

For Sale ]

# Las Cruces Investment Opportunity

100% LEASED SINGLE-TENANT OFFICE BUILDING



4407 E. Lohman Ave. | Las Cruces, NM 88011

**NAISunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

**±2,512 SF on ±0.3 Ac.  
Available**

**Martha Carpenter**

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**Lisa Mercer CCIM**

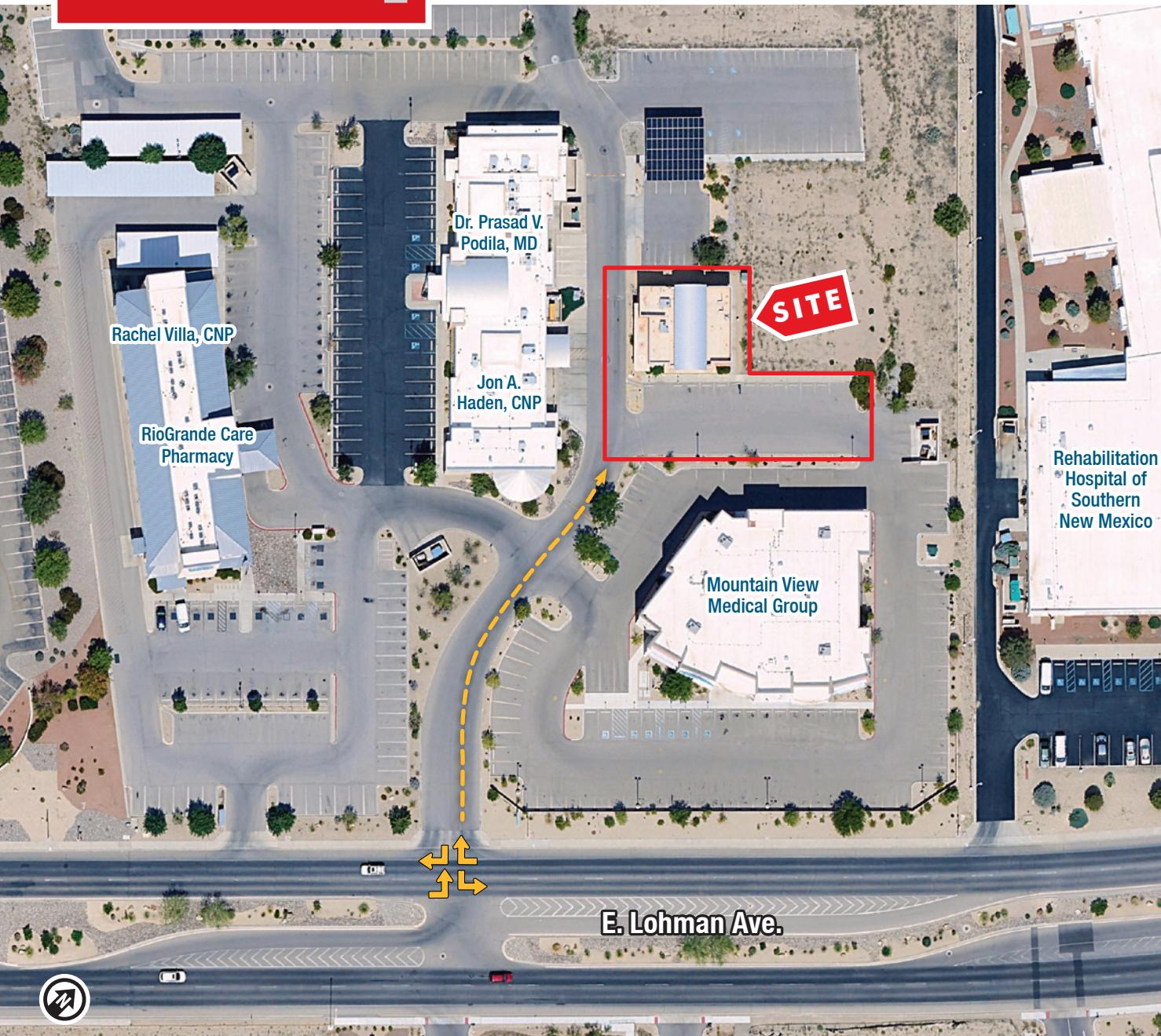
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## PROPERTY

### AVAILABLE

Building: ±2,512 SF  
Land: ±0.3 Acres

**SALE PRICE** \$650,000

**NOI** \$46,472.04

**CAP RATE** 7.15%

### TENANT

- Las Cruces Physician Practices, LLC
- Long-term tenant since 2016
- Lease term expires 8/31/2027
- Lease type: NNN
- Two 2-year options

### HIGHLIGHTS

- Stand-alone office building
- Built in 2012
- Located within Las Cruces's main medical district
- Near Mountain View Regional Medical Center

### ZONING CR-S

### LOCATION

SWQ E. Lohman Rd. & Sonoma Ranch Rd.

