

For Sale | Retail/Office Space

NAI 1st Valley



1300 El Paseo Rd | Las Cruces, NM 88001

Listing Overview

Sale Price	\$6,700,000.00
Building Size	± 61,232 SF
Lot Size	± 5.5 AC
Price per SF	\$109.42

- Center is located at lighted intersection and fronts on El Paseo Rd, which is one of the major North/South thoroughfares in the city
- Center is anchored by Planet Fitness and other junior anchors that include The UPS Store, H&R Block, and Metro by T-Mobile
- Las Cruces is the second largest city in the state and the largest in Southern New Mexico
- Priced at \$109.42 per square foot, which is well below replacement cost.
- Occupancy is 80% which allows for lots of upside in leasing.

For more information:

Jessie Carreon

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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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Retail Center

Bldg 200

Ste 202, 208, 214	Ste 220	Ste 226	Ste 232	Ste 238	Ste 244	Ste 250	Ste 256	Ste 262	Ste 268	Ste 274	Ste 280	Ste 286	Ste 292
Planet Fitness	H&R Block	MRI Exray Group	Vacant	Estrada Office	Political Office	Church	T-Mobile	Optical Shop	UPS Store	World Finance	State Farm	Elite Meals	Church
19,330 SF	2,212 SF	2,470 SF	1,300 SF	1,300 SF	1,300 SF	1,300 SF	1,300 SF	975 SF	1,625 SF	1,950 SF	1,300 SF	1,300 SF	1,300 SF

Bldg 100

Ste 102 Flowerama 3,270 SF

Bldg 300

Ste 302 Vacant 4,000 SF
Ste 306 Vacant 7,300 SF
Ste 308 Southwest Family Dentist 7,700 SF

Space outlines are approximate; for visual aid only.

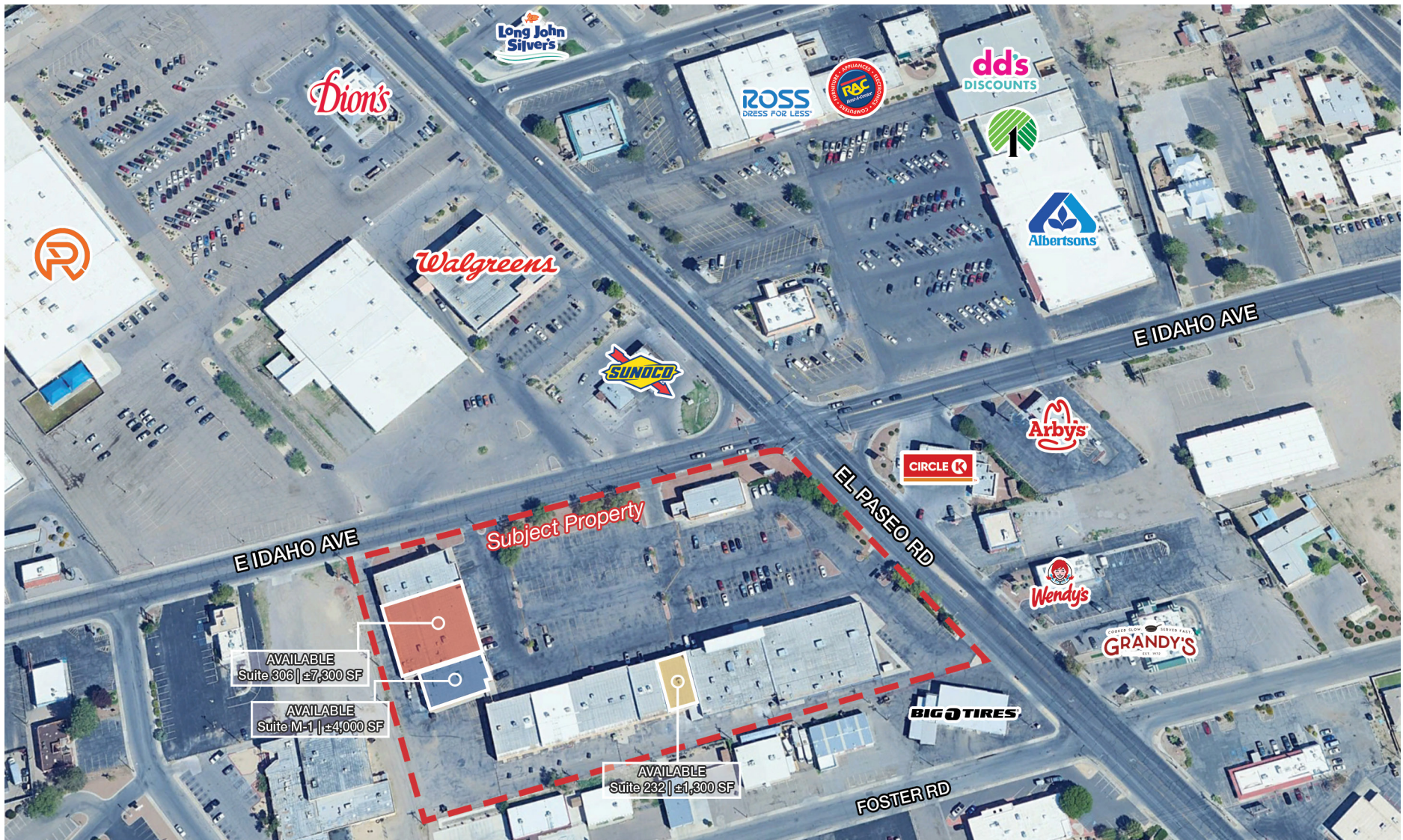
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Rent Roll

