

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

575.649.8157 | jessie@1stvalley.com

Jake Redfearn

575.635.5895 | jake@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

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.

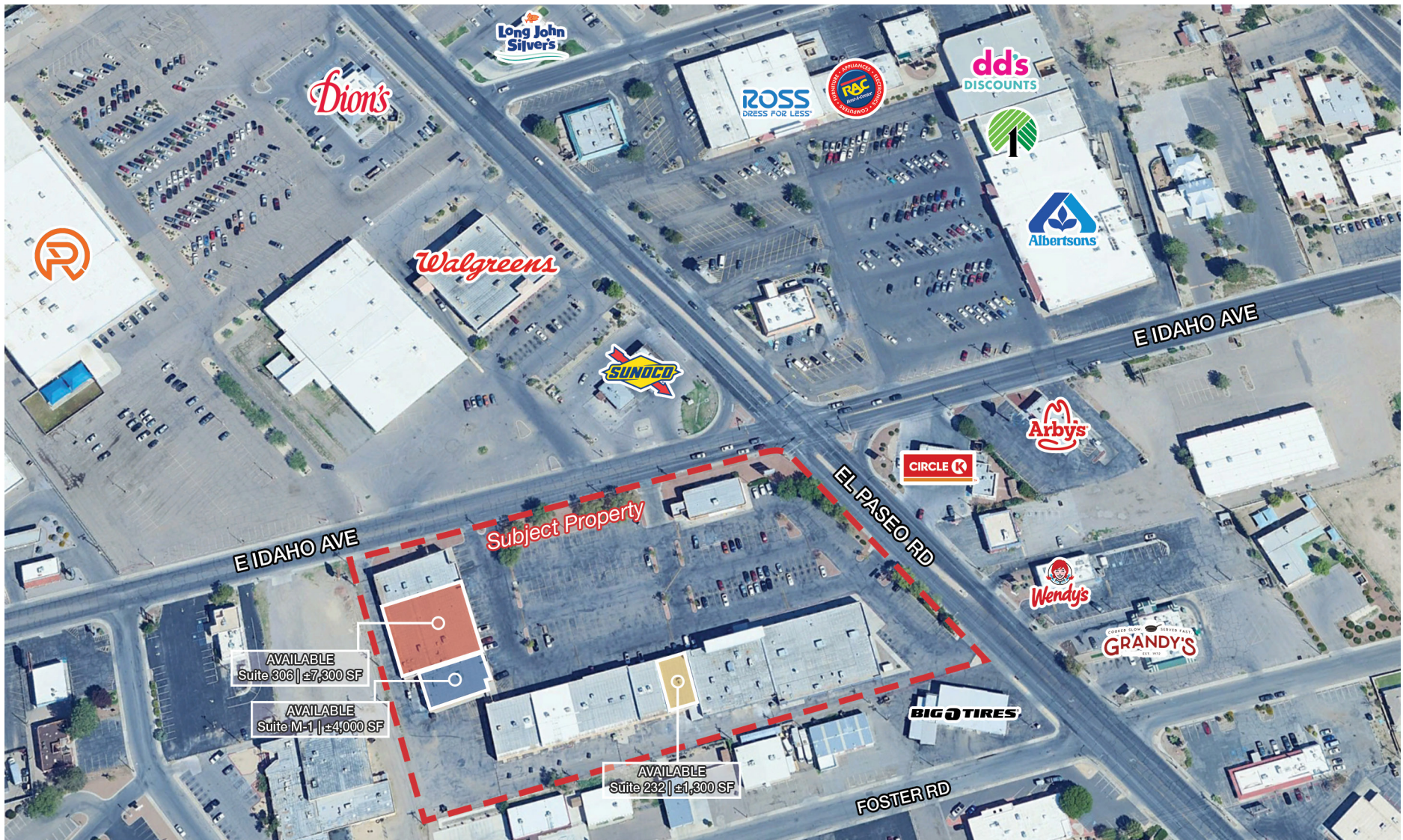
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Rent Roll

| Suite | Tenant | Size SF | Monthly Rent | CAM | Water | Pro-Rata Share | Lease Expires |
|---------------|------------------------|------------------|--------------------|-------------------|-----------------|----------------|---------------------|
| 102 | Flowerama | ± 3,270 SF | \$4,480.18 | \$565.01 | \$0.00 | 5.34% | 12/31/2026 + Option |
| 202/208/214 | Planet Fitness | ± 19,330 SF | \$8,250.00 | \$0.00 | \$0.00 | 31.57% | 08/31/2026 + Option |
| 220 | H&R Block | ± 2,212 SF | \$2,166.00 | \$350.00 | \$80.00 | 3.61% | 04/30/2031 |
| 226 | MRI Exray | ± 2,470 SF | \$3,437.50 | \$336.00 | \$0.00 | 4.03% | 12/31/2028 |
| 232 | Triple Treat Nutrition | ± 1,300 SF | \$1,300.00 | \$0.00 | \$80.00 | 2.12% | 04/30/2026 |
| 238 | Estrada Thrift Store | ± 1,300 SF | \$1,470.00 | \$230.00 | \$80.00 | 2.12% | 04/30/2027 |
| 244 | Political Office | ± 1,300 SF | \$1,400.00 | \$0.00 | \$60.00 | 2.12% | 06/31/2026 |
| 250 | Iglesia Yo Soy | ± 1,300 SF | \$1,470.00 | \$230.00 | \$40.00 | 2.12% | 09/31/2027 |
| 256 | T-Mobile | ± 1,300 SF | \$1,300.00 | \$0.00 | \$90.00 | 2.12% | 06/30/2026 |
| 262 | Optical Shoppe | ± 975 SF | \$1,658.80 | \$0.00 | \$90.00 | 1.59% | 06/30/2029 |
| 268 | UPS Store | ± 1,625 SF | \$2,000.00 | \$300.00 | Included | 2.65% | 04/30/2028 |
| 274 | World Finance | ± 1,950 SF | \$2,415.00 | \$0.00 | \$90.00 | 3.18% | 02/29/2032 |
| 280 | State Farm | ± 1,300 SF | \$1,400.00 | \$230.00 | \$70.00 | 2.12% | 04/31/2030 |
| 286 | Elite Meals | ± 1,300 SF | \$1,400.00 | \$0.00 | \$90.00 | 2.12% | 12/31/2026 |
| 292 | Lighthouse Church | ± 1,300 SF | \$1,500.00 | \$0.00 | \$40.00 | 2.12% | 08/31/2026 |
| 302 | Vacant | ± 4,000 SF | \$0.00 | \$0.00 | \$0.00 | 6.53% | |
| 306 | Vacant | ± 7,700 SF | \$5,133.00 | \$0.00 | \$0.00 | 12.58% | |
| 308 | Liao Dentistry | ± 7,700 SF | \$5,133.00 | | | 11.92% | 05/31/2027 |
| Totals | | 60,932 SF | \$45,913.48 | \$2,241.01 | \$810.00 | | |

