

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in white serif font on a dark blue rectangular background, with a thin yellow and red horizontal line below it.

Colliers

A blue rectangular box with the word "AVAILABLE" in white, sans-serif, all-caps font, centered within the box.

AVAILABLE

The background of the entire advertisement is a photograph of the Mesilla Valley Mall. The mall is a single-story commercial building with a light-colored facade. On the left, there are signs for "AVIS" and "Budget" and an American flag. In the center, a large blue box with the word "AVAILABLE" is superimposed. To the right, there is a "CHUCK E CHEESE'S" restaurant with its iconic cartoon mascot sign above the entrance. The sky is clear and blue.

Mesilla Valley Mall

For Lease
700 S Telshor Blvd
Las Cruces, NM 88011

Norman "Jaret" Lane

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

700 S Telshor | For Lease

Property Profile

Details

Lease Rate	Contact Broker
Price PSF	Contact Broker
Lot Size	47.41 Acres
Subdivison	Mesilla Valley Mall
Zoning	C-3C

Features

- Regional mall in Southern NM
- Excellent visibility from I-25
- Access from Telshor Blvd
- Excellent visibility from Lohman
- Located in 2nd largest city in New Mexico
- Food court with availability
- Access from Mall Dr
- Access from Don Roser

Current Tenants

Dillard's



BARNES & NOBLE



JCPenney

zumiez

rue21®

THE CHILDREN'S
PLACE



HOUSEHOLD
FURNITURE D





Availability

Ste. 1460 - 1,225 SF
Ste. 1470 - 1,391 SF
FC. 1180 - 927 SF
Ste. 1234 - 10,640 SF

Site Plan



* Not owned by MVM

700 S Telshor | For Lease

Property Gallery



700 S Telshor | For Lease

Trade Area Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	11,621	65,257	116,100
Households	5,269	28,229	48,262
Average HH Income	\$58,095	\$68,456	\$76,316
Per Capita Income	\$27,274	\$30,208	\$31,900
Total Businesses	724	3,075	4,085

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