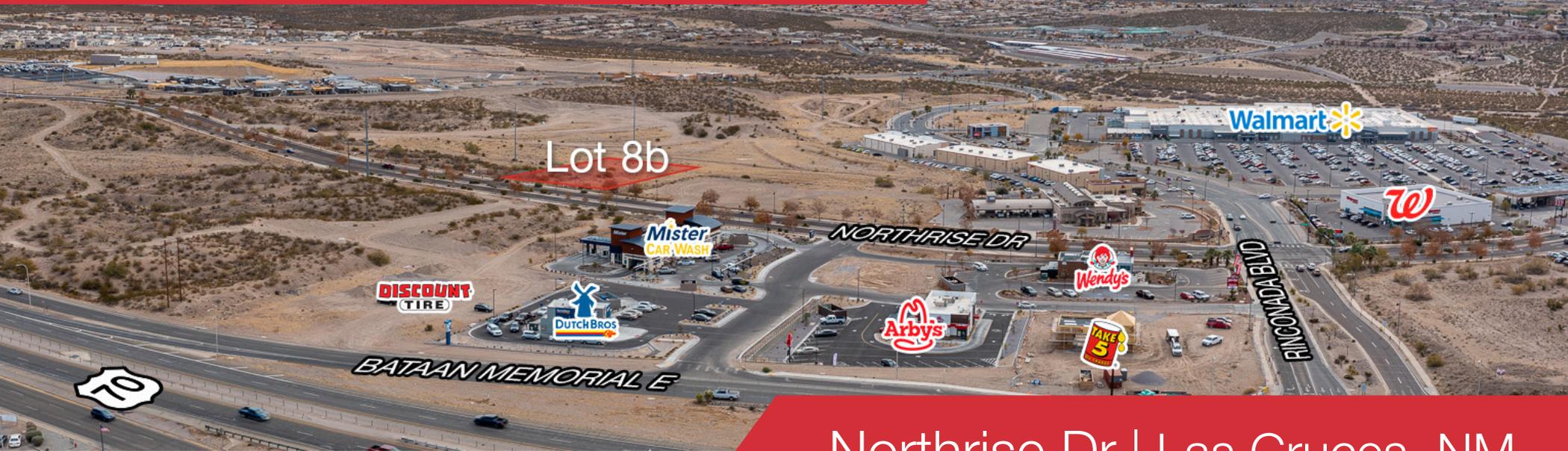


Land Lease or Build-to-Suit

NAI 1st Valley



Northrise Dr | Las Cruces, NM

Listing Overview

Lot #	Size	Lease Rate/BTS
8b	0.9 ± AC	Contact Broker

A Wal-Mart anchored development, Pueblos De Los Alamedas offers a variety of lots with great visibility that are easily accessible to/from HWY 70. Located in the fastest growing retail development of Las Cruces at Rinconada Blvd and Northrise Dr.

- Located near Dona Ana Community College
- Nearby retailers and chains include Walgreens, Verizon, Dutch Bros, Wendy's, Murphy Express, Taco Bell, Panda Express, and more

For more information:

