

For Lease | Retail/Office Space

NAI 1st Valley



4460 E Lohman Ave | Las Cruces, NM 88011

Property Features

Lease Rate	\$29 - \$32 SF/yr (NNN)
Building Size	19,172 ± SF
Available Units	9

- Project services the Sonoma Ranch Golf Course Community
- Near national retailers such as Walmart, Walgreens, Natural Grocers, Dunkin Donuts, Mister Car Wash, and more
- Fronts E Lohman Avenue
- Adjacent to Mountain View Hospital
- Owner will consider selling the building
- Building in “cold shell” condition
- Tenant improvement allowance provided

Jake Redfearn

575.635.5895 | jake@1stvalley.com

Cheryl Reome

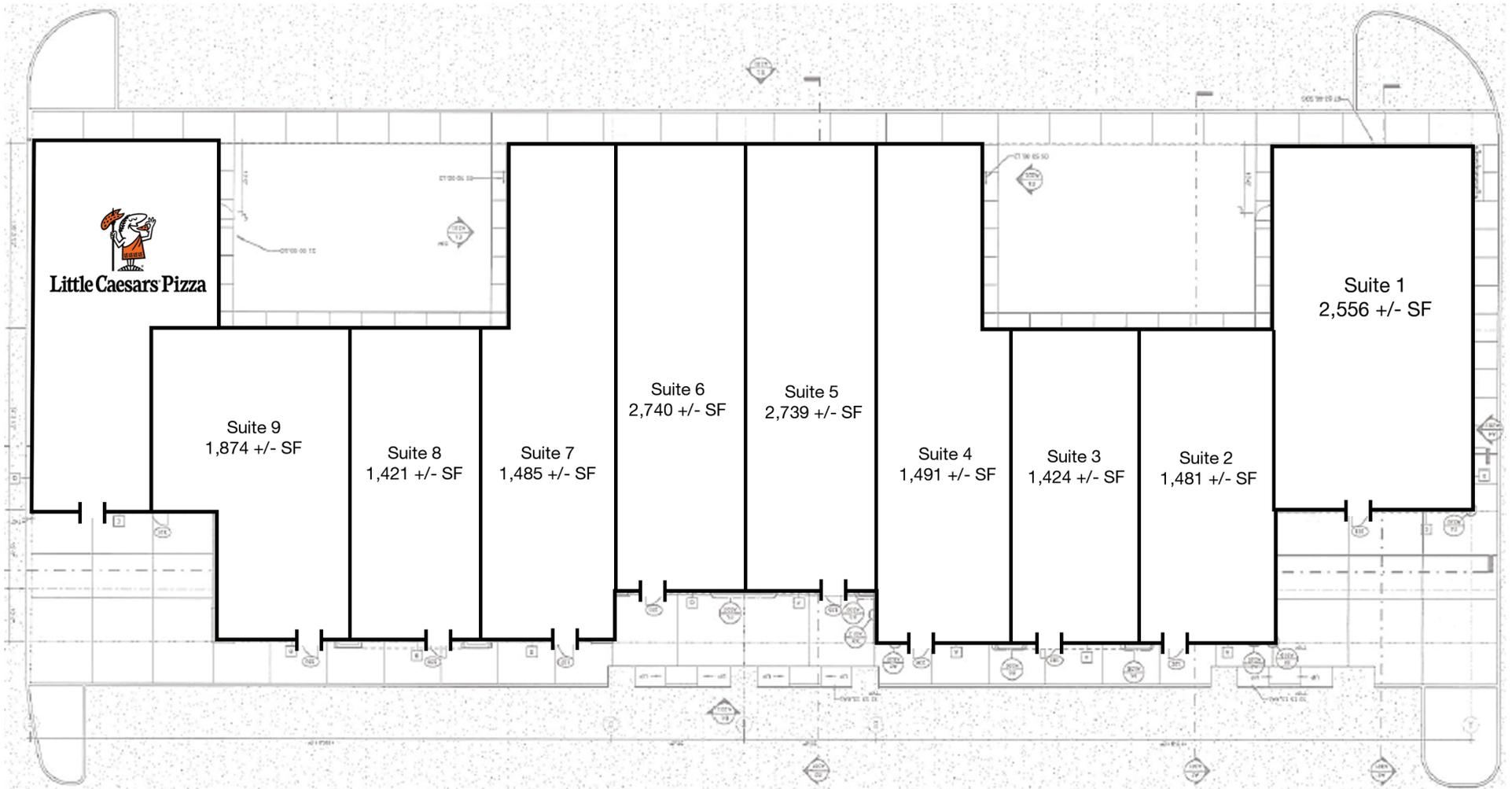
575.644.9165 | cheryl@1stvalley.com

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Floor Plan

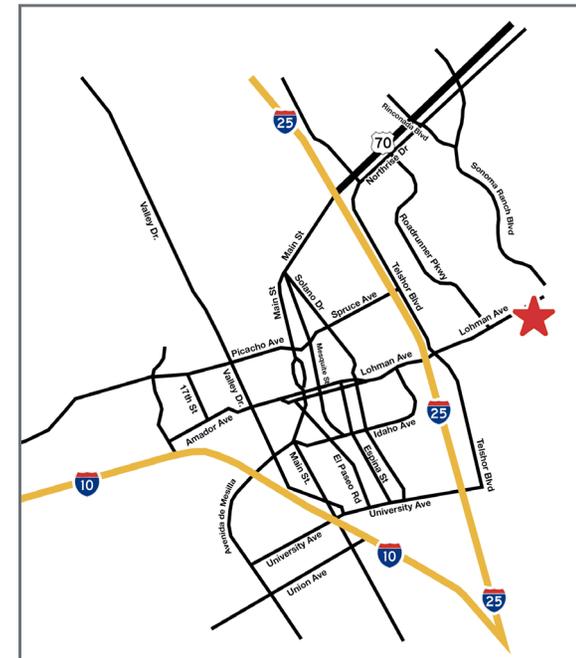
* Not to scale, for visual aid purposes only.



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Location



Las Cruces Demographics

Population	113,881
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022

Nearby Traffic Counts:

Roadrunner Parkway 8,091 VPD

Source: NMDOT, 2023



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