

# For Lease | Office/Retail



## 642 S Alameda Blvd | Las Cruces, NM 88005

### Offering Summary

Lease Rate	Suite B:	\$1,200/month
	Suite C:	\$1,000/month
	Combined:	\$2,000/month
Building Size	5,350 $\pm$ SF	
Available Space	Suite B:	$\pm$ 1,300 SF
	Suite C:	$\pm$ 900 SF
	$\pm$ 2,400 Total	

Now available for lease: 2,400  $\pm$  SF of office space situated at the corner of El Molino Blvd and South Alameda Blvd. The available space consists of two units: Suite B & Suite C. They may be leased individually or combined.

Suite B and Suite C are located in the middle and end of the building. The combined space features 7 rooms, 2 bathrooms, and a small kitchen.

### Property Highlights

- Full Service Lease - owner pays utilities, taxes, and insurance
- Flexible space between two suites
- Signage available on Alameda Blvd
- High visibility location
- Located near Downtown Las Cruces
- Suites may be leased individually or combined

For more information:

**Steve T Mims, CCIM**

575.642.5603 | [steve@1stvalley.com](mailto:steve@1stvalley.com)

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Las Cruces, NM 88011  
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# Floor Plan (Combined)

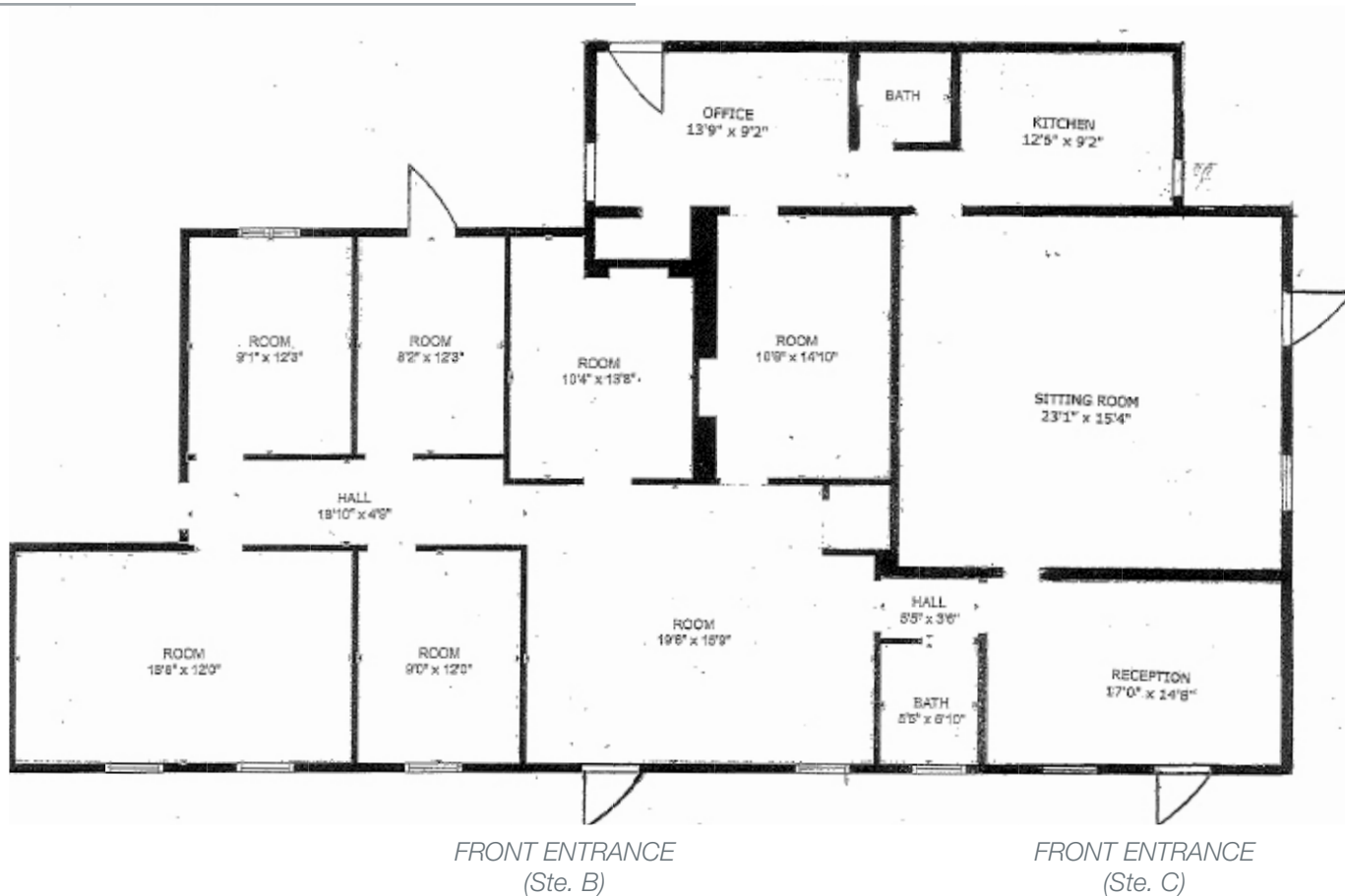
**NAI 1st Valley**

Commercial Real Estate Services, Worldwide.

