

For Sale | Investment Opportunity

NAI 1st Valley



562 - 580 N Telshor Blvd | Las Cruces, NM 88001

Listing Overview

Sale Price	\$1,731,370
Building Size	±7,641 SF
Net Operating Income	\$129,853
Cap Rate	7.5%
Parking	>8 spaces per 1,000 SF

- Well established multi-tenant medical/professional office building
- Prime location on N Telshor Blvd, a major commercial corridor in Las Cruces
- Great visibility from I-25, with strong traffic counts - 31,313 AADT
- Easy access to I-25
- 100% occupancy with strong tenant mix
- Includes ample parking and maintained landscaping

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Rent Roll

Tenant	Suite	S.F.	Rent / S.F. (NNN)	Annual Rent	Lease Term End
Still Real Ink LLC	562	816	18.50	\$ 15,096 ⁽¹⁾	2/28/28
Tenet Healthcare	566	1,570	18.00	\$ 28,331 ⁽¹⁾	8/31/28
Balanced Therapy	570	2,243	17.00	\$ 38,131 ⁽¹⁾	11/30/30
Excelacare of NM	576	1,198	18.75	\$ 22,463 ⁽²⁾	8/30/28
Manpower Group US Inc.	580	1,450	18.50	\$ 26,825 ⁽³⁾	12/31/27
NNN Collected (per sf)			3.19	<u>\$ 23,213</u>	
Total		<u>7,277</u>		<u>\$ 154,059</u>	

(1) Annual rent increases of 3%

(2) Annual rent increases of 2.5%

(3) Rent increase to \$18.50/SF on January 1st, 2025 and remains flat until end of term

Profit & Loss Statement



Gross Operating Income	\$130,846
Additional Income	23,213
<u>(NNN charges reimbursed)</u>	

Total Effective Income	\$154,059
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Expenses

