



PRIME COMMERCIAL OPPORTUNITY NEAR UNIVERSITY AVENUE

2260 S Locust Street
LAS CRUCES, NM 88001

AGENT INFORMATION

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, Ste. 141
575-202-0429 | jacob@steinborn.com





PRIME COMMERCIAL OPPORTUNITY

FOR SALE OR LEASE

**AVAILABLE SPACE:
±3,018 SF**

**SALE PRICE:
\$495,000**

**LEASE RATE:
\$3,000/MONTH NNN**

**PRICE PER SF:
\$164/SF**



2260 S LOCUST ST Las Cruces, NM 88001

FORMER COFFEE SHOP & BREWERY **Prime Commercial Opportunity Near University Avenue**

Located in the desirable University area of Las Cruces, NM. This property offers a strategic location with excellent visibility and access, ideal for a variety of business ventures.



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Lease Rate	\$3,000/Month NNN	Lot Size	±0.32 ac
Sale Price	\$495,000	Zoning	C-1
Price Per SF	\$164/SF	Zoning Description	Zoned for commercial use (Zoning Code X)
Building Size	±3,018 SF		
Acres	±0.3146 ac		

KEY AREA FEATURES

- **Proximity to NMSU:** The local university presence adds vibrancy and potential clientele.
- **Convenient Access:** Easy access to major thoroughfares like E Lohman Ave and S Telshor Blvd, with nearby shopping centers, dining options, and local shops.
- **Community & Recreation:** Close to Young Park and Apodaca Park, offering green spaces and recreational opportunities for the local community.
- **Established Neighborhood:** Located in a well-established area with strong neighborhood connections.

LOCATION & AREA AMENITIES

Situated in a high-traffic area, this property benefits from a vibrant community atmosphere and proximity to New Mexico State University (NMSU). The surrounding area, zip code 88001, is known for blending a relaxed, friendly vibe with everyday convenience.

INVESTMENT POTENTIAL

The commercial zoning and strategic location make this an excellent site for a business looking to establish or expand its presence in Las Cruces. With ±3,018 SF of existing space on a substantial lot, the property offers flexibility for various commercial uses.

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