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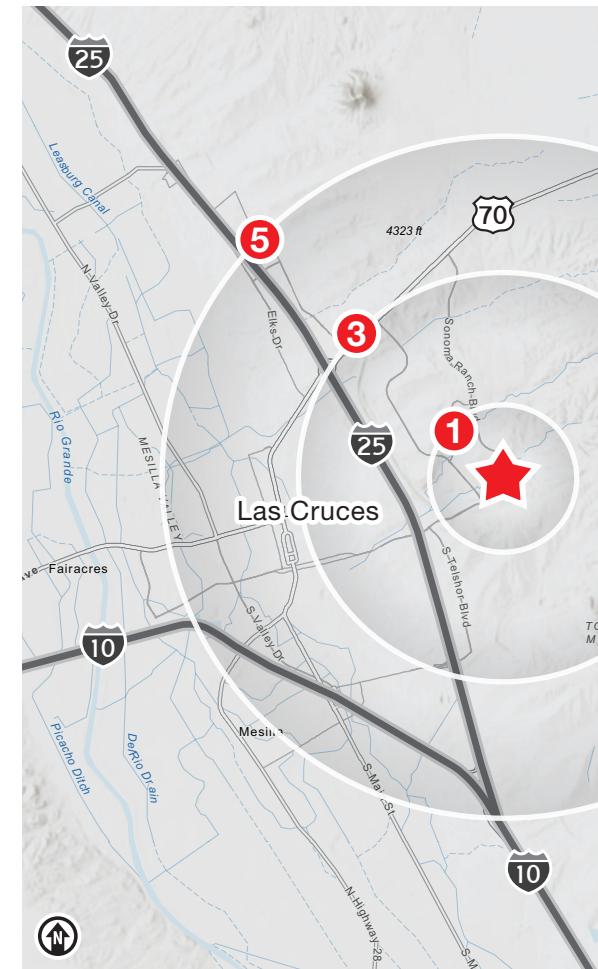
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,809	48,658	115,014
Average HH Income	\$78,701	\$78,632	\$76,456
Daytime Employment	4,065	22,855	55,444