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.

Aerial View

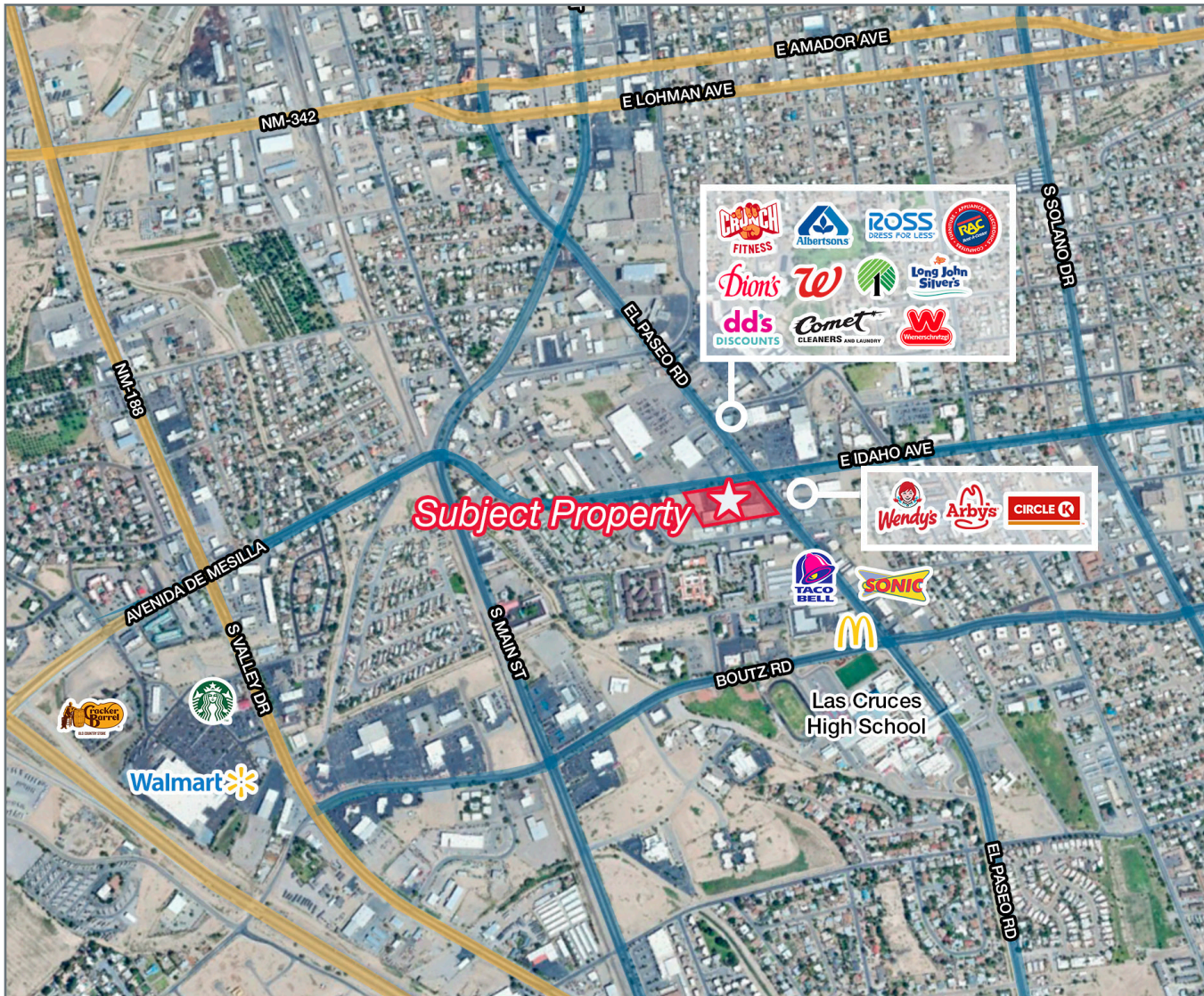


Space outlines are approximate; for visual aid only.

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

Map



Nearby Traffic Counts:

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

Source: NMDOT, 2024

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