



**FOR SALE**

*Contact Broker for Pricing*

**FOR LEASE**

\$2,500/month (MG)

**BUILDING SIZE**

±2,227 SF

## 1590 E Lohman Ave

Las Cruces, NM 88001

1590 E. Lohman is a ±2,227 SF freestanding commercial building located along a high-traffic corridor in Las Cruces, NM. Suitable for retail or office use, the single-tenant property features prominent monument signage and strong street visibility. Positioned on a ±6,250 SF lot with dedicated parking, it offers convenient access for standard business operations.

### PROPERTY HIGHLIGHTS

- ±2,227 SF freestanding commercial building on a ±6,250 SF lot
- Suitable for retail or office applications
- High-traffic exposure along Lohman Avenue
- Large area for signage available
- Dedicated on-site parking



For more information:

**Preston Williams**

o: 575 621 2445

e: preston@1stvalley.com

**Jessie Carreon**

o: 575 649 8157

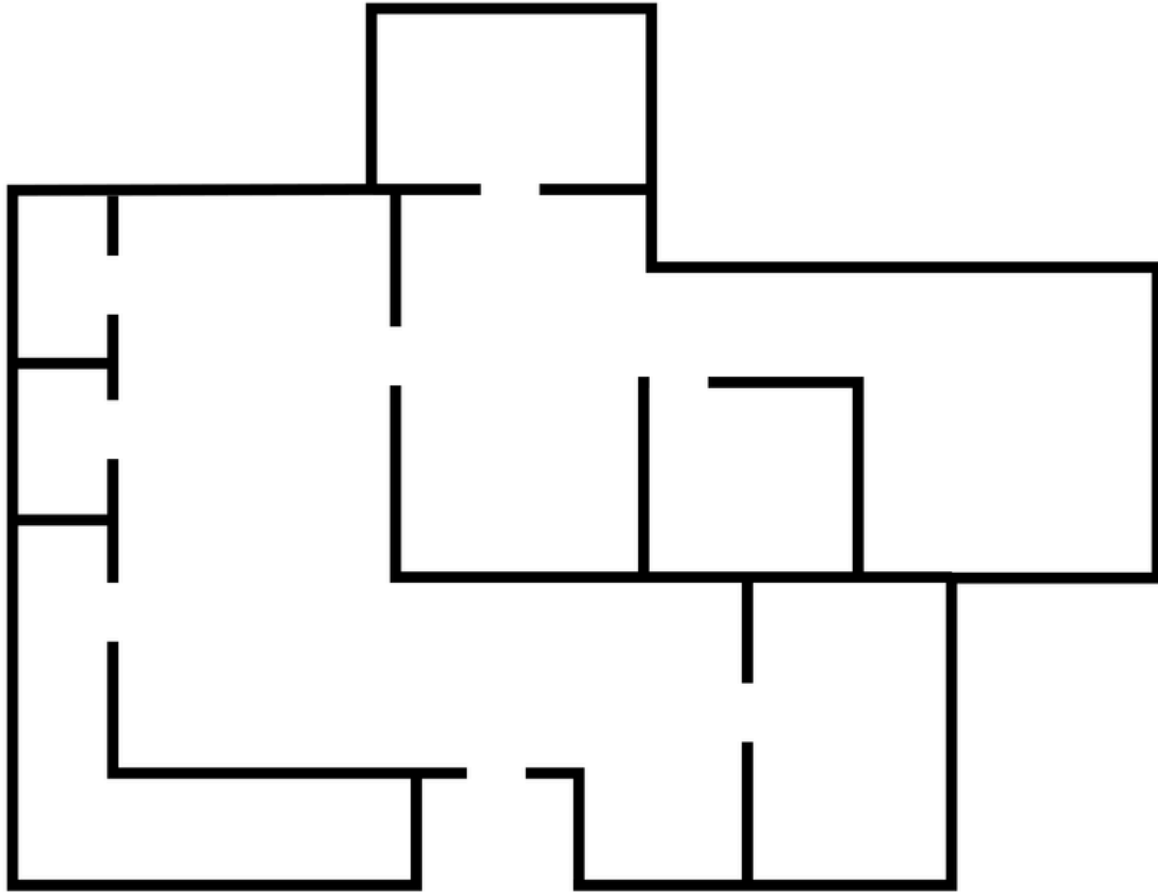
e: jessie@1stvalley.com

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.

