



RETAIL COMMERCIAL

SPACE FOR LEASE

CONTACT

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WEBSITE

[www.viewlascruceshomes.com/
steinborn-tcncommercial-division](http://www.viewlascruceshomes.com/steinborn-tcncommercial-division)

ADDRESS

141 Roadrunner Pkwy, ste. 141
Las Cruces, NM 88011
575-532-2345



BRAND NEW PLAZA IN THE HEART OF GROWTH

4101 Essex Ct Las Cruces, NM 88011

Brand new highly visible office-retail plaza in the heart of all growth, located in Sonoma Ranch. Join other area tenants such as Circle K, Carl's Jr., Mister Car Wash, Little Caesar's, Rare Tea, McDonalds, Dairy Queen, T-Mobile, Subway, Various Medical Uses, and many more. located in Sonoma Ranch.

1,520 Sq. Ft. - 6,080 Sq. Ft. available. Suites can be leased separately or combined together with reasonable buildout included.

Spaces

Suite 1 \$25 /SF/Year 1,520 - 6,080 SF
Suite 2 \$25 /SF/Year 1,520 - 6,080 SF
Suite 3 \$25 /SF/Year 1,520 - 6,080 SF
Suite 4 \$25 /SF/Year 1,520 - 6,080 SF



RETAIL COMMERCIAL LEASE | Essex Court Plaza

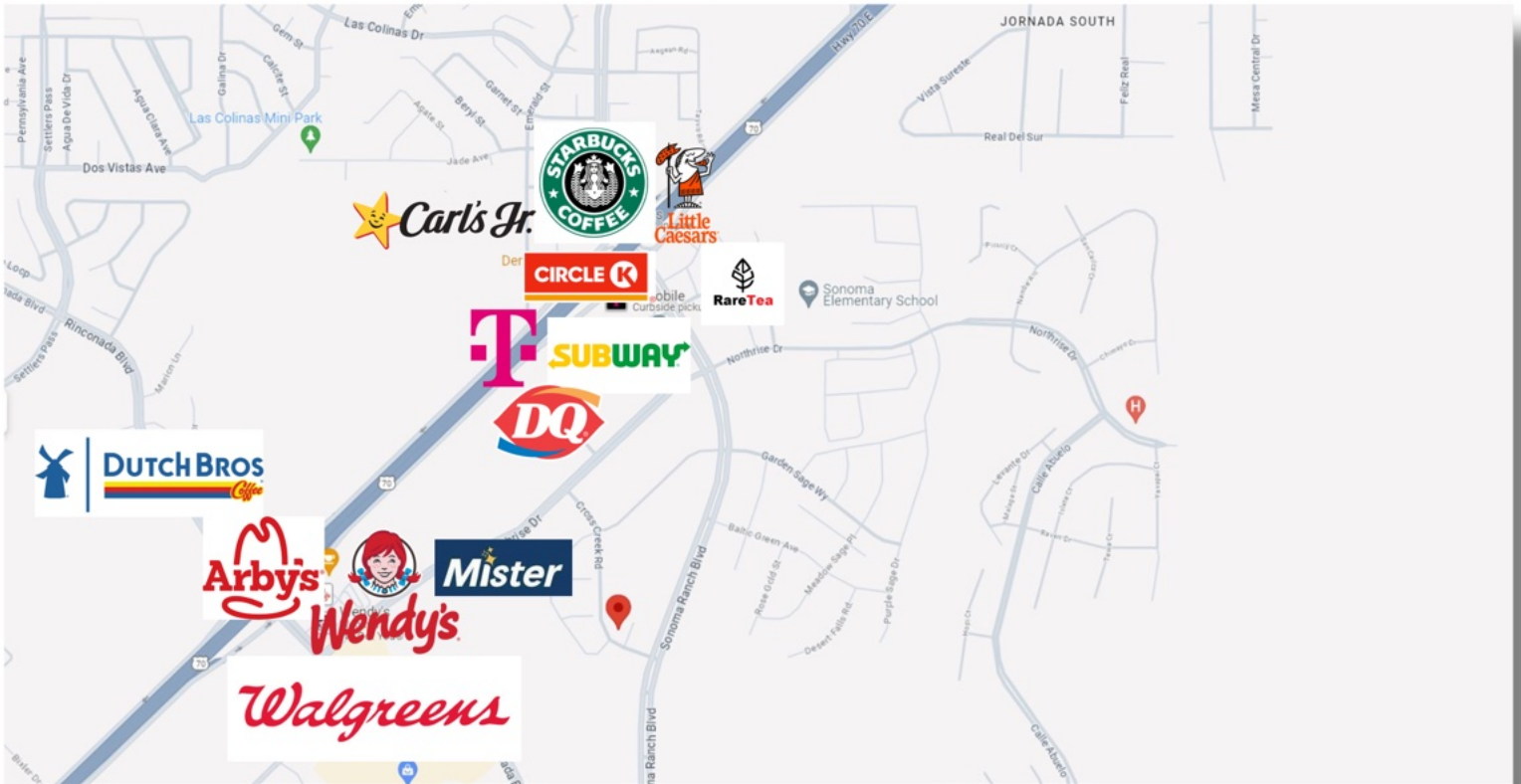


FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
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Demographics: 2023		Population	Average HH Income
1 MILE		7,001	\$101,908
3 MILE		41,467	\$95,179
5 MILE		52,426	\$61,967

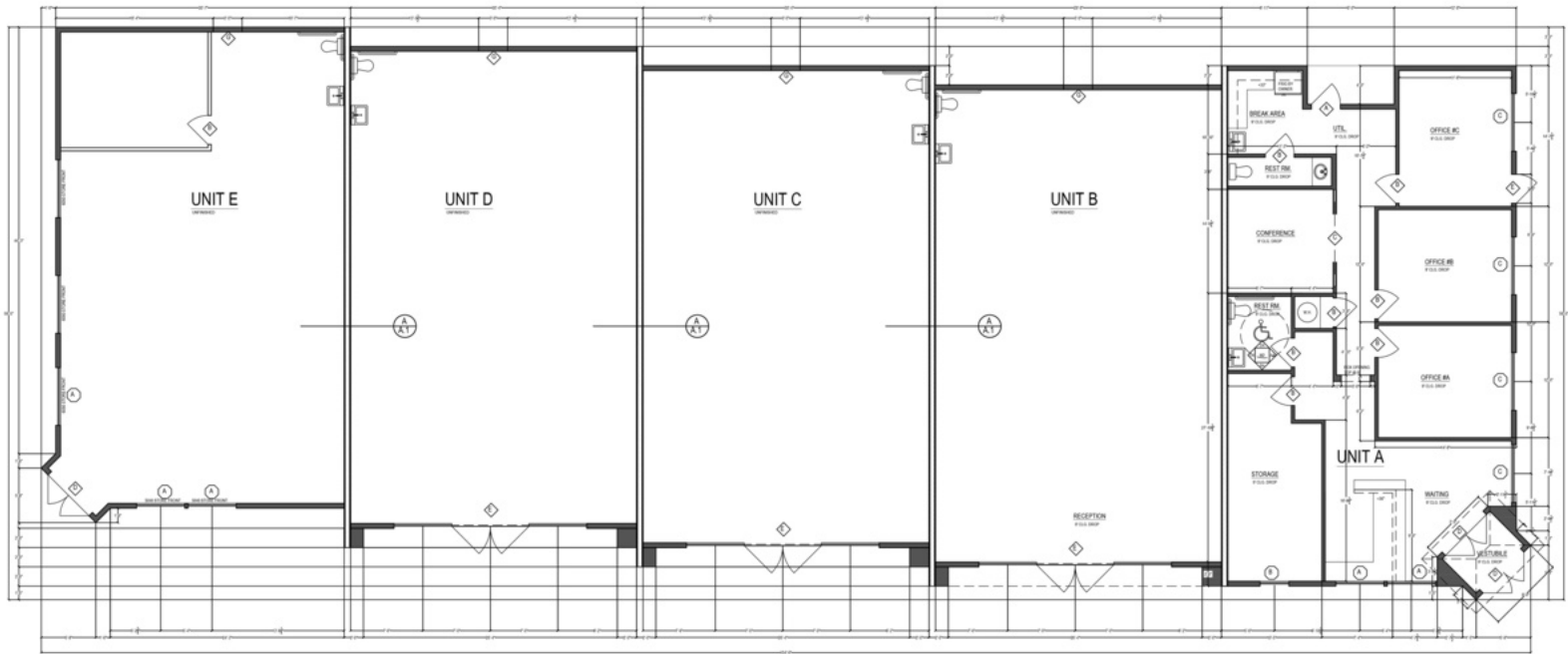
U.S. Hwy 70 Traffic Count: 20,095 VPD
Sonoma Ranch Blvd Traffic Count: 12,010 VPD
Northrise Drive: 5,476 VPD

