

For Lease | Office/Retail Space

NAI 1st Valley



4119 White Sage Arc | Las Cruces, NM 88011

Listing Overview

Lease Rate	\$31.00 SF/yr (NNN)
Total Available Space	2,705 ± SF
Building Size	9,660 ± SF

Jacob Slavec, SIOR

575.644.8529 | jacob@1stvalley.com

Cheryl Reome

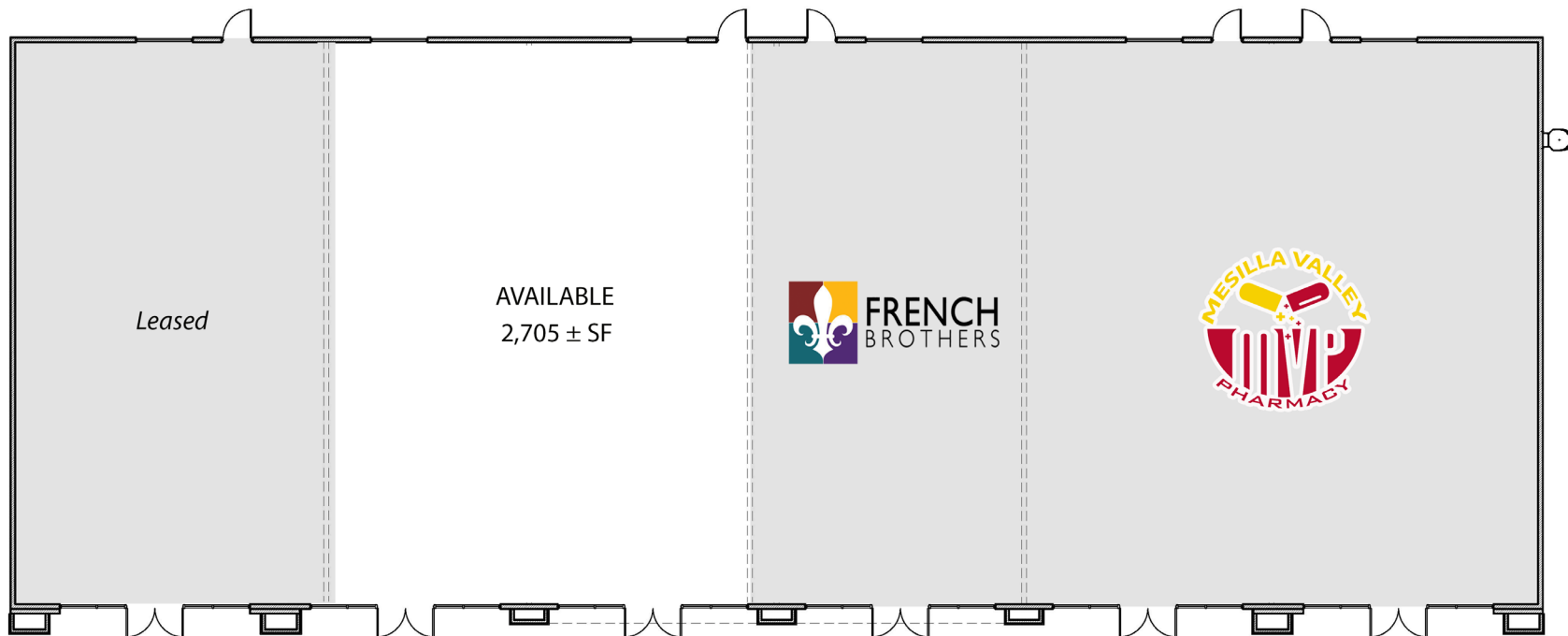
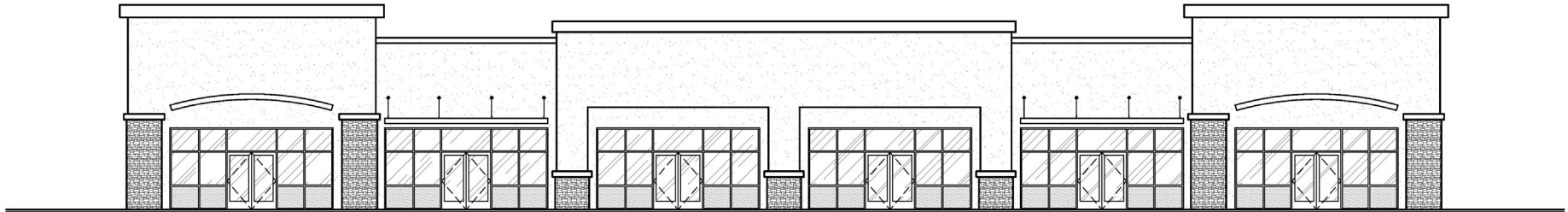
575.644.9165 | cheryl@1stvalley.com