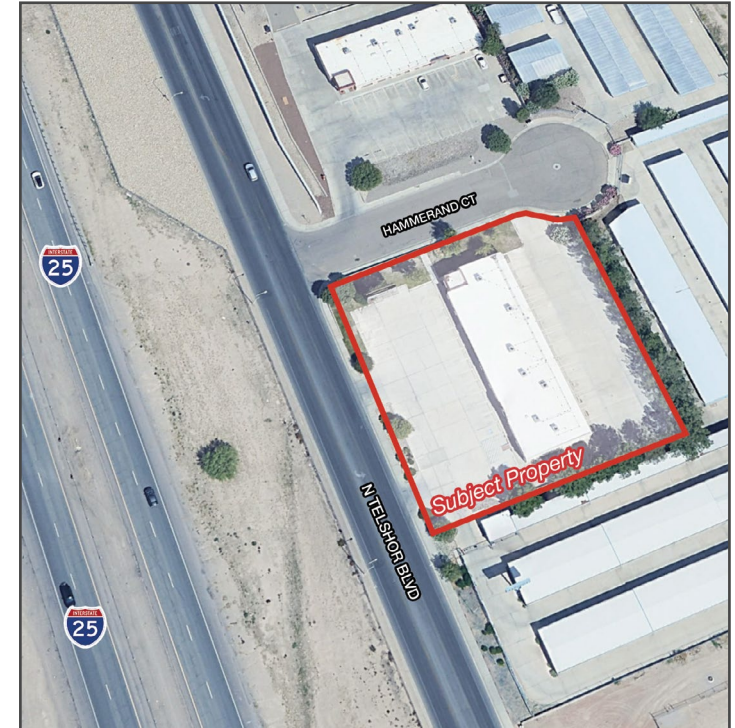
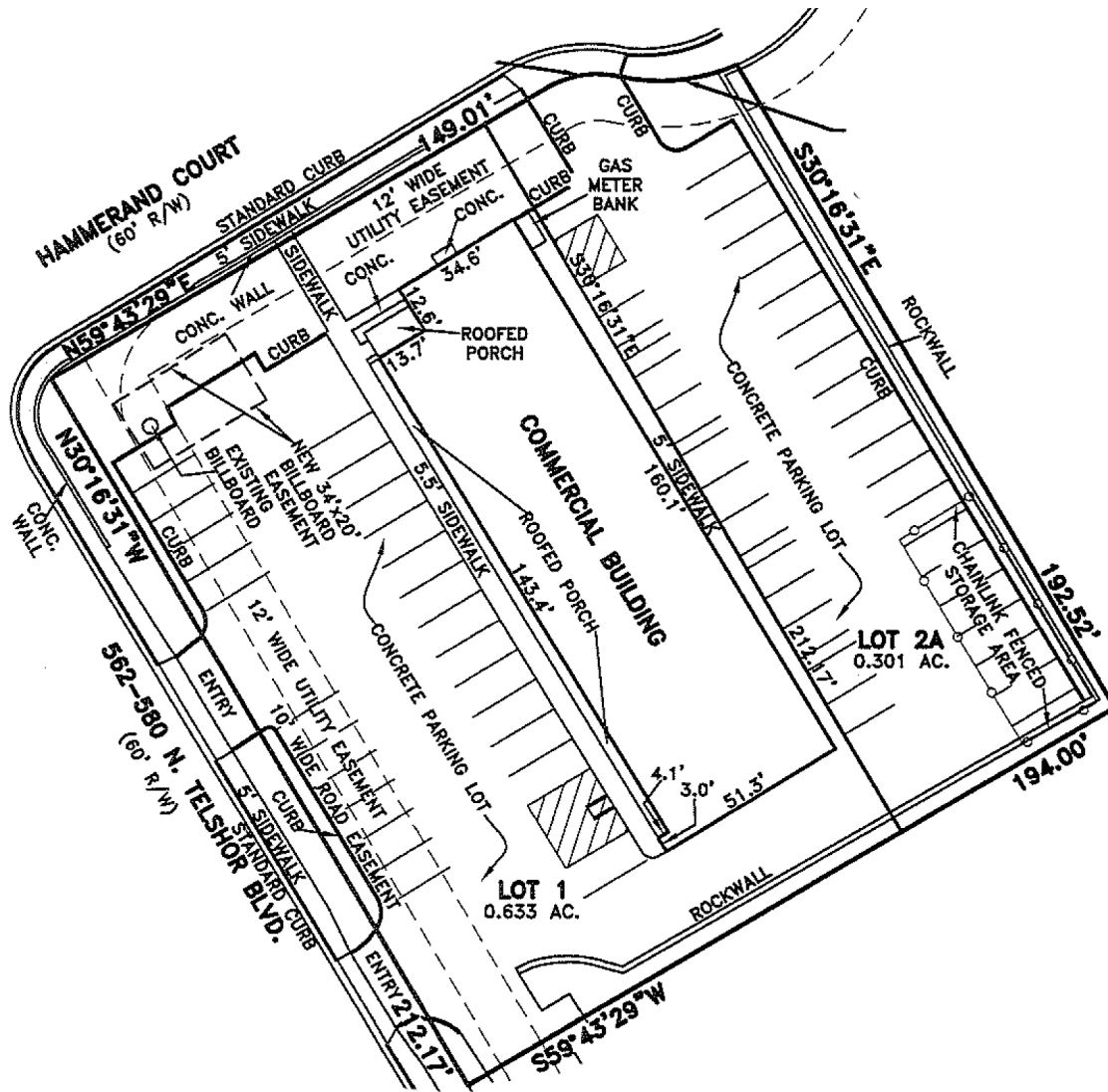
Property taxes	<u>\$ 12,469</u>
Building insurance	\$ 4,486
Landscaping	\$ 3,221
Water, Sewer, Trash	<u>\$ 4,030</u>

Total Expenses	<u>\$ 24,206</u>
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Net Operating Income	\$129,853
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Lot outline is approximate; for visual aid only.

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Map



Nearby Traffic Counts:

N Telshor Blvd	24,856 AADT
I-25	31,313 AADT

Source: NMDOT, 2024

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