

For Sale

Retail Land

Located in Retail Growth Trade Area



Northrise Dr. & Sonoma Ranch

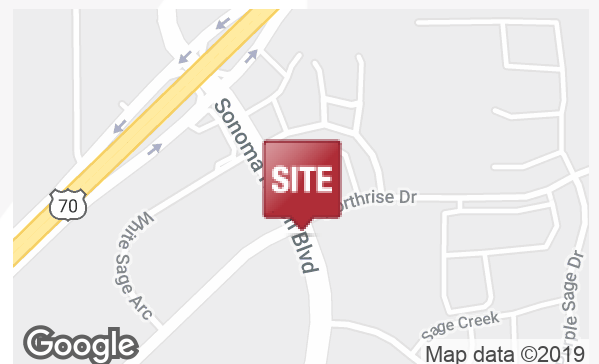
Las Cruces, New Mexico 88011

Property Highlights

- Zoning: C-3
- Near Walmart Anchored Development
- Easy access to US-70
- Site serves the major residential growth in the market
- US-70 (N.Main Street) - 35,550 VPD
- Extensive frontage on Bataan Memorial (HWY 70)
- Lat remaining hard corner opportunity at Sonoma Ranch & Northrise

AVAILABLE SPACES

Lot 2B-1	(2.22 AC)	\$15.00 PSF
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For more information

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Aerial | Demographics



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,857	70,499	140,899
MEDIAN AGE	32.5	33.9	33.5
MEDIAN AGE (MALE)	31.9	32.5	32.4
MEDIAN AGE (FEMALE)	33.7	36.1	35.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	682	27,449	53,320
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$62,333	\$51,283	\$50,443
AVERAGE HOUSE VALUE		\$150,855	\$172,198