- Professional office/medical/retail space; located in the fastest growing retail and residential trade area in Las Cruces
- Excellent visibility from Hwy 70 & Northrise Drive
- New construction
- Building in “Shell” condition
- Reasonable buildout included, or tenant improvement allowance provided
- Available suite can be leased as a whole, or divided into two suites:
 - Suite B: ± 990 SF - ±1,560 SF
 - Suite C: ±1,145 SF - ±1,715 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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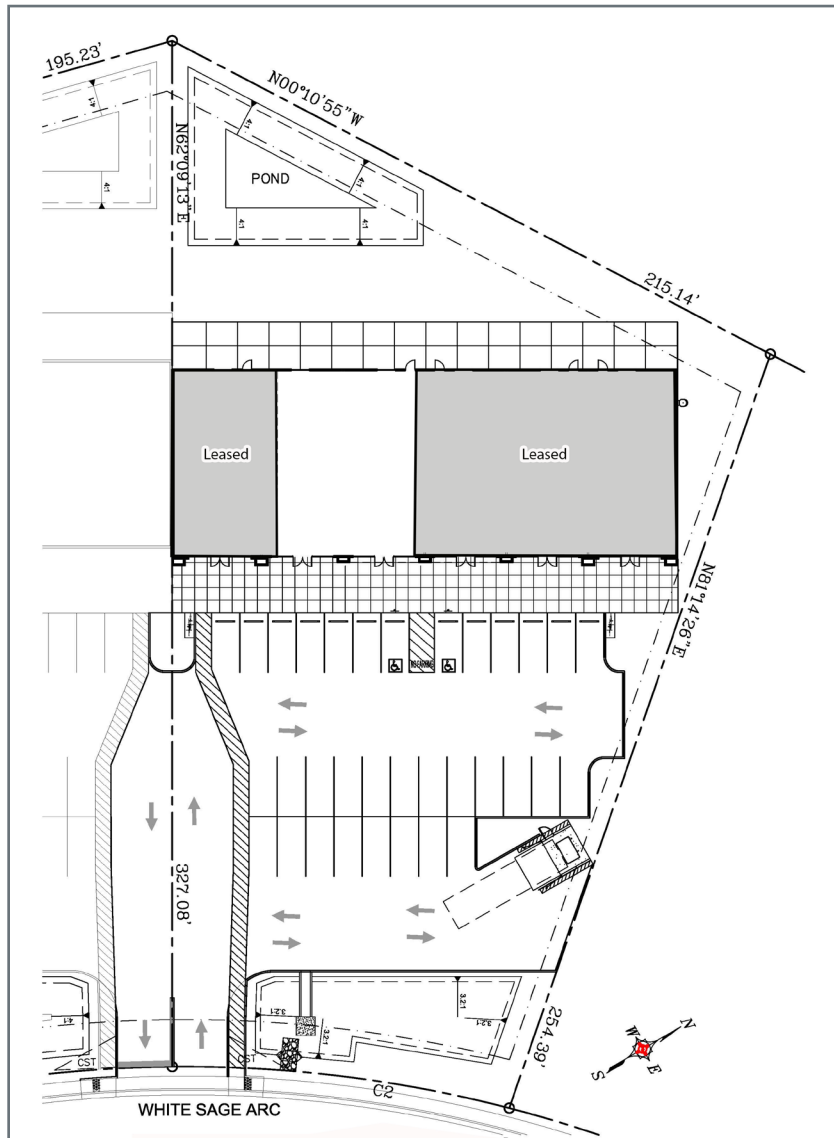
Floor Plan