2024 Forecasted by Esri



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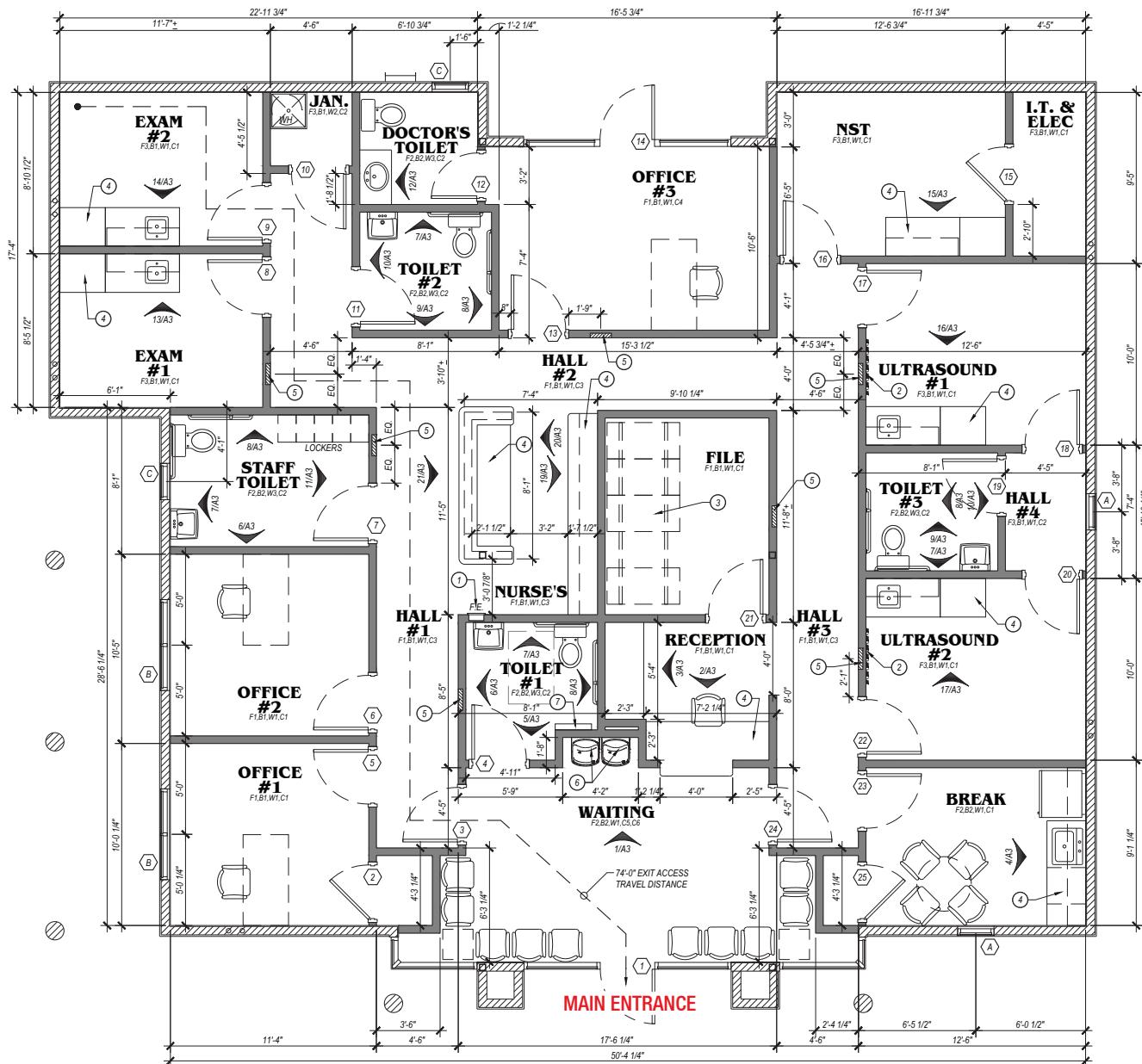
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# FLOOR PLAN



## AVAILABLE

±2,512 SF



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### LAS CRUCES | THE "CITY OF CROSSES"

Las Cruces is the economic and geographic center of the agricultural region on the floodplain of the Rio Grande that extends from Hatch, New Mexico, to the west side of El Paso, Texas. Las Cruces is home to 17,000 students from New Mexico State University, the state's only land-grant university. Downtown Las Cruces is an Old West-style historic district converted to a pedestrian mall. The city is also the gateway to historic, geologic and recreational sites, including White Sands National Monument. The Organ Mountains, 10 miles to the east, are dominant in the city's landscape, along with the Doña Ana Mountains, Robledo Mountains and Picacho Peak. Las Cruces is 225 miles south of Albuquerque, 48 miles northwest of El Paso and 46 miles north of the Mexican border at Santa Teresa.

#### LAS CRUCES BY THE NUMBERS (ESRI 2024 Demographics)



115,347  
City Population



48,226  
Households



\$76,303  
Avg. Household Income



\$44,708  
Md. Disposable Income



3,888



53,698  
Total Employees

Named "Best Retirement Destination" by US News & World Report

#### Higher Education

Las Cruces is home to New Mexico State University (NMSU), the state's oldest public institution of higher education. Established as Las Cruces College in 1888 and later renamed New Mexico College of Agriculture and Mechanic Arts, it received its present name in 1960. NMSU offers over 180 degree programs, including 28 doctoral, 58 master's, and 96 baccalaureate programs. It has an enrollment of approx. 21,700, with a faculty-to-student ratio of roughly 1 to 16.



#### MILITARY MIGHT

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.



#### Area Top Employers

- Las Cruces Public Schools
- New Mexico State University
- City of Las Cruces
- White Sands Test Facility

#### Employment Report Card

##### Primary Employment Sectors and Their Total Employment

- Government Services (29.9%)
- Education (17.8%)
- Trade/Transportation/Utilities (14.3%)
- Leisure/Hospitality (10.5%)
- Professional/Business Services (9.5%)
- Construction/Mining (5.2%)
- Manufacturing (4.2%)
- Financial Activities (3.6%)
- Other Services (2.8%)

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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