

Retail-Commercial For Lease

ATTRACTIVE UNIVERSITY DREAM LOCATION!

655 E University Ave, Las Cruces, NM 88005



PLEASE NOTE: THE RENDERINGS PROVIDED IN THIS OFFERING ARE CONCEPTUAL IN SCOPE. THE OWNERSHIP IS OFFERING BUILD TO SUIT & GROUND LEASE OPPORTUNITIES THAT CAN CONFORM TO A PROSPECTIVE TENANT'S NEEDS. THE INTENT IS TO DEVELOP A MODERN, HIGHLY PROFESSIONAL, AND ATTRACTIVE MIXED USE PLAZA WITH NUMEROUS AMENITIES THAT WILL APPEAL TO HIGH PROFILE RETAIL AND OFFICE USERS ALIKE.

This is truly a location for which a party can develop with confidence at a location ripe with future opportunity for a wide variety of concepts. The overall uniqueness of it is evident from the start. It has a very healthy traffic volume and is located just off of a hard corner directly across from the newly built Las Cruces Convention Center and Marriott Courtyard Hotel which is ran by the housing and tourism department at New Mexico State University. Numerous high profile retail, financial services, state offices, and beyond have existed in the area for years. More importantly the site is in close proximity to the front door step of New Mexico State University and is quickly accessible off of the Interstate 10 and University Interchange. The development opportunity is quickly evident whether it be in the form of traditional retail, or unique retail concepts that would blend well in a University setting or surrounding area neighborhood. An analysis of the area would also indicate that the expansion of a wide variety of office concepts would also be viable.

CONTIGUOUS SPACE: 1,500 - 9,000 SF
TOTAL AVAILABLE: 18,000 SF

LEASE RATE: \$25 - 30 PSF (Annual)
BASE MONTHLY: \$9,375 - 22,500
RENT: NNN

The location is in close proximity to the Mesilla Park which offers an demographic base that spends above national averages in a variety of categories. It is also near a large university employment base and thrifty young shopping base that desires unique retail options. There are so many opportunities for general merchandise, home improvement entertainment, unique specialty food concepts and beyond that exist within this district. Land division will also be considered if this is a concern. Last but not least the area is located in an area that is of significance to the overall master development plan of New Mexico State University and is certain to be front and center in the minds of the community leaders and developers for years to come. This is simply an opportunity you need to assess and discuss. Give us a call and we will be happy to elaborate further on this unique opportunity.



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Concept Rendering

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TCN
WORLDWIDE

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STEINBORN
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A New Retail Center / Conceptual Site Plan

