

COMING SOON: RETAIL & OFFICE OPTIONS

OFFERING SUMMARY

PRE-LEASING

LISTING OVERVIEW:

LEASE RATE: CONTACT BROKER

BUILDING SIZE:
7,667 ± SF

LOT SIZE:
1 ± AC



Bataan Memorial E Las Cruces, NM 88011

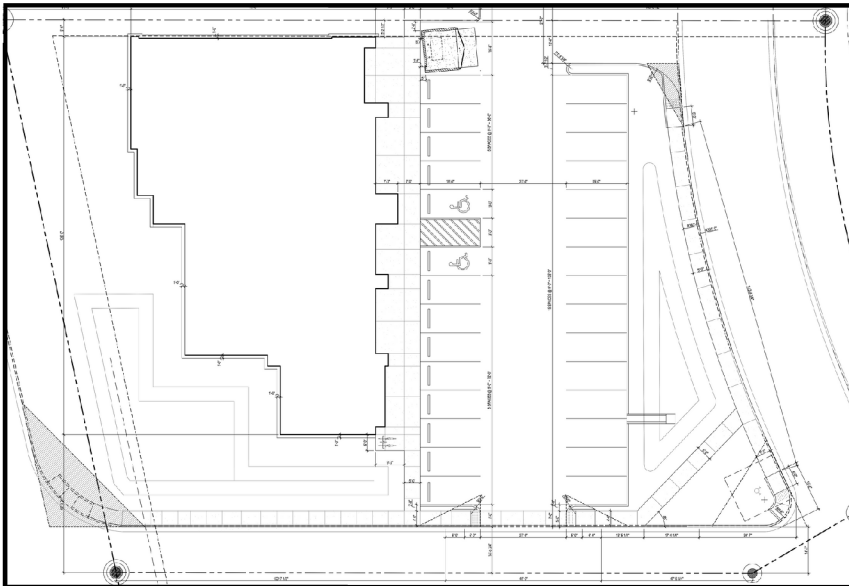
- High visibility location
- Located in the fastest growing trade area in Las Cruces
- Nearby tenants in the trade area include Dutch Bro's, Arby's, Mister Car Wash, Popeye's, Jersey Mikes, T-Mobile, and more
- Great access from US Highway 70
- Site is located between Metro Verde and Sonoma Ranch Golf Community - the two largest master planned communities in Las Cruces
- One mile away from a Walmart Supercenter-anchored shopping center. Other tenants include Walgreen's, Taco Bell, and Panda Express

FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Kary Bulsterbaum
141 Roadrunner Pkwy, Ste. 141
575-639-1208 | kary@steinborn.com



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NEARBY TRAFFIC COUNTS:

Bataan Memorial E

20,597 VPD

HWY 70

47,762 VPD

Sonoma Ranch Blvd

12,566 VPD

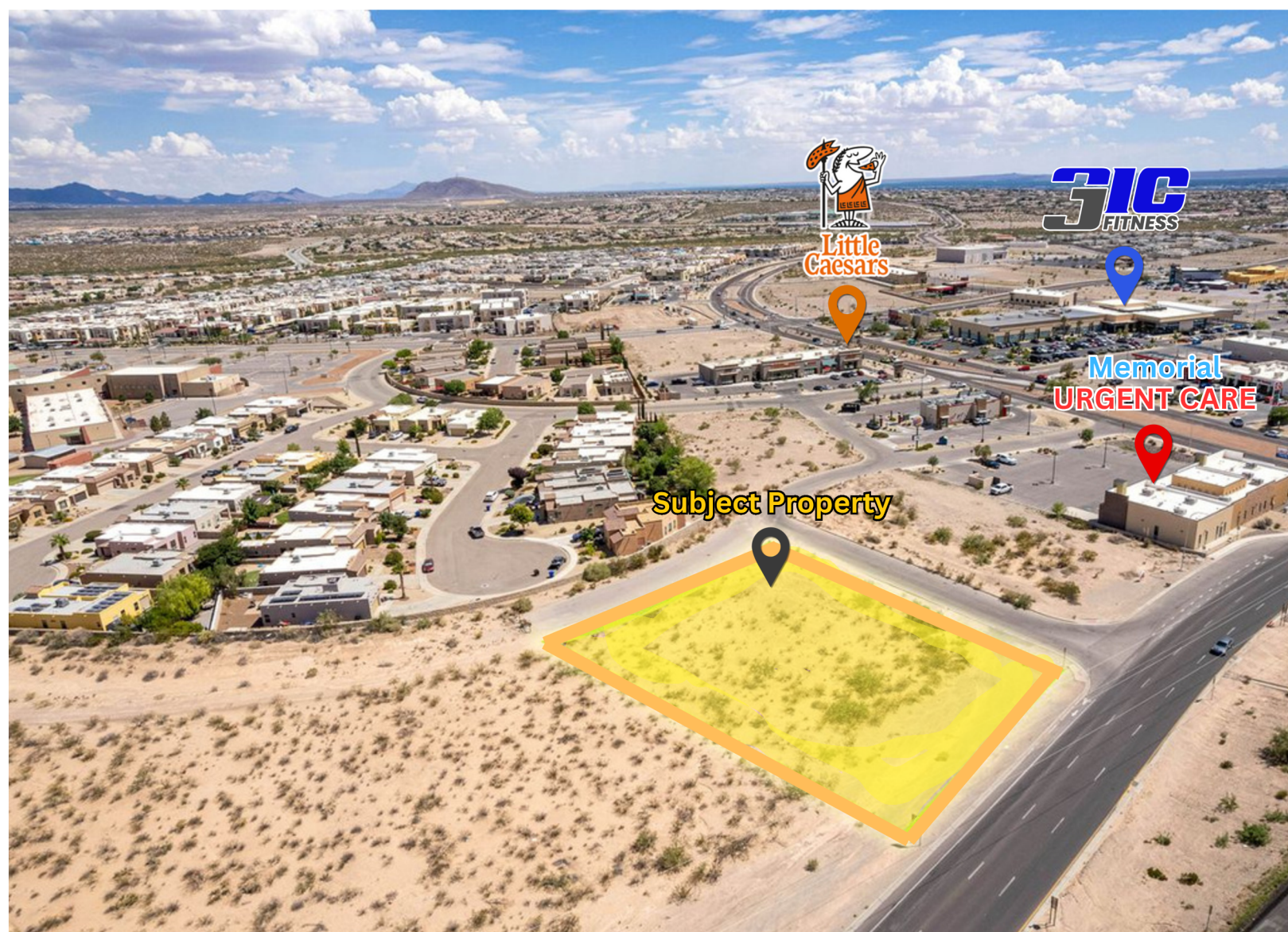
Source: NMDOT, 2023

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**Lot lines are approximate; for visual representation only*

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