

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 image is a photograph of the Mesilla Valley Mall. It shows a two-story commercial building with a tan facade. On the left, there are signs for "AVIS" and "Budget" under an American flag. In the center, a sign reads "MESILLA VALLEY MALL". To the right, there is a "CHUCK E CHEESE'S" restaurant with its iconic cartoon mascot sign above the entrance. A blue semi-transparent banner is overlaid across the middle of the image, containing the text "Mesilla Valley Mall".

Mesilla Valley Mall

For Lease
700 S Telshor Blvd
Las Cruces, NM 88011

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
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

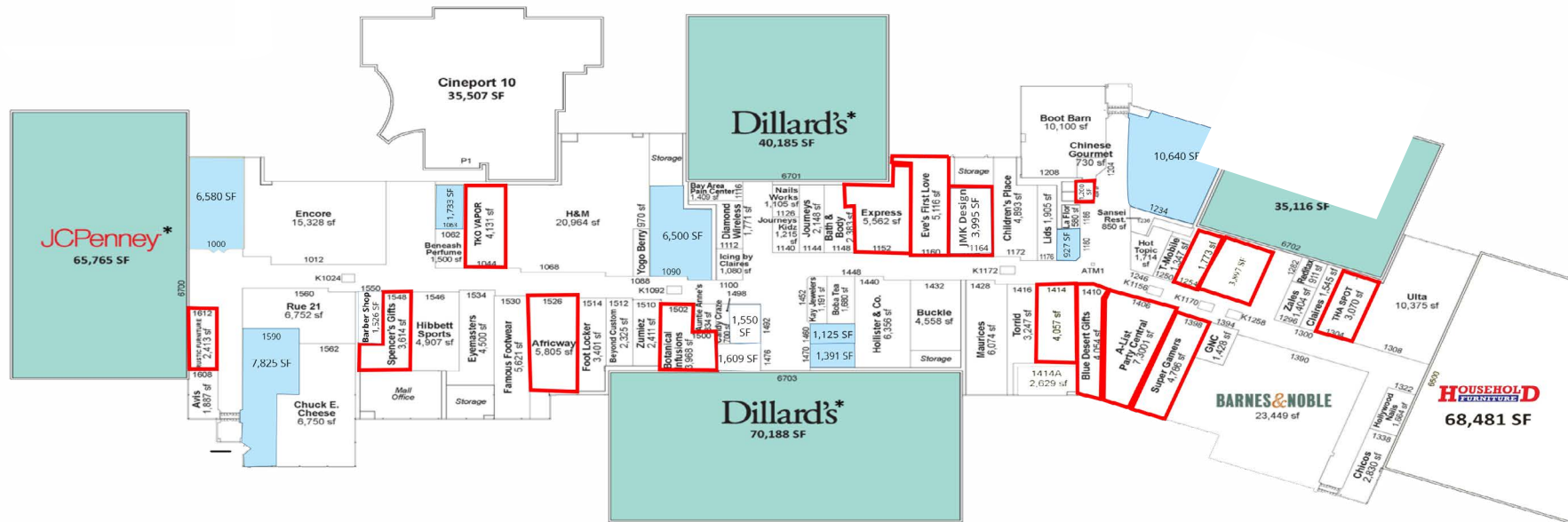




Availability

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

Specialty Lease



* Not owned by MVM

Ste. 1612 - 2,413 SF
 Ste. 1550 - 1,526 SF
 Ste. 1044 - 4,131 SF
 Ste. 1526 - 5,805 SF
 Ste. 1502 - 3,968 SF
 Ste. 1200 - 424 SF
 Ste. 1152 - 5,562 SF
 Ste. 1160 - 5,116 SF
 Ste. 1164 - 3,995 SF

Ste. 1414 - 4,057 SF
 Ste. 1414A - 2,629 SF
 Ste. 1410 - 4,054 SF
 Ste. 1406 - 7,300 SF
 Ste. 1398 - 4,786 SF
 Ste. 1254 - 1,773 SF
 Ste. 1258 - 3,897 SF
 Ste. 1304 - 3,070 SF

Site Plan



* Not owned by MVM

700 S Telshor | For Lease

Property Gallery

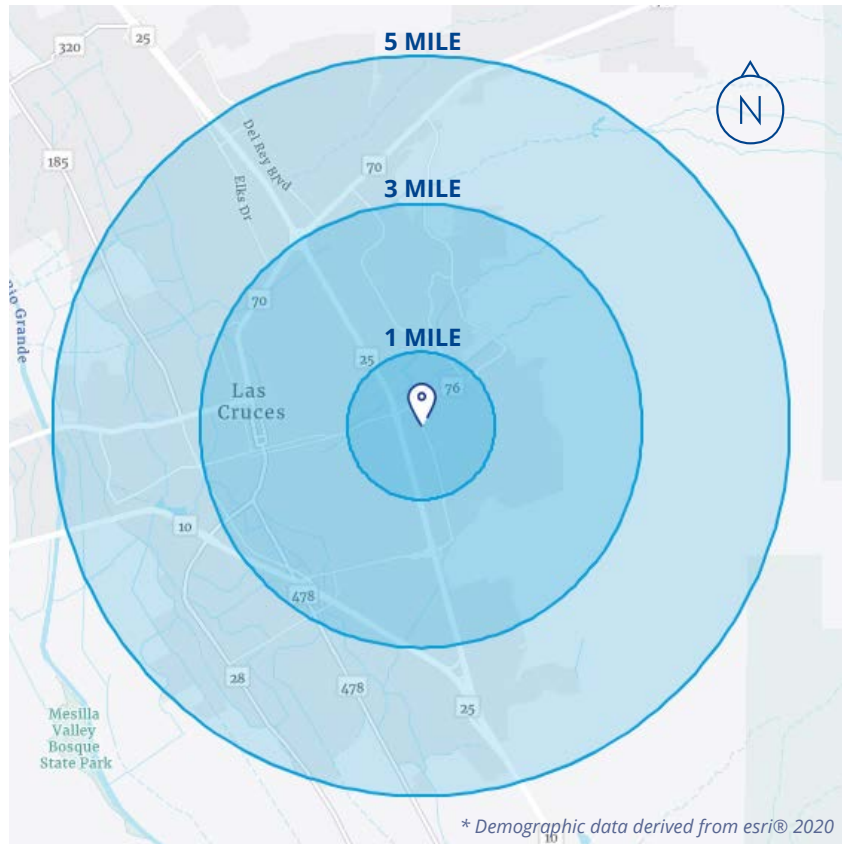


700 S Telshor | For Lease

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

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

Rick Stoes

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



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Rick Stoes, Qualifying Broker — New Mexico Lic. #20755 and Texas Lic. #590743 ©2025 All rights reserved.