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Site Plan

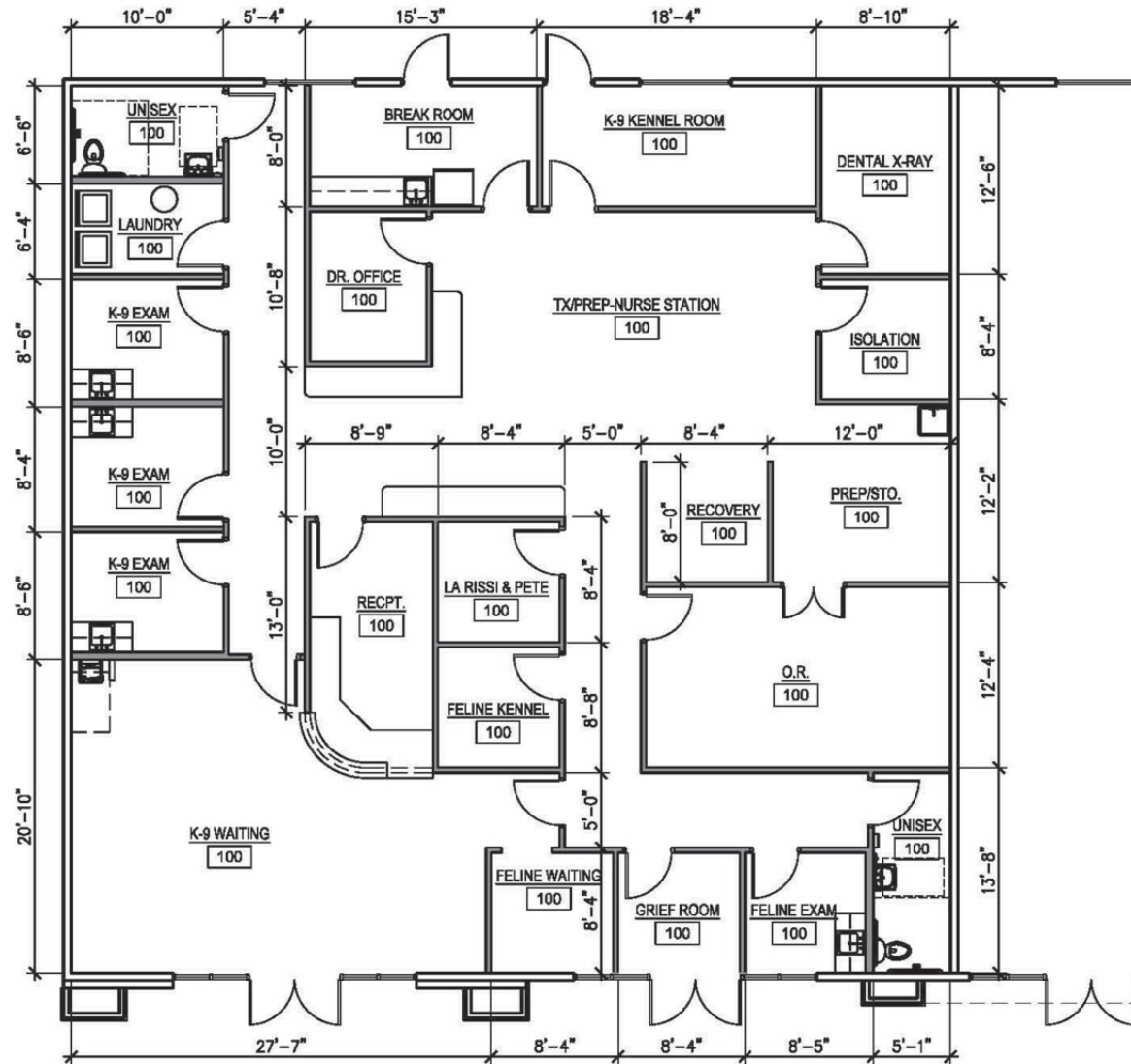


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Conceptual Floor Plan

Medical or Veterinarian Use



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Surrounding Retailers



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Map



Nearby Traffic Counts:

Sonoma Ranch Blvd	12,566 VPD
HWY 70	47,762 VPD
Northrise Dr	7,357 VPD

Source: NMDOT, 2023

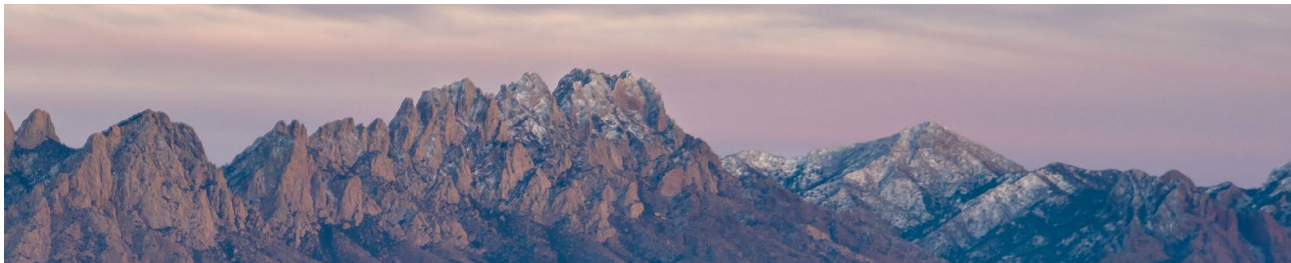
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Location Overview

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

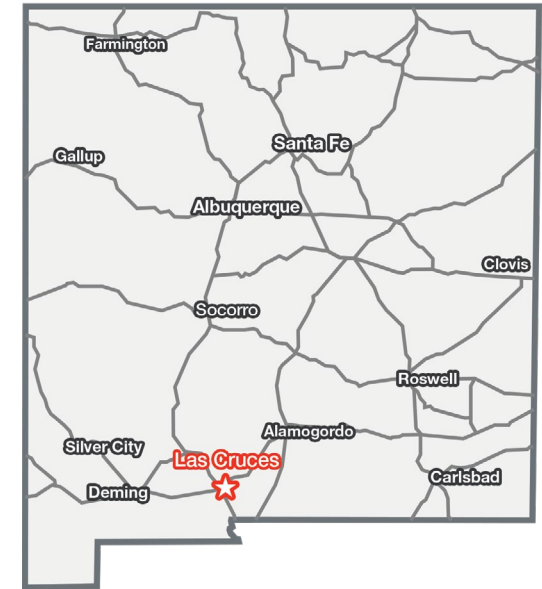
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

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