

## RETAIL COMMERCIAL SPACE | FOR LEASE

### OFFERING SUMMARY

**LEASE RATE:**  
\$18 PSF NNN

**AVAILABLE SPACE:**  
3332  
SQUARE FEET



**1965 Bataan Memorial West** Las Cruces, NM 88012

This is a sound retail location with great signage opportunities off of Highway 70 and the Bataan Frontage Road offering over traffic counts in excess of 50,000+. The demographic data would indicate the site and space is well suited for retail addressing individuals with an active lifestyle and concepts that include but are not limited to:

- a) Health, Well Being, & Wellness
- b) Financial Services
- c) Unique Home Related Concepts

### FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate  
Kary Bulsterbaum  
141 Roadrunner Pkwy, Ste. 141  
575-639-1208 | [kary@steinborn.com](mailto:kary@steinborn.com)





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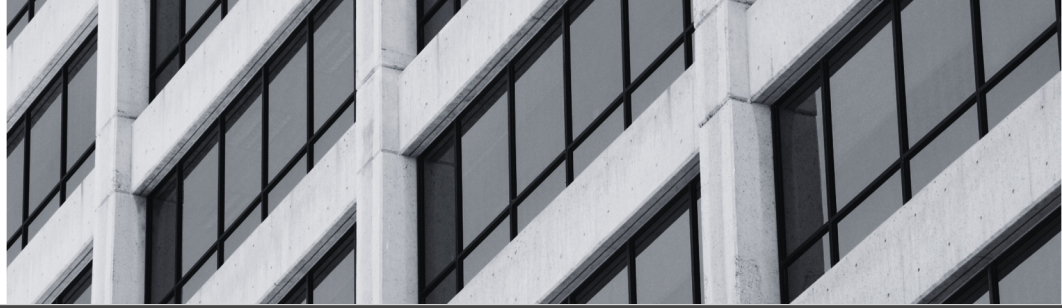


You simply are surrounded by both an aging and younger area demographic that is physically and financially active. There are indications that pet related concepts will be well suited for the site. There is a 3 million plus trade gap in food away from home within a five-minute drive time of the site indicating that a variety of food related concepts would also play well.

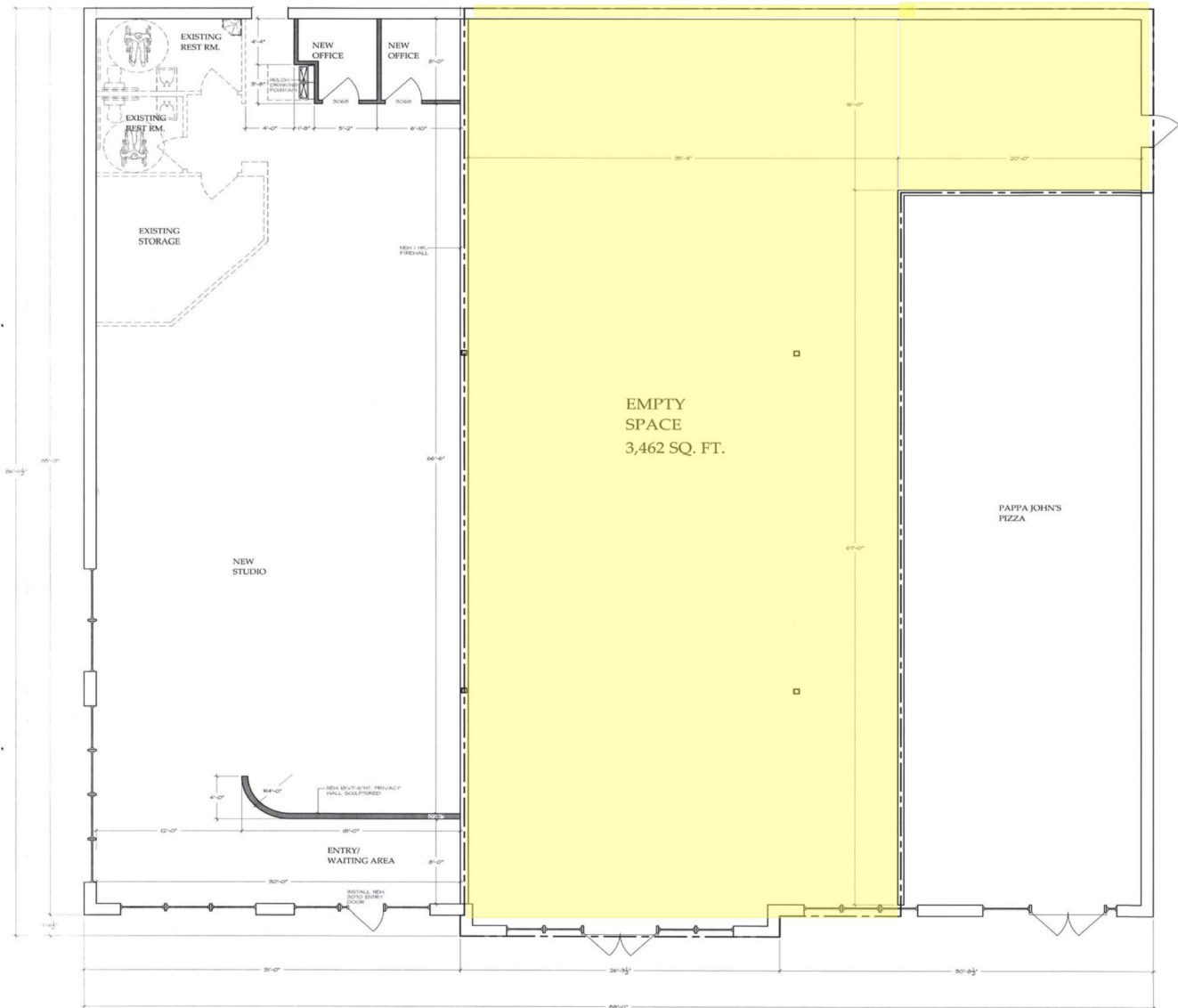
The site itself is anchored by numerous national name retail concepts and is located at the Interstate 25 and Highway 70 interchange. The proximity to multiple national name retail anchor and sound office owners and tenants also makes the location extremely relevant. Give this site significant consideration and give us a call to discuss.

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