

For Lease | Retail/Office Space

NAI 1st Valley

Subject Property

562 North Telshor Blvd
Las Cruces, NM 88011

Offering Summary

Lease Rate	\$1,275/month (NNN)
Building Size	7,729 ± SF
Available Space	816 ± SF

- Ideal set up for 1 - 3 person office user
- End cap space in retail/office strip
- Other tenants include: Mann Mortgage and Manpower Staffing

For more information:

Cheryl Reome

575.644.9165
cheryl@1stvalley.com

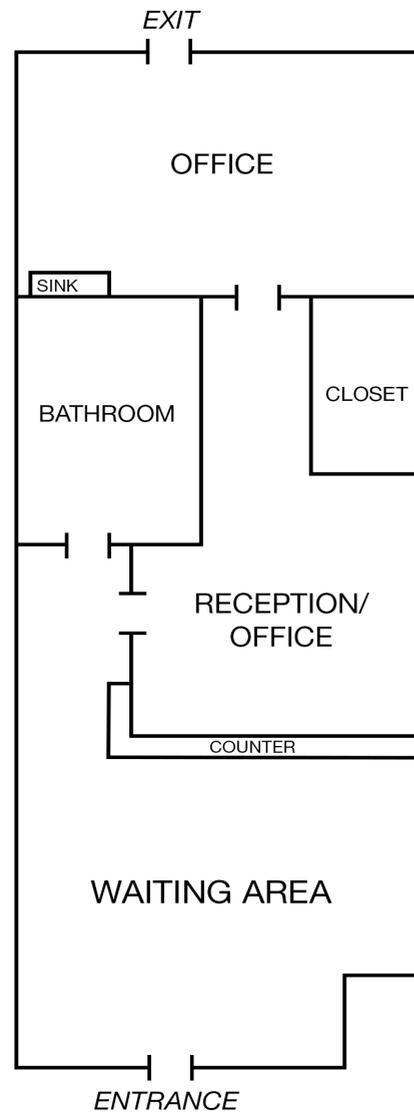
Stephanie Maddox

575.639.3504
stephanie@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.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

562 N Telshor Blvd

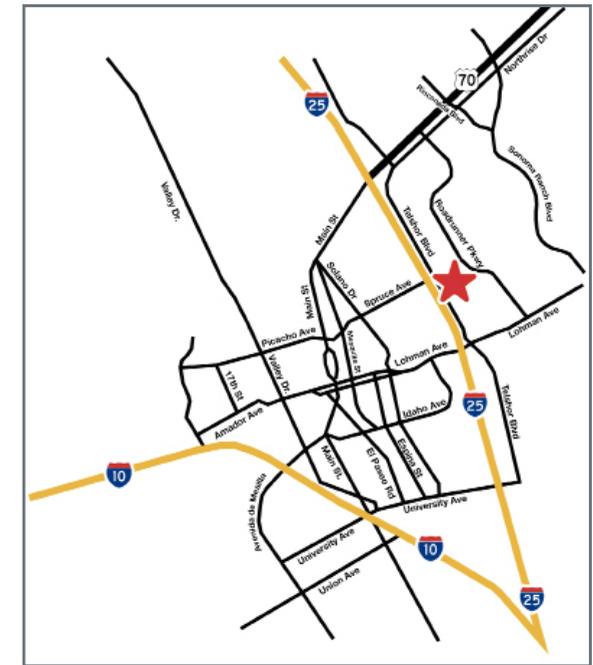


** Floor plan not to scale, for visual aid purposes only.*

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.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

562 N Telshor Blvd



Las Cruces Demographics

Population	113,881
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022

Nearby Traffic Counts:

N Telshor Blvd	24,297 VPD
I-25	30,942 VPD

Source: NMDOT, 2023



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.

1155 S Telshor Blvd
 Las Cruces, NM 88011
 575.521.1535
1stvalley.com