

RETAIL COMMERCIAL SPACE FOR LEASE



New Retail Plaza ON WHITE SAGE ARC Las Cruces | New Mexico

CONTACT:

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ADDRESS:

141 Roadrunner Pkwy, ste. 141
Las Cruces, NM. 88011
575-532-2345

BRAND NEW PLAZA IN THE HEART OF GROWTH

4135/4139 WHITE SAGE ARC LAS CRUCES, NM 88011

PROPERTY FEATURES:

Brand new highly visible office-retail plaza in the heart of all the growth, located in Sonoma Ranch. Join other area tenants such as Circle K, Carl's Jr., Mister Car Wash, Little Ceasar's, Rare Tea, McDonalds, Dairy Queen, T-Mobile, Subway, Various Medical Uses and many more.

PROPERTY SPECIFICS:

- Excellent Visibility
- Multiple Spaces Available
- Building A - Up to 7,874 Sq. Ft. Available
- Building B - Up to 3,976 Sq. Ft. Available
- Buildout negotiable

Demographics: 2023 Population Average HH Income

1 MILE	7,001	\$101,908
3 MILE	41,467	\$95,179
5 MILE	52,426	\$61,967

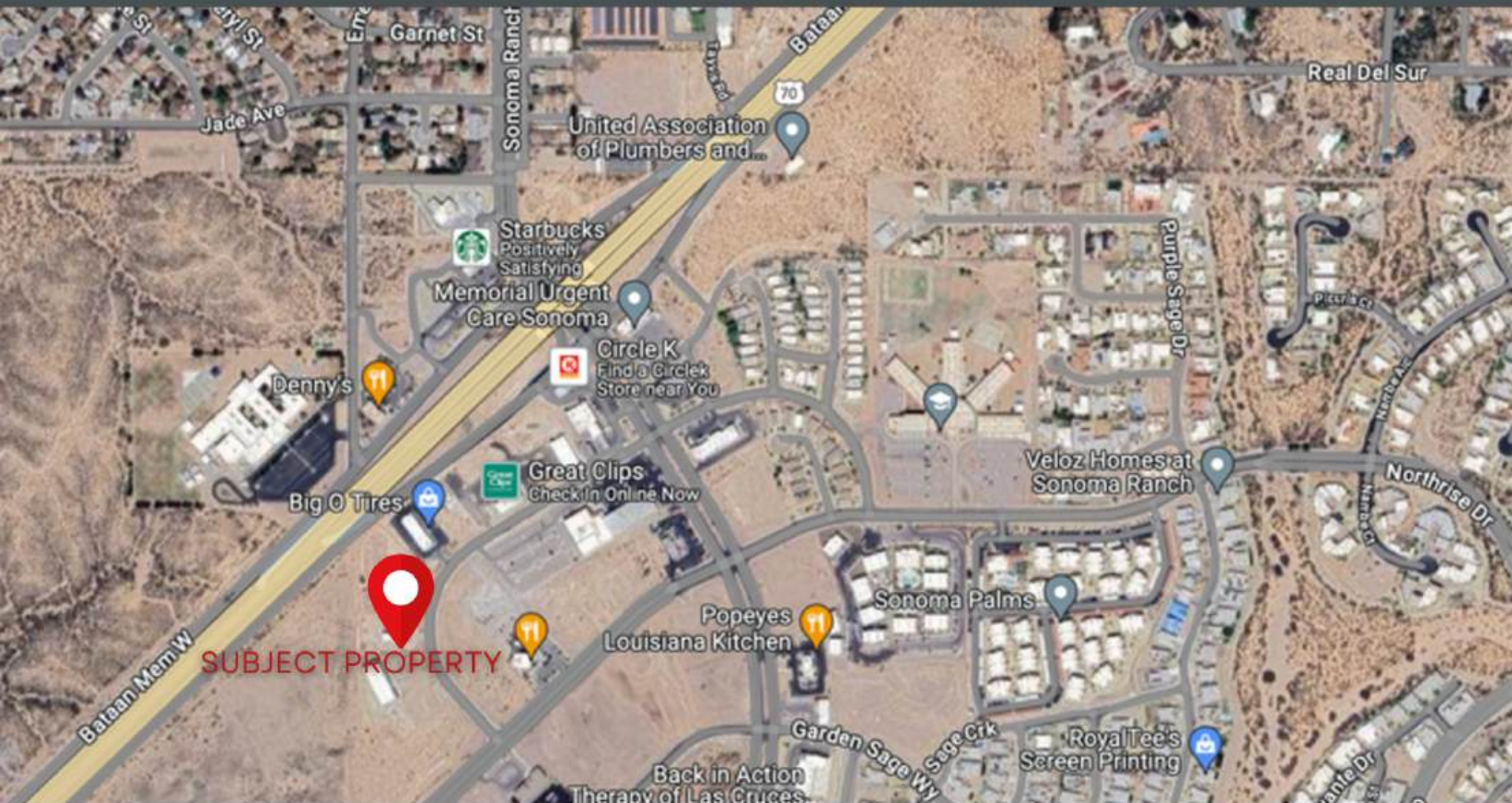
U.S. Hwy 70 Traffic Count: 20,095 VPD

Sonoma Ranch Blvd Traffic Count: 12,010 VPD

Northrise Drive: 5,476 VPD

LEASE RATE: \$30.00 PSF (ANNUAL) NNN

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Lease Rate: \$30.00 PSF (annual) NNN

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For Further Information Contact:

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RETAIL COMMERCIAL LEASE 4135/4139 WHITE SAGE ARC



