NAI 1st Valley
Commercial Real Estate Services, Worldwide

FOR SALE | RETAIL OR OFFICE BUILDING



1390 N Main St

Las Cruces, NM 88001

SALE PRICE	*$1,550,000.00*
AVAILABLE SPACE	± 12,000 SF
LOT SIZE	± 0.93 Acres
ZONING	CR.U.MX

PROPERTY HIGHLIGHTS

- Flexible architectural layout accommodating a wide variety of business concepts, from professional offices and customer-facing retail showrooms to service-oriented enterprises
- Excellent location along North Main Street, a well-established commercial corridor in Las Cruces
- High-visibility location offering excellent exposure to passing traffic
- Convenient access to property via 3 driveways/curb cuts from Main Street
- Large lot - 2 separate parcels



For more information:

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Additional Photos









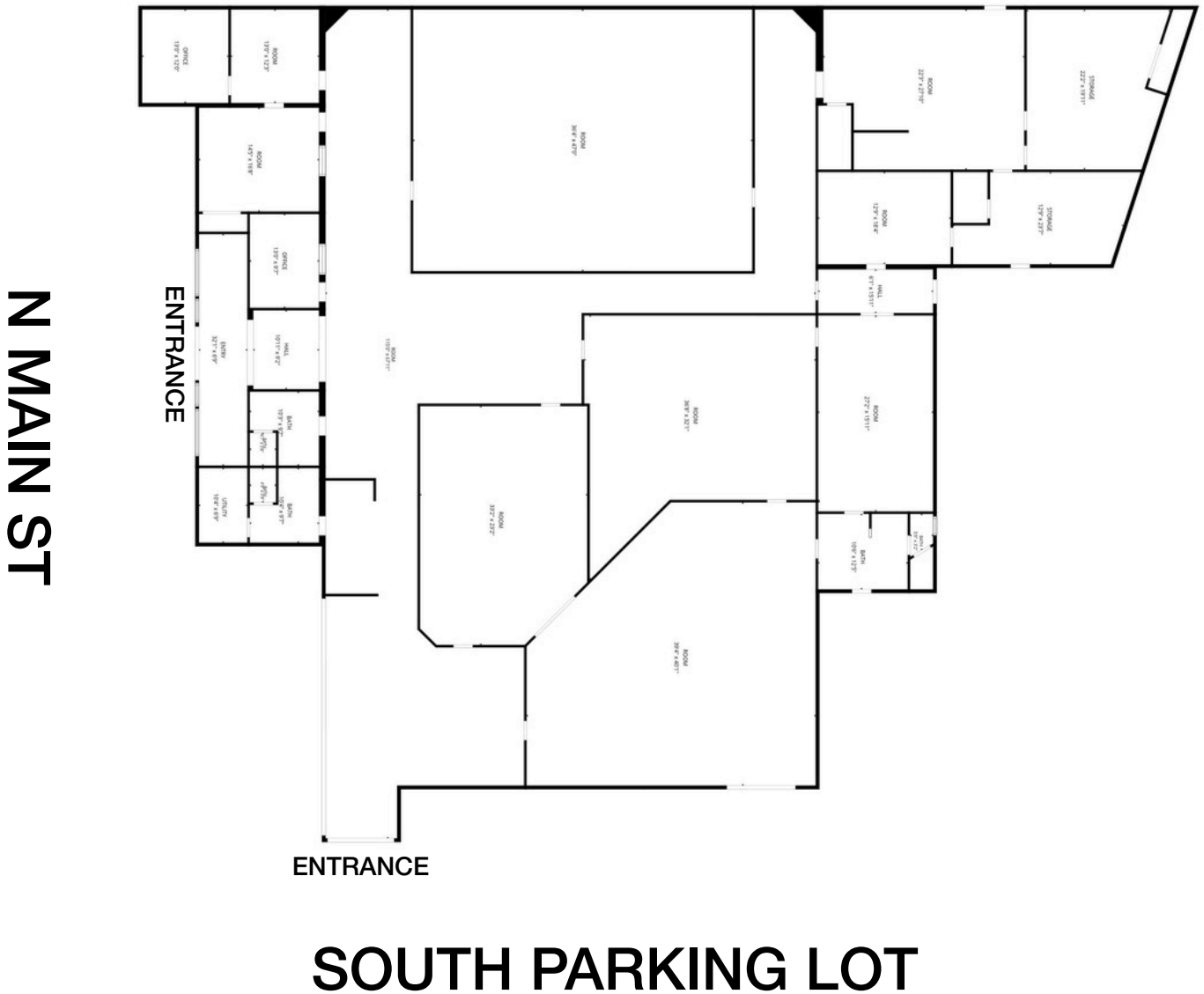




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Floor Plan

Not to scale; for illustrative purposes only.



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Lot Aerial

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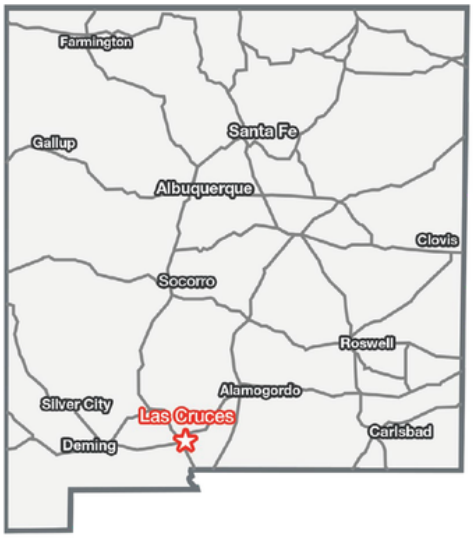
NEARBY TRAFFIC COUNTS

N MAIN ST	17,863 AADT
W PICACHO AVE	16,342 AADT
SPRUCE AVE	12,558 AADT

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Las Cruces, New Mexico



DOÑA ANA COUNTY

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

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuhuan 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

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

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.

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