0.5 AC +/- Available for Ground Lease or Built to Suit

1125 Commerce
Las Cruces, New Mexico 88011

Property Highlights

- Available for Ground Lease or Build to Suit
- Near access to Hwy 70 and I-25
- Best for medical, office or retail
- Telshor Traffic Count: 16,538 VPD

Property Description

Located on the northeast side of Las Cruces this 0.5 AC +/- lot is available for Ground Lease or Build to Suit. Near access to Hwy 70 and I-25, this location is best for medical, office and retail users looking to start new. Surrounded by retail and dining such as Sam's Club Starbucks, Sushi Freak, Los Compas Mexican Restaurant, USPS, and First Saving Bank.

OFFERING SUMMARY	
Available SF	21,780 SF
Lease Rate	$18- 24 PSF NNN
Lease Type	Ground Lease | Build to Suit

For more information

Jacob Slavec
O: 575 521 1535 | C: 575 644 8529
jacob@1stvalley.com

Jake Redfearn
O: 575 521 1535 | C: 575 635 5895
jake@1stvalley.com

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

1155 South Telshor Blvd
Las Cruces, NM 88011
575 521 1535 tel
1stvalley.com

0.5 AC +/- Near Sam's Club

Ground Lease |Build to Suit

$18.00 - 24.00 PSF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,667	39,041	53,272
Total Population	4,272	101,063	141,611
Average HH Income	$59,511	$47,011	$50,295

Map data ©2019 Imagery ©2019 , CNES / Airbus, Maxar Technologies, NMRGIS, U.S. Geological Survey, USDA Farm Service Agency

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

1155 South Telshor Blvd
Las Cruces, NM 88011
575 521 1535 tel
1stvalley.com