BUILDING A



BUILDING B



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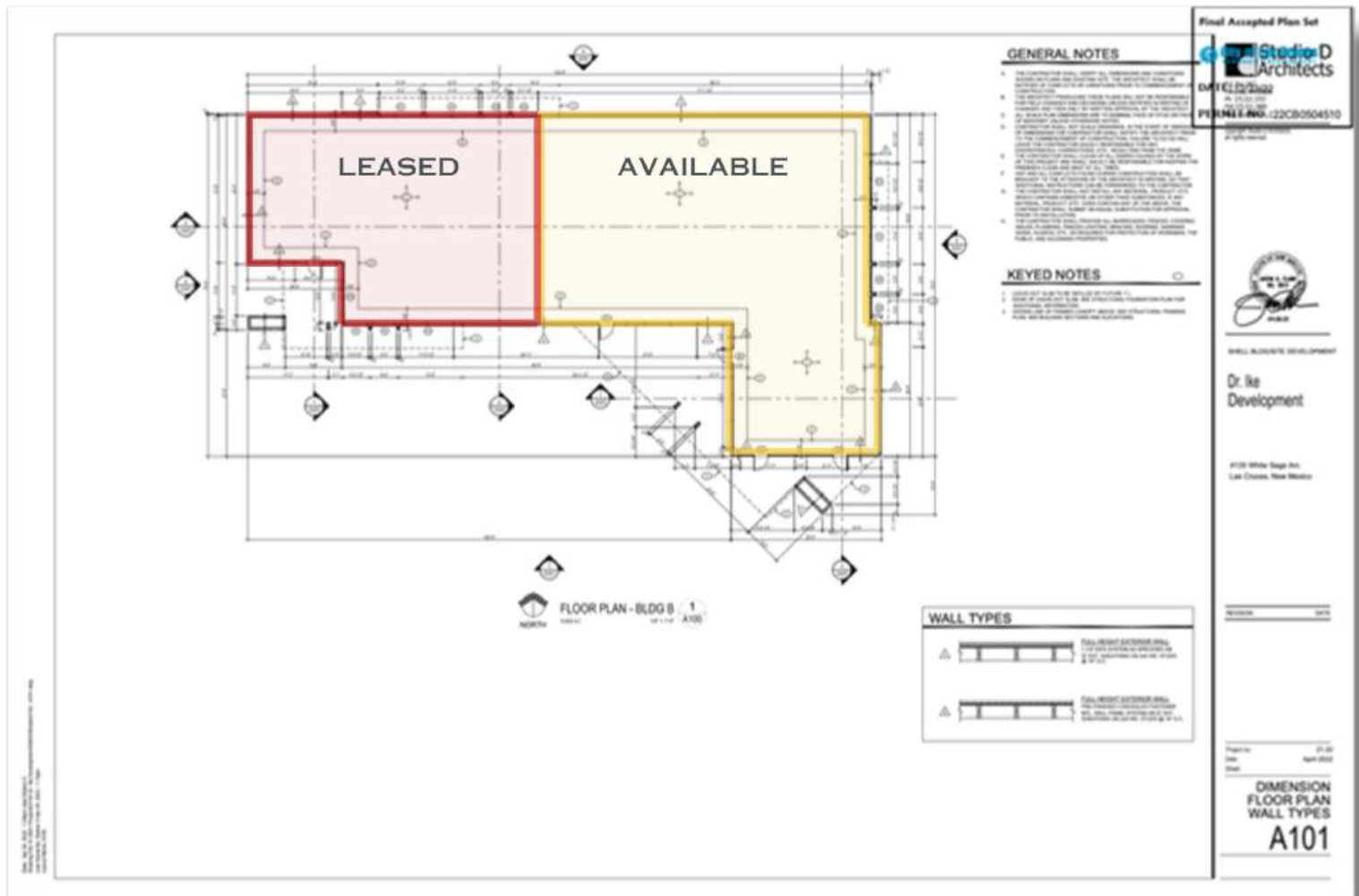