**Lease Rate** \$2,000/month (Full Service)

**Available Space** ± 2,400 SF

*Floor plan not to scale. For visual aid purposes only.*



*Suite B Entrance*



*Suite C Entrance*

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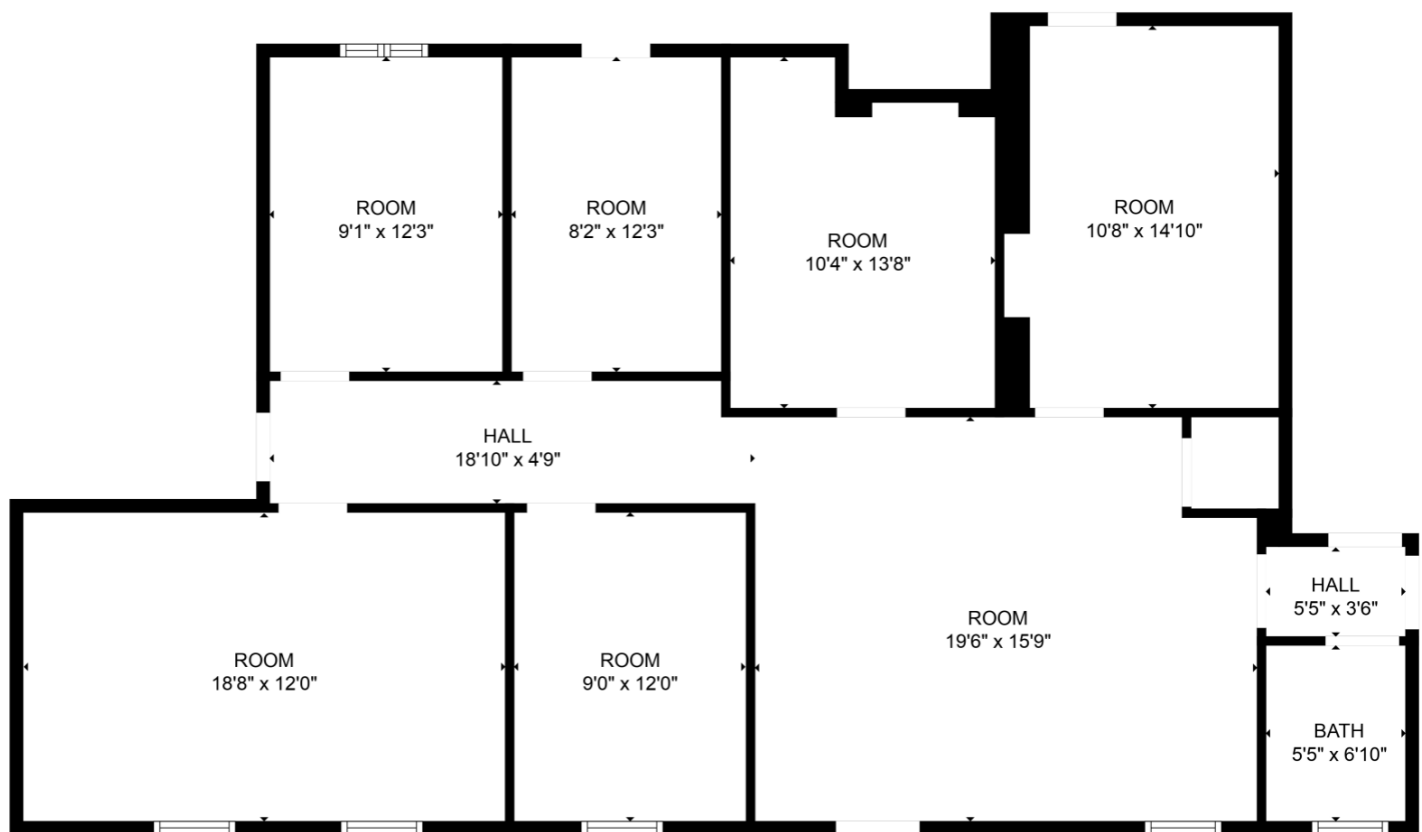
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# Suite B

