

# For Lease | Turnkey Restaurant Space

**NAI 1st Valley**



**2443 N Main St | Las Cruces, NM 88001**

## Listing Overview

<b>Lease Rate</b>	\$18.00/sf (NNN)
<b>Available Space</b>	± 3,183 SF

For more information:

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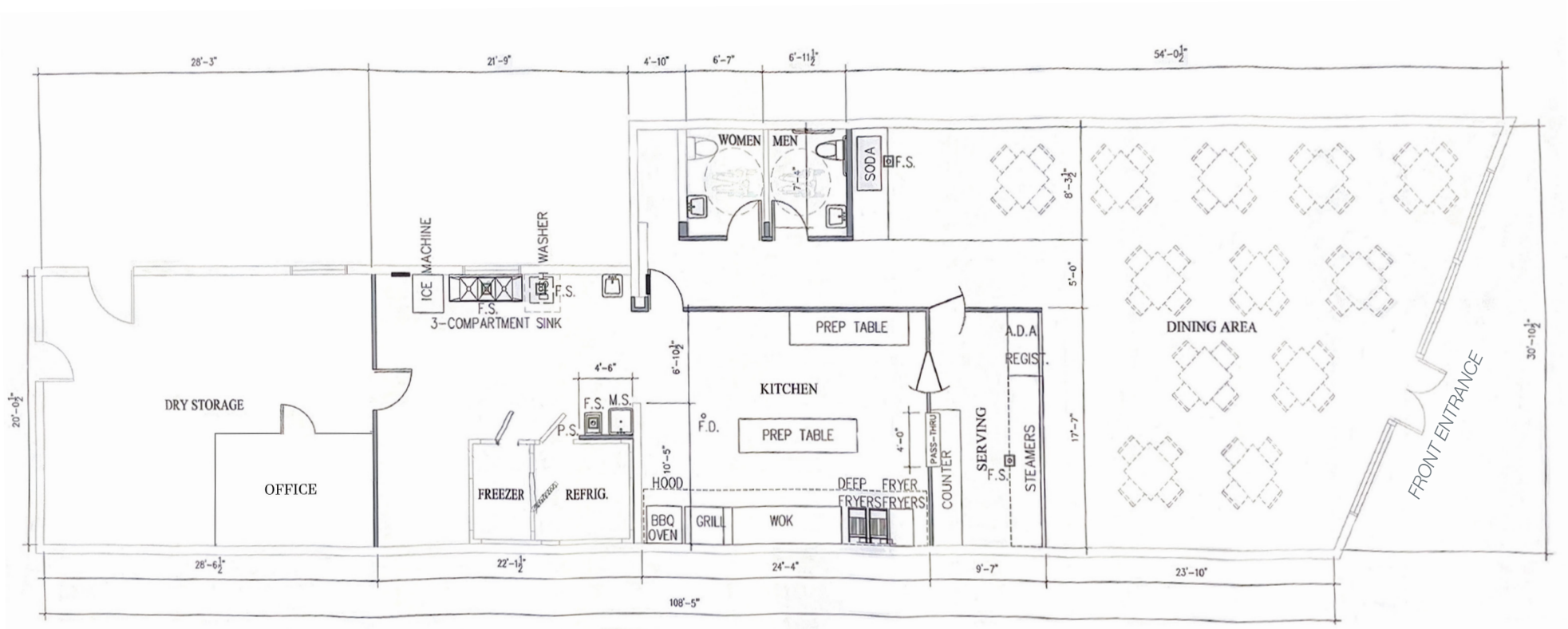
- Turnkey restaurant space, includes: walk-in freezer, walk-in cooler, 3 compartment sink, hood, grill, BBQ oven, wok, deep fryers, prep tables, racks, ice machine, steamers/service counter, tables, chairs/booths, ice machine, etc.
- Located in strip center at signalized intersection
- Other tenants include Shamrock Foods, KFC, 99 cent store, and O'Reilly's
- Highly visible space located at the intersection of three streets - Main St, Solano Dr, and Three Crosses

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# Floor Plan

*Floor plan not to scale; for visual aid only*



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# Interior Photos



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# Map



## Nearby Traffic Counts:

N Main St	25,398 VPD
N Solano Dr	11,116 VPD
Three Crosses Ave	11,483 VPD

Source: NMDOT, 2024

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