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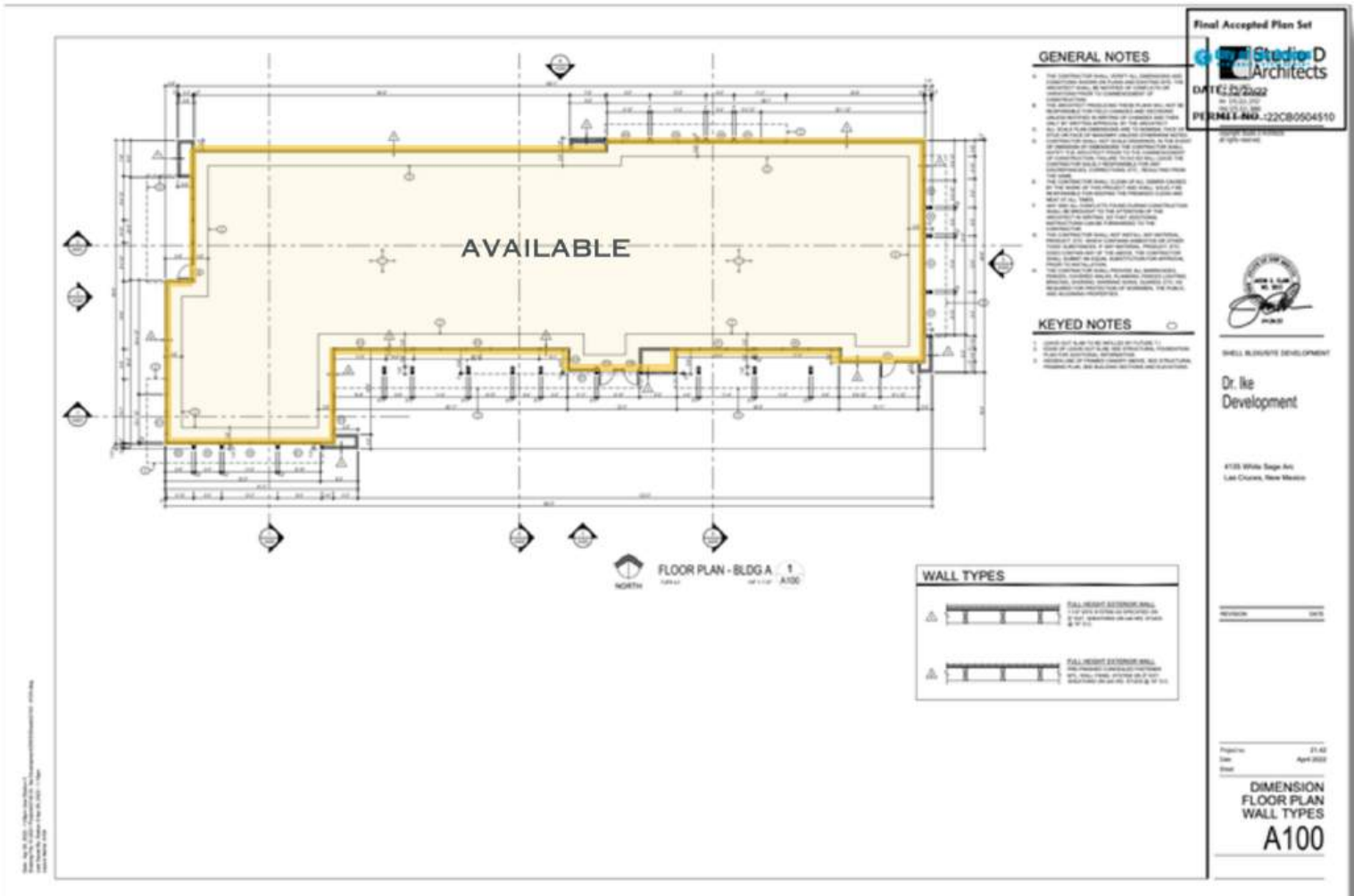
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