---

# Interior Floorplan

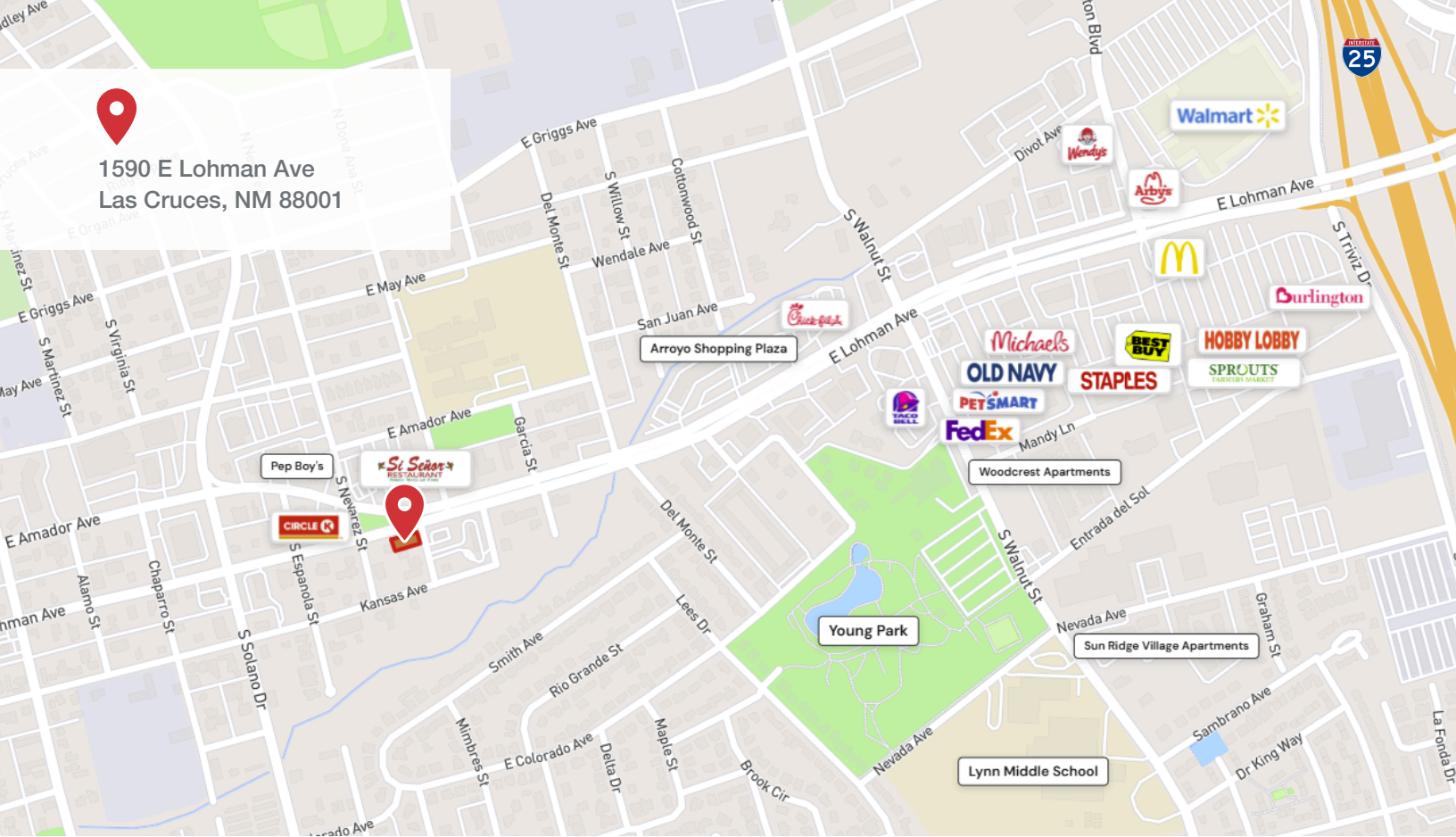
Floorplan not to scale; for illustrative purposes only.



FRONT  
ENTRANCE

---

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.



**1590 E Lohman Ave**  
**Las Cruces, NM 88001**

## LOCATION HIGHLIGHTS

### High-Exposure Corridor

Situated directly on Lohman Avenue, a primary east-west commercial thoroughfare in Las Cruces, ensuring exceptional street visibility from multiple directions

### Interstate Access

Positioned less than one mile from the Interstate 25 (I-25) interchange, providing rapid regional connectivity for clients and staff.

### University Connectivity

Offers a direct, short drive to the New Mexico State University (NMSU) campus via major connecting roadways.

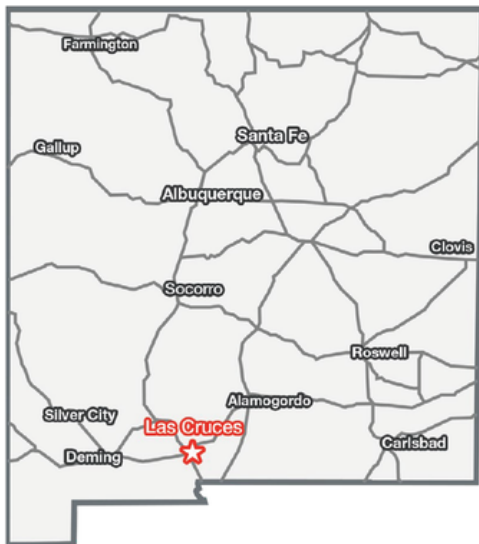
## NEARBY TRAFFIC COUNTS

E LOHMAN AVE	20,904 AADT
E AMADOR AVE	10,692 AADT
S SOLANO DR	12,716 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.



# 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 (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

## 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](http://www.mveda.com)

## AWARDS & RECOGNITION

- America's Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

## DOÑA ANA COUNTY

POPULATION	229,091
MEDIAN HH INCOME	\$56,848
# OF HOUSEHOLDS	84,889



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor's degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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.