local pharmacy

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  
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# Floor Plan & Interior Photos

*\* Floor plan not to scale; for illustrative purposes only.*



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# Map



## Nearby Traffic Counts:

E Lohman Ave	16,329 AADT
Roadrunner Pkwy	8,277 AADT

Source: NMDOT, 2024

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