Lease Rate	\$1,200/month (Full Service)
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Available Space	± 1,300 SF
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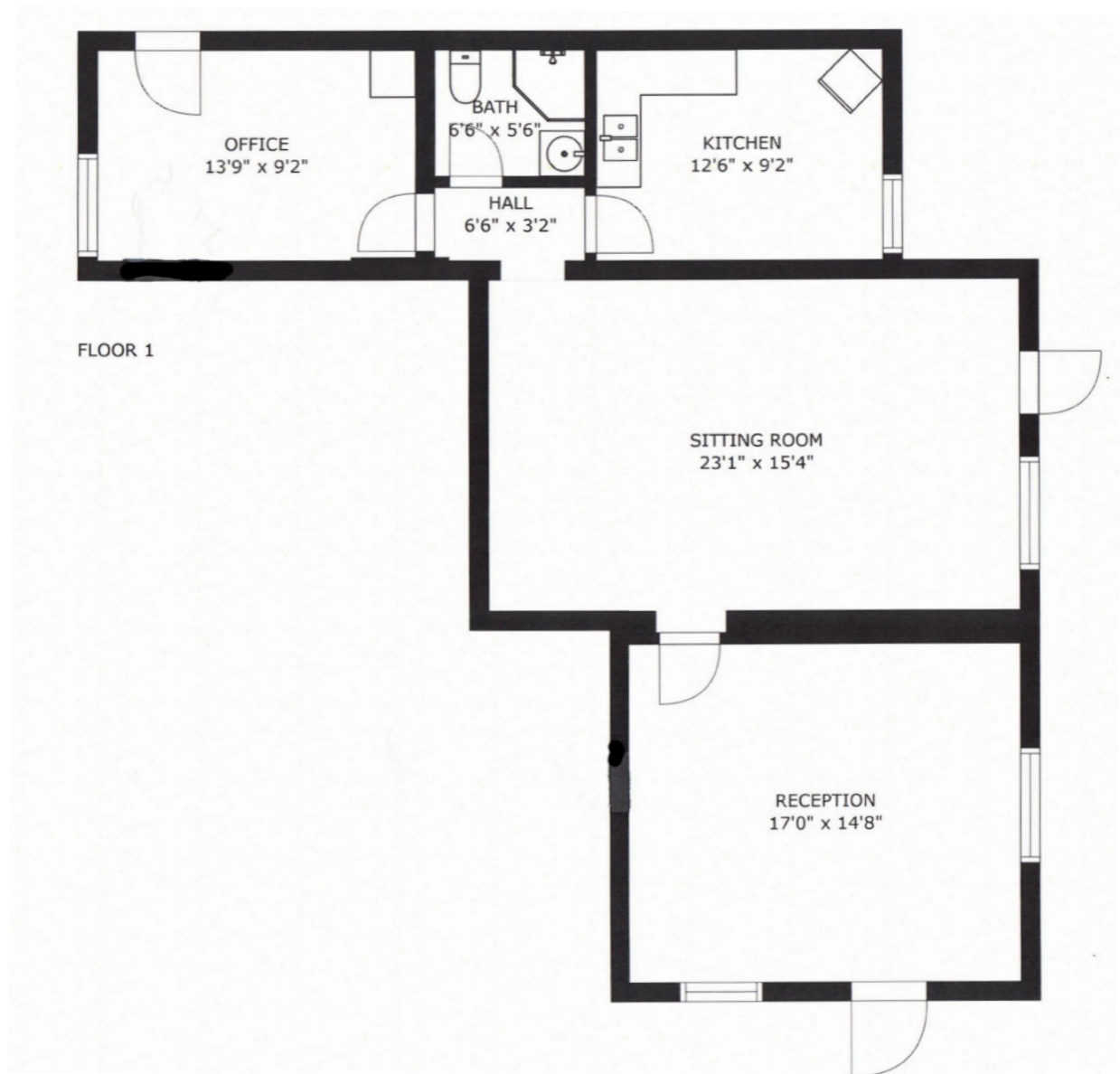


# Suite C

Lease Rate	\$1,000/month (Full Service)
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Available Space	± 900 SF
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# Interior Photos



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# Location Overview



## Nearby Traffic Counts

Alameda Blvd 12,998 AADT

S Main St 13,295 AADT

Source: NMDOT, 2023

## Las Cruces Demographics

Population	114,892
Total Households	50,406
Median HH Income	\$55,012

Source: US Census Bureau, 2023



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