

For Lease | Retail/Office Space

**NAI 1st Valley**



Available Space

518 N Telshor, Suite A | Las Cruces, NM 88011

## Property Features

Lease Rate \$2,200/month (NNN)

Available Space 1,400 ± SF

- Located in a high-traffic area on N Telshor Blvd
- High visibility from both N Telshor Blvd and I-25
- Ideal for retail businesses or professional office users
- Nearby major retailers include Target, Albertsons, Home Depot, Wal-Mart Supercenter, and more
- Landlord may provide tenant improvement allowance

For more information:

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1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

\* Not to scale; for visual aid only.

T Mobile 2,968 sf	Miller Gun & Ammo 1,400 sf	Available 1,400 sf
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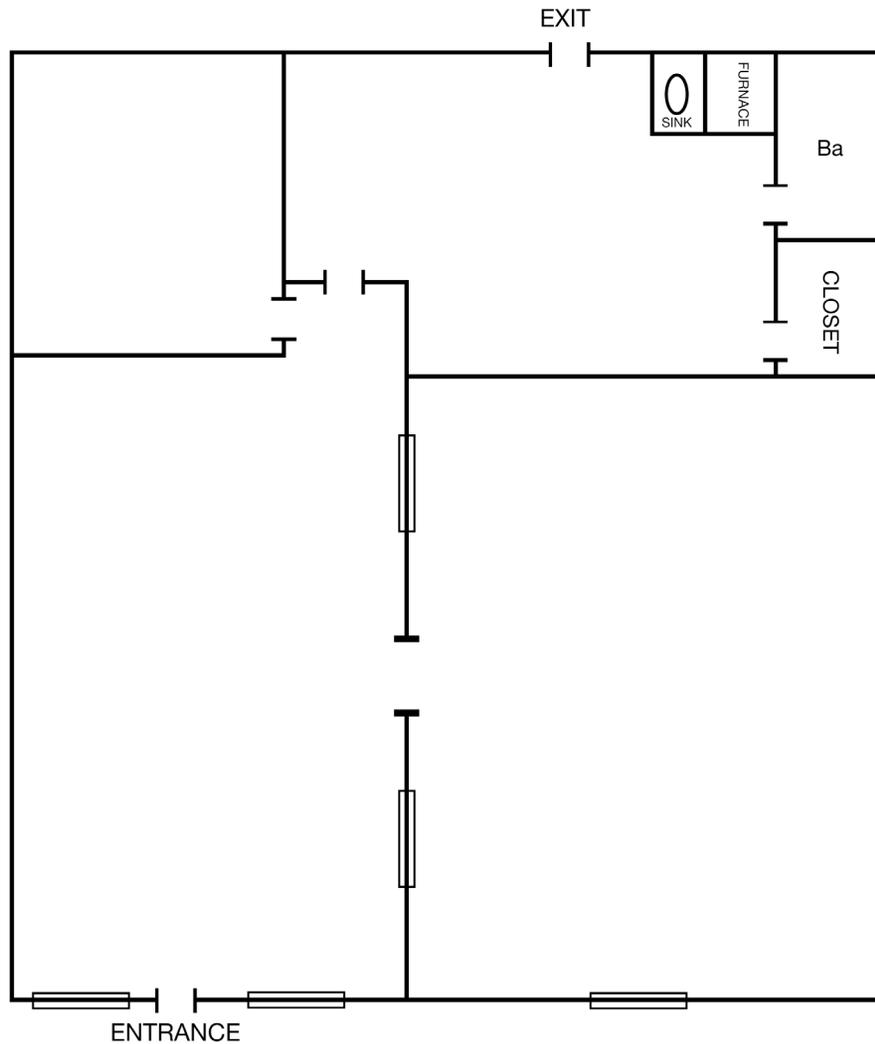
*N TELSHOR BLVD*

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# Floor Plan & Interior Photos

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# Additional Photos



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# Location Overview



## Nearby Traffic Counts:

N Telshor Blvd	24,297 VPD
I-25	30,942 VPD

Source: NMDOT, 2023

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