



1709 N. Solano Dr

Las Cruces, NM 88001

FOR SALE **\$350,000.00**

FOR LEASE **\$12.00 SF/Yr (NNN)**

BUILDING SIZE ±2,400 SF

LOT SIZE ±0.36 Acres

Maximize your business's footprint at 1709 N Solano Dr, a prime corner lot offering exceptional visibility and access from Solano Dr and E Mulberry Ave. This versatile NH-2.U.MX zoned property features a fenced yard, private parking, and a rear overhead door for efficient loading and storage. Complete with pole signage to capture high traffic, this is a strategic opportunity for retail tenants and investors alike.

PROPERTY HIGHLIGHTS

- Ideal for small retail
- Great visibility and access from Solano Dr and E Mulberry Ave
- Corner lot
- Fenced yard and parking
- Overhead door in rear for ease of loading and storage
- Pole signage available
- Zoning: NH-2.U.MX

Jacob Slavec, SIOR

c: 575 644 8529

e: jacob@1stvalley.com


Cheryl Reome

c: 575 644 9165

e: cheryl@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.





 1709 N Solano Dr
 Las Cruces, NM 88001

LOCATION HIGHLIGHTS

- Strategically positioned at the intersection of Solano Dr and E Mulberry Ave, offering maximum brand exposure and easy commuter access.
- Situated in a high-traffic area with available pole signage, ensuring your business stays front and center for local Las Cruces shoppers.



NEARBY TRAFFIC COUNTS

N SOLANO DR	13,702 AADT
N MAIN ST	17,863 AADT
E MADRID AVE	4,504 AADT

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.