

Land Lease or BTS | Commercial Land

1st Valley



4471 E Lohman Avenue | Las Cruces, NM 88011

Property Features

Price	Contact Broker
Lot Size	7.82 ± Acres

- One of the few remaining corner lots available on Lohman Avenue
- Across the street from Walmart Neighborhood Market
- Parcels can be subdivided
- Zoned PUD - underlying C-2
- Other neighboring properties include Rehabilitation of Southern New Mexico, Mister Car Wash, Mountainview Hospital, Walgreens, Citizen's Bank, and more

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Conceptual Site Plan

Lot sizes and configurations have the potential to be changed.



- Building 1 - 3,700 sq.ft.
- Building 2 - 2,200 sq.ft.
- Building 3 - 19,000 sq.ft.
- Building 4 - 7,400 sq.ft.
- Building 5 - 6,900 sq.ft.
- Building 6 - 6,900 sq.ft.
- Building 7 - 14,500 sq.ft.

(Parking supports 2 story option at building 7 - 29,000 sq.ft.)

Ground level total - 60,600 sq.ft
314 total parking spaces

Total area possible at
1APS / 250 sq.ft. of building area
= 78,500 sq.ft.

4471 East Lohman Proposed Site Development
9.08.25

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Lohman Ave & Sonoma Ranch Blvd



* Lot lines are approximate; for visual aid only



Nearby Traffic Counts:

E Lohman Ave	10,963 VPD
Sonoma Ranch Blvd	11,919 VPD

Source: NMDOT, 2023

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Map



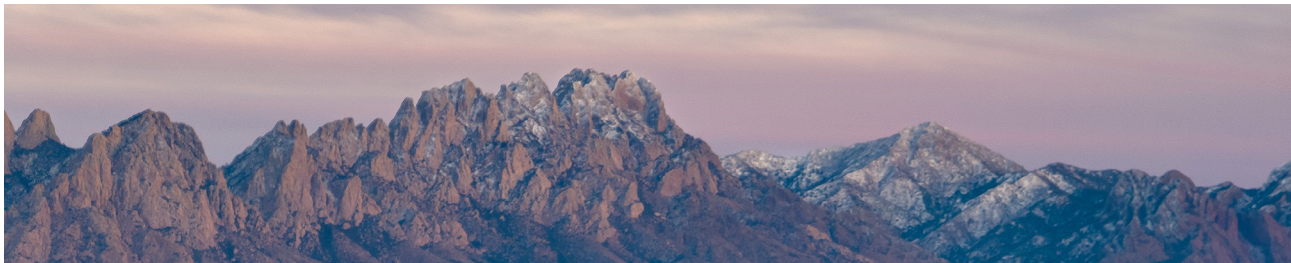
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Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Awards & Recognition

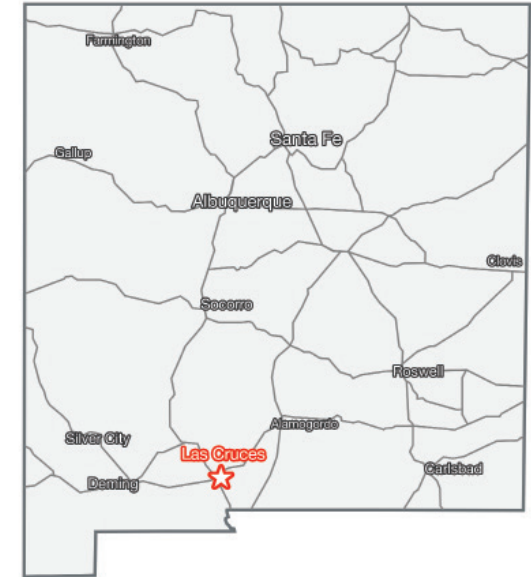
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com



Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022