



Colliers

For Lease

Pan Am Plaza
1719 E University Ave.
Las Cruces, NM 88001

Rick Stoes

Managing Director
+1 575 650 6000
rick.stoes@colliers.com
Lic. No. 20755

Colliers | Las Cruces-El Paso
201 N Church St., Suite 200
Las Cruces, NM 88001
Main: +1 575 523 6000
stoes.com

1719 E University Ave | For Lease

Property Profile

Details

Lease Rate

Call Broker

Space Available

±/- 9,344 SF Existing TBD

±/-1,898 SF Under Construction

±/-1,934 SF Under Construction

±/-1,839 SF Under Construction

±/-1,256 SF Under Construction

±/-1,455 SF Under Construction

±/-1.5 Acres Pad Site Build-to-Suit

±/- 4 Acres Pad Site

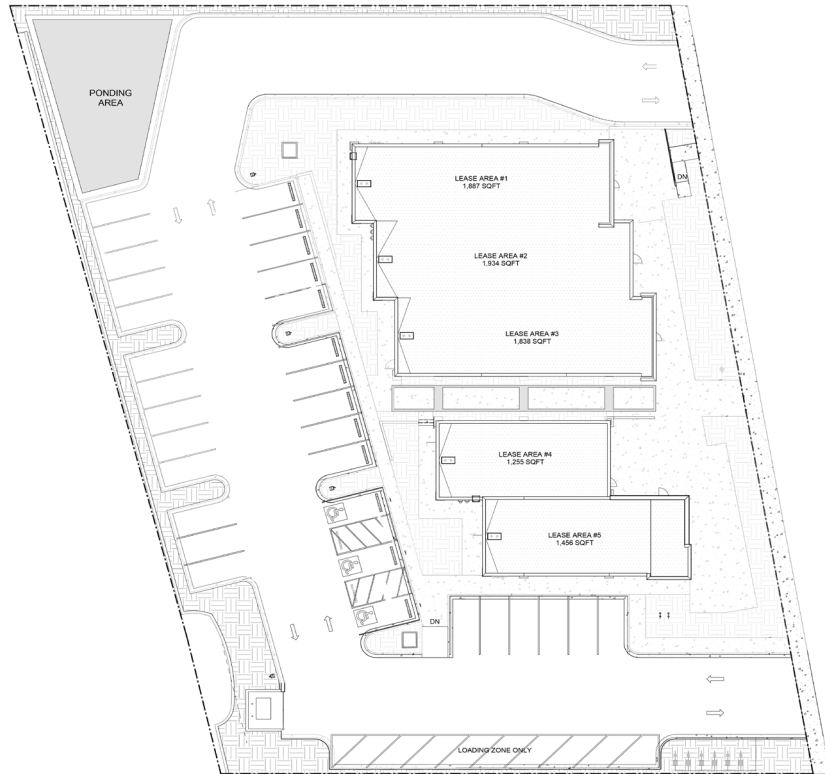
Features

- Established shopping center
- Ample parking
- Excellent visibility with exposure on major arterial
- High traffic volume
- Walking distance from NMSU



1719 E University Ave | For Lease

New Retail Space



SITE PLAN - 1/16" = 1'-0"

Under Construction

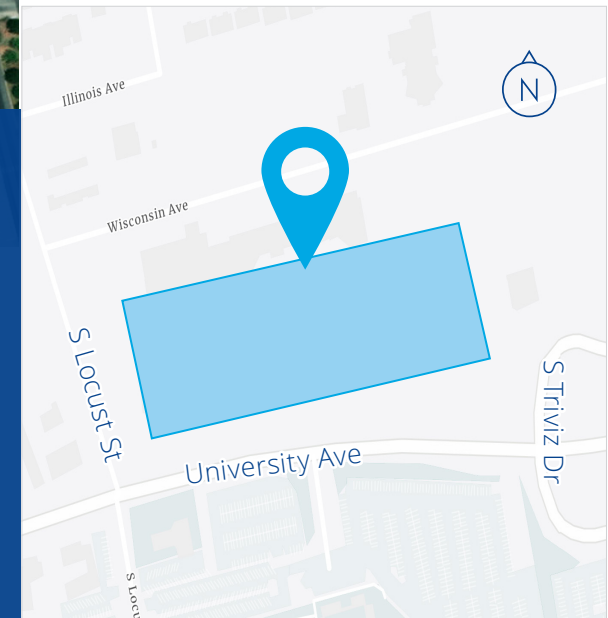


1719 E University Ave | For Lease

Perfect Location

Located within walking distance from NMSU, this shopping center caters to students and staff.