Jake Redfearn

C: 575.635.5895

jake@1stvalley.com

Preston Williams

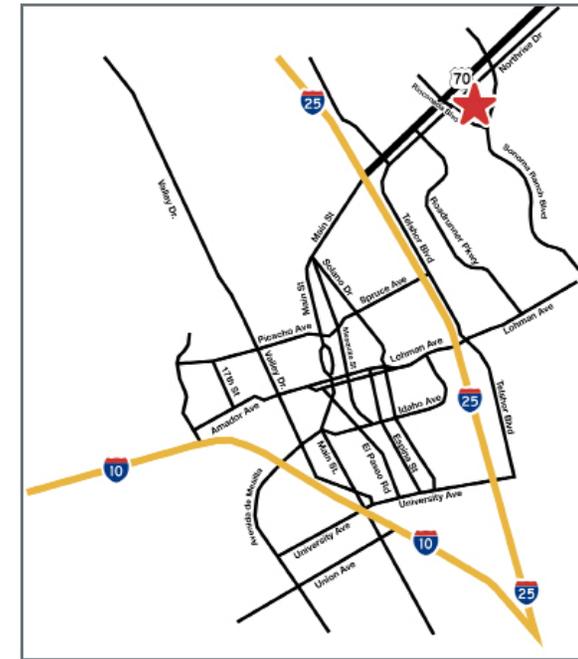
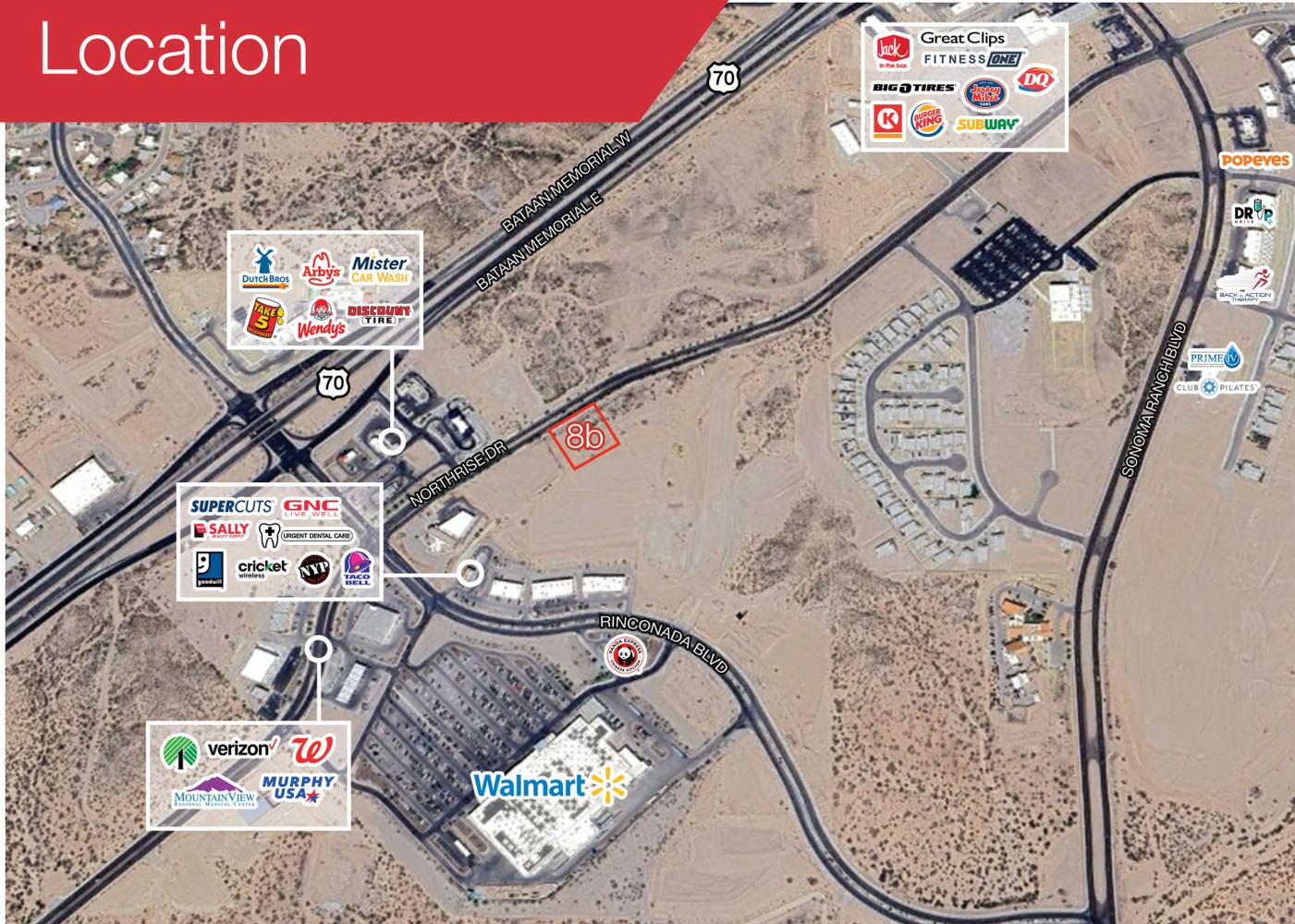
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Location



Las Cruces Demographics

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

Source: US Census Bureau, 2022

Nearby Traffic Counts:

Northrise Dr	5,843 VPD
Rinconada Blvd	4,837 VPD
Bataan Memorial E	4,584 VPD
I-70	20,5977 VPD

Source: NMDOT, 2023

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

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