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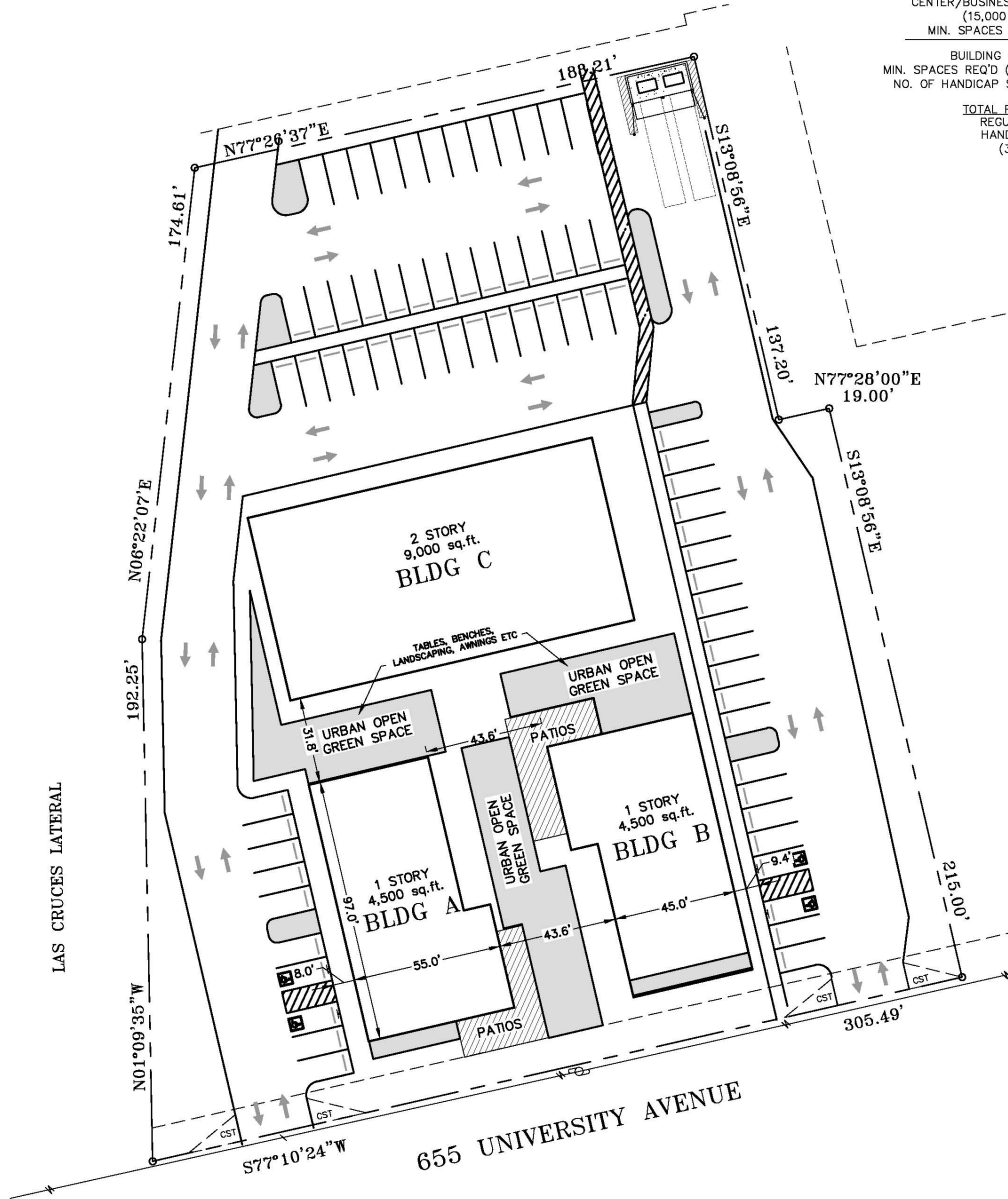
PARKING TABULATION

PARKING REQUIRED FOR SHOPPING
CENTER/BUSINESS SERVICE CENTER
(15,000 SF OR MORE GFA)
MIN. SPACES REQ'D 1PS/350 SF

BUILDING AREA = 19,200 SF
MIN. SPACES REQ'D (19,200/350) = 55
NO. OF HANDICAP SPACES REQ'D = 3

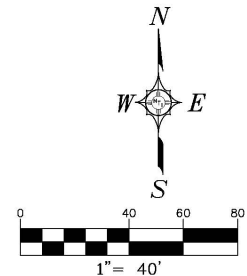
TOTAL PROPOSED PARKING
REGULAR SPACES = 68
HANDICAP SPACES = 4
(3 VAN ACCESSIBLE)

TOTAL SPACES 72



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



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Aerial Images

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Additional Detail

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Additional Details

Nearest MSA:	Las Cruces
County:	Dona Ana
Taxing Authority:	Dona Ana County
Tax ID/APN:	4008137160130
Zoning:	UNIVERSITY DISTRICT OVERLAY
Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Other
Property Located Between:	El Paseo & University just off of the I-10 & University Exit Way
Property Visibility:	Excellent
Largest Nearby Street:	El Paseo
Traffic/Vehicle Count:	22,804
Highway Access:	Interstate 10 & University Exitway
Airports:	ELP & Las Cruces International
Tenancy:	Multiple Tenants
Total Number of Buildings:	3
Number of Stories:	2
Typical SF / Floor:	4,500 SF
Parking Type:	Surface
Heat Type:	Natural Gas
Heat Source:	Central
Air Conditioning:	Engineered System
Internet Access:	Cable, Satellite, T1/T3, Fiber Optic, Other
Zoning Description:	UD-UAZ per the University District Overlay Guidelines
In Flood Plain?:	Yes
Water Service:	Municipal
Sewer Type:	Municipal
Legal Description:	Dona Ana County Account R0226594



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