Available



Parking
± 100 Spaces



Bike Score
81



Walk Score™
70



Accessibility



<10 minutes
from I-10



<5 minutes
from I-25



Traffic Count
25,695 VPD



Year Built:
1970s

1719 E University Ave | For Lease

Property Gallery



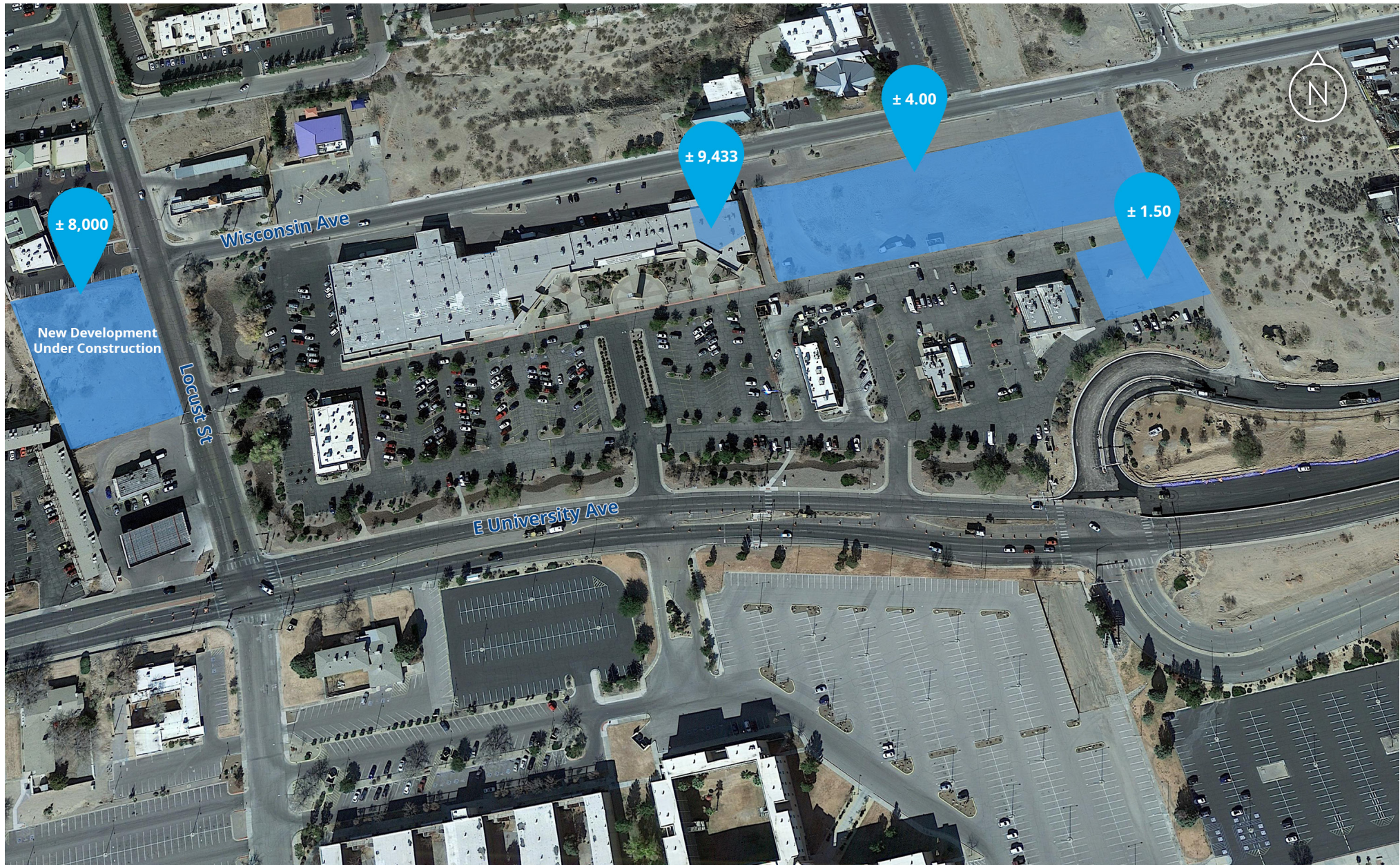
1719 E University Ave | For Lease

Trade Area Aerial

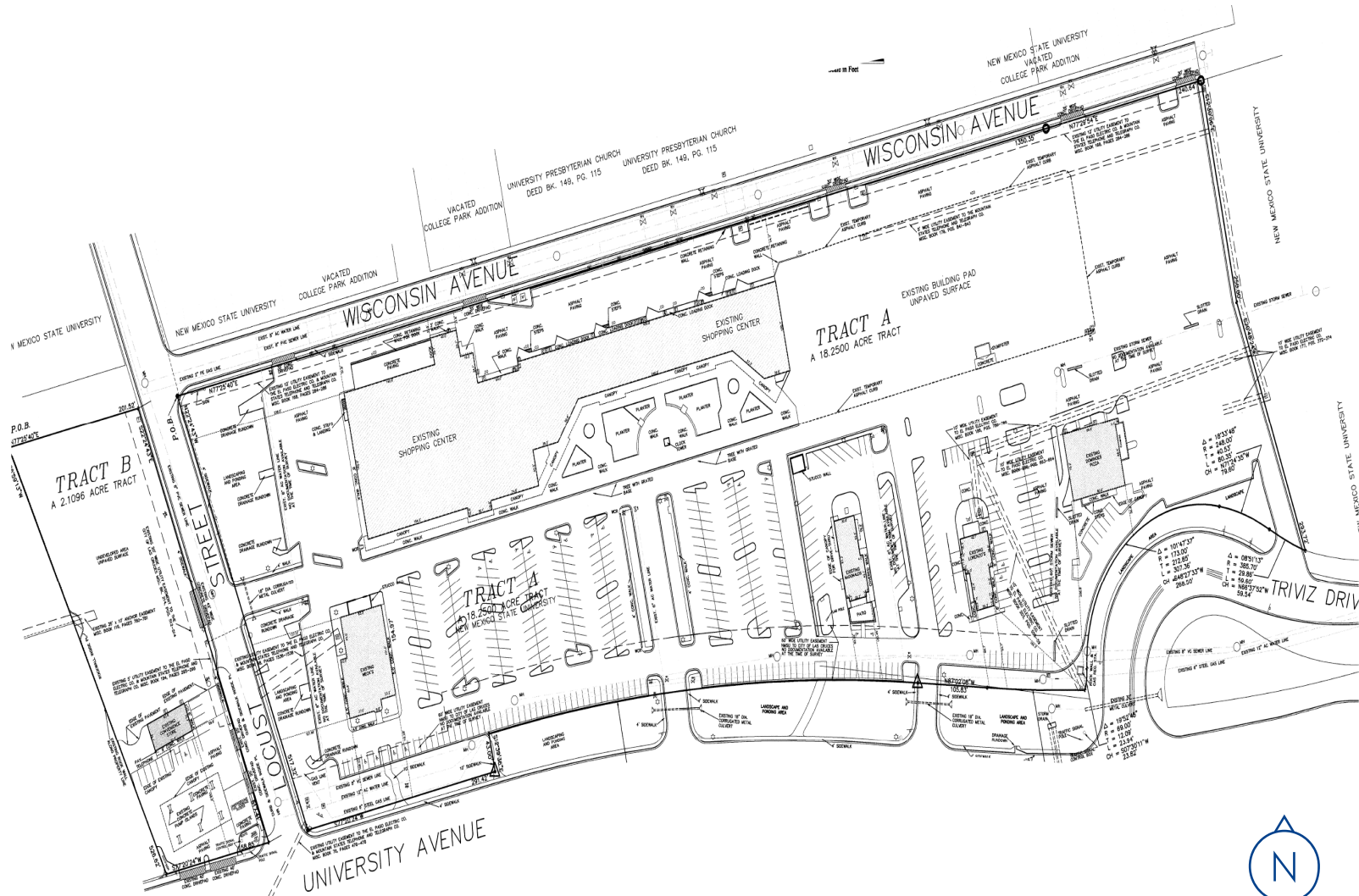


1719 E University Ave | For Lease

Intersection Aerial



Survey



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,061	56,327	98,891
Households	5,366	24,076	40,770
Average HH Income	\$40,253	\$51,830	\$58,477
Per Capita Income	\$16,256	\$22,034	\$24,155
Total Businesses	325	2,702	3,745



Colliers | Las Cruces-El Paso
201 N Church St., Suite 200
Las Cruces, NM 88001
Main: +1 575 523 6000
colliers.com

Rick Stoes

Managing Director
1 575 650 6000
rick.stoes@colliers.com
Lic. No. 20755