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FLOOR PLAN

SCALE: 1/4"=1'-0"

BUILDING SPECIFICS:

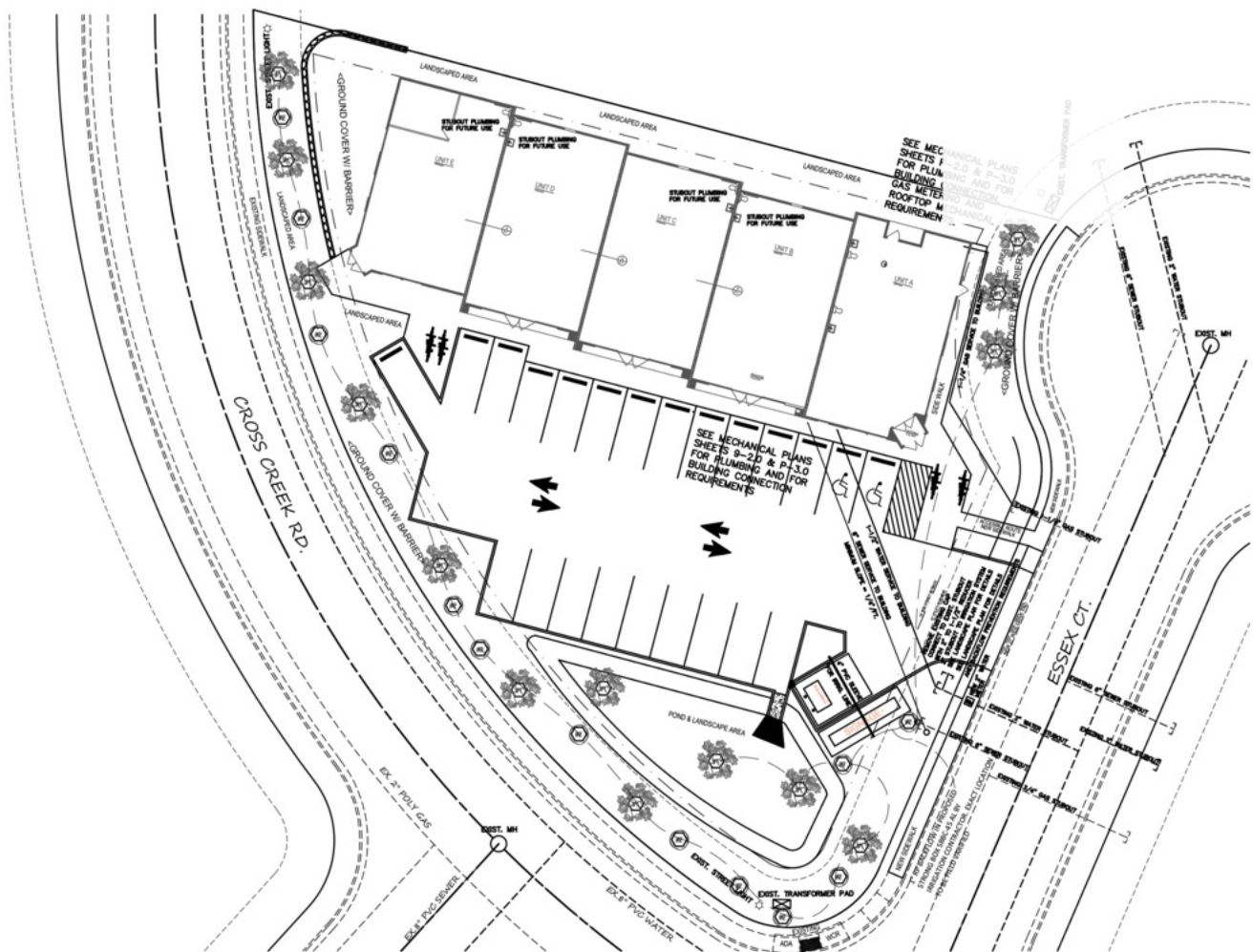
Excellent Visibility
Multiple Spaces Available
1,520 - 6,080 square feet available
Lease Rate: \$25 PSF (annually) NNN

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SCALE 1"=20'-0"

SITE LANDSCAPE PLAN



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