Suite	Tenant	Size SF	Annual Rent
102	Flowerama	± 3,270 SF	\$51,948
202/208/214	Planet Fitness	± 19,330 SF	\$99,000
220	H&R Block	± 2,212 SF	\$25,195
226	MRI Exray	± 2,470 SF	\$41,244
232	Vacant	± 1,300 SF	-
238	Estrada Office	± 1,300 SF	\$21,360
244	Political Office	± 1,300 SF	\$17,520
250	Church	± 1,300 SF	\$20,880
256	T-Mobile	± 1,300 SF	\$15,600
262	Optical Shop	± 975 SF	\$19,908
268	UPS Store	± 1,625 SF	\$24,001
274	World Finance	± 1,950 SF	\$27,600
280	State Farm	± 1,300 SF	\$20,400
286	Elite Meals	± 1,300 SF	\$16,796
292	Church	± 1,300 SF	\$18,480
302	Vacant	± 4,000 SF	-
306	Vacant	± 7,300 SF	-
308	Dentist	± 7,700 SF	\$61,596
Totals		61,232 SF	\$481,527

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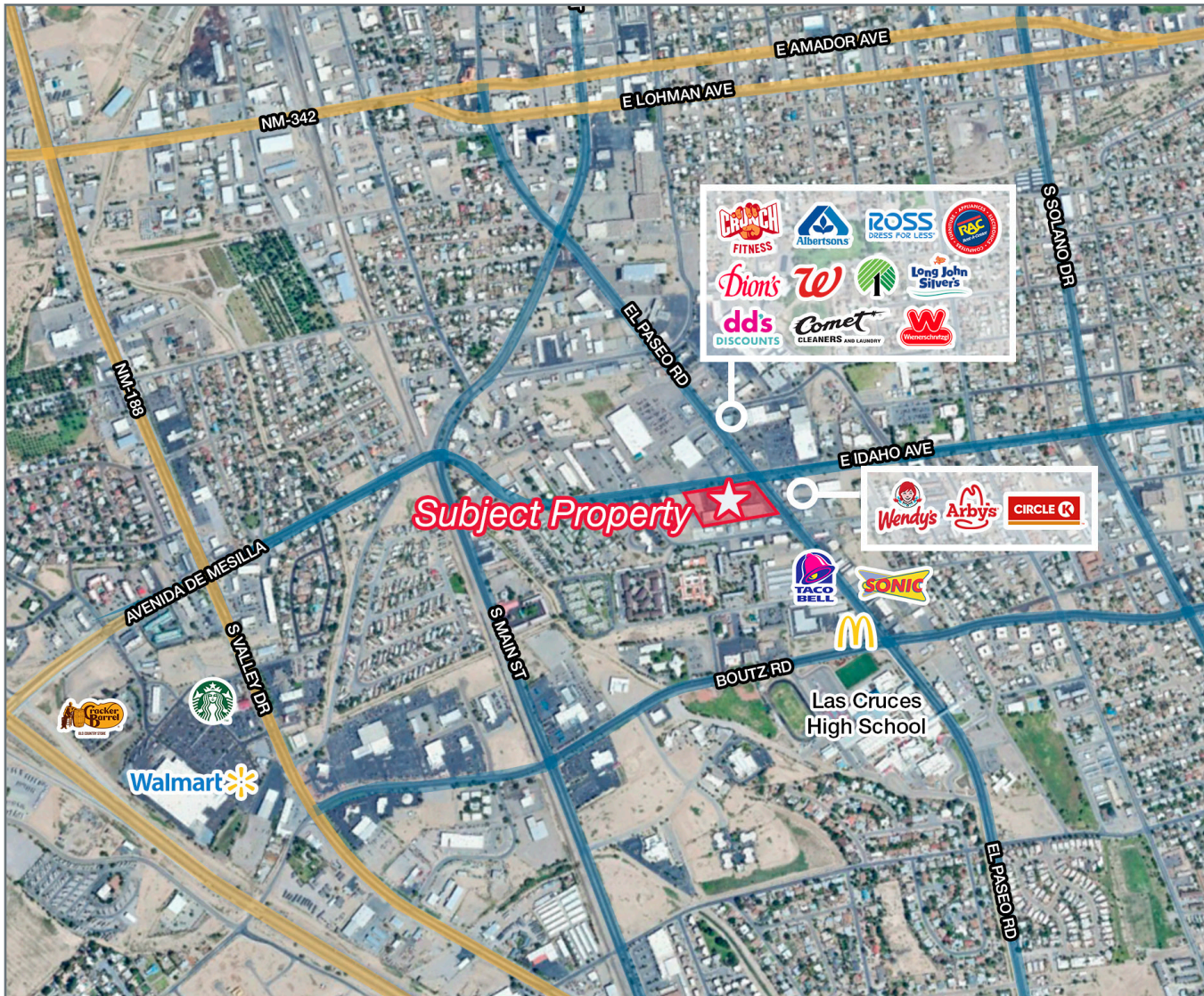
Aerial View



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Nearby Traffic Counts:

El Paseo Rd	14,637 AADT
E Idaho Ave	11,436 AADT

Source: NMDOT, 2024

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