

**For
Lease**

High-Visibility I-25 & Lohman Pad Site

LOCATED IN PROVEN LAS CRUCES TRADE AREA

550 S Telshor Blvd. | Las Cruces, NM 88011



AVAILABLE

- Land: ± 1.21 Acres

LEASE RATE

- See Advisor

HIGHLIGHTS

- Ground Lease Only
- Access off Mesilla Valley Mall ring road
- Next To Bubba's

ZONING

- C-3

LOCATION

- SEQ I-25 & Lohman

± 1.21 Ac. Site Available

For Lease

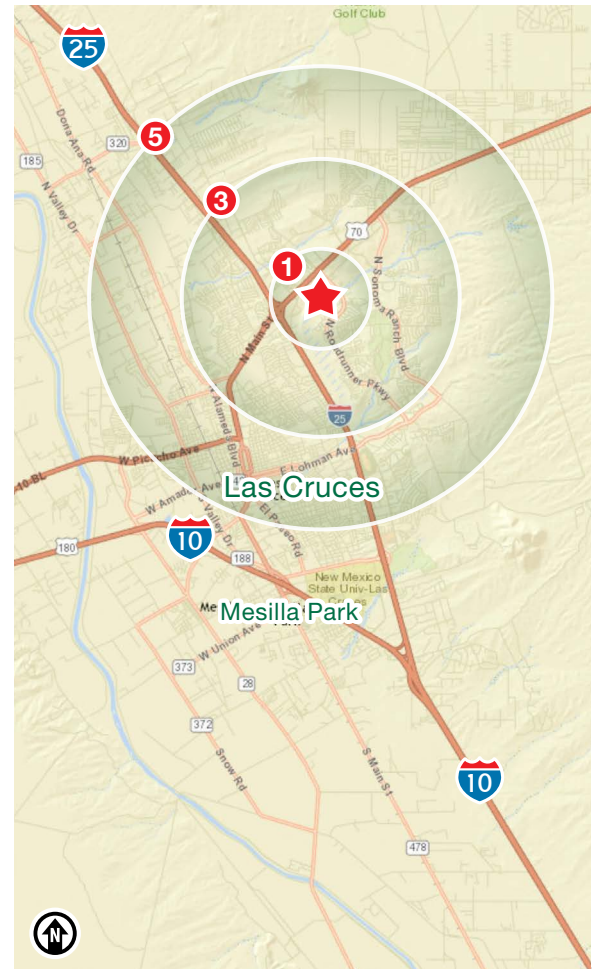
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,821	69,751	118,228
Average HH Income	\$57,434	\$68,468	\$76,644
Daytime Employment	8,533	48,901	61,920

2024 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Brett Hills

brett@sunvista.com
505 263 1781

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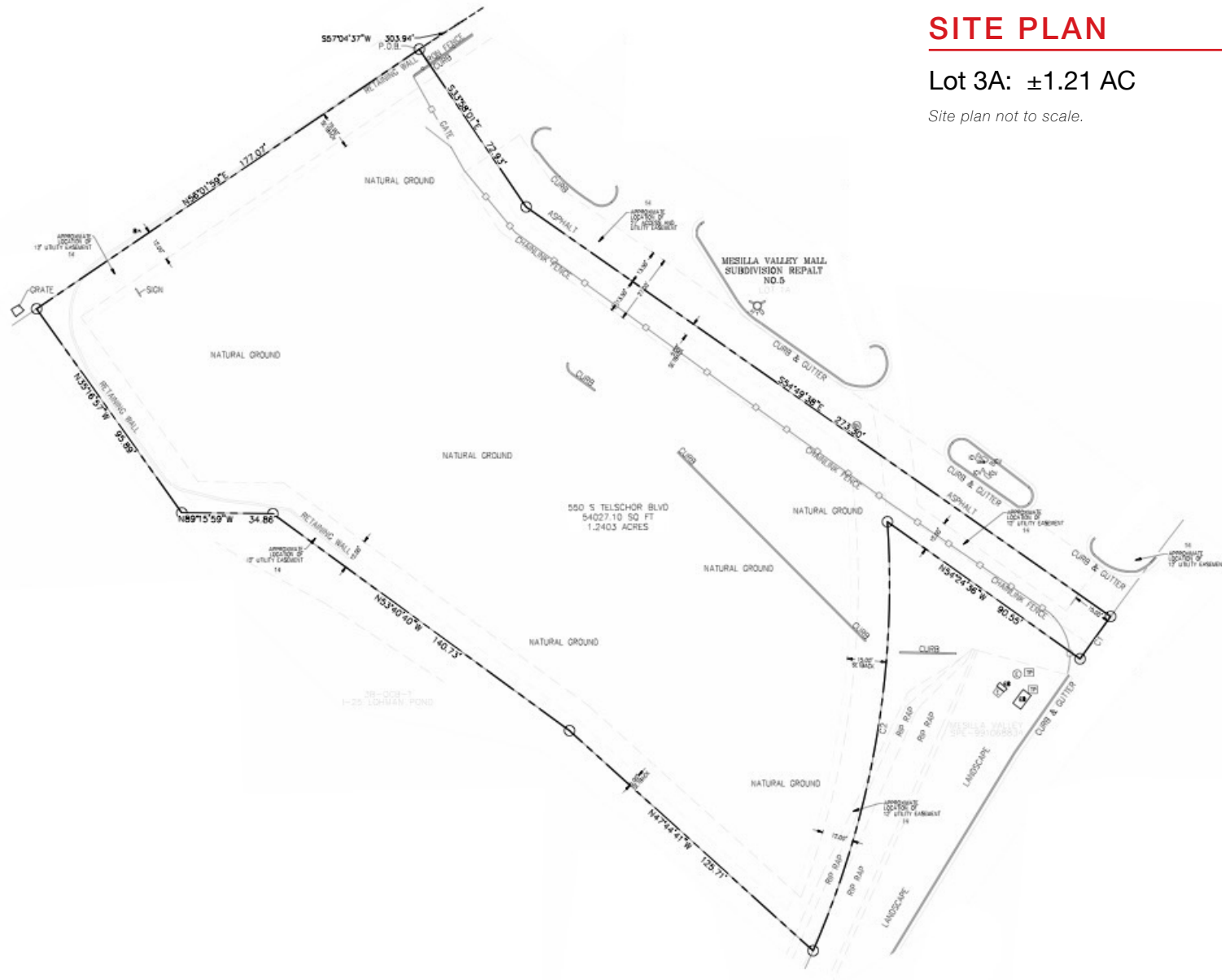
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SITE PLAN

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Lot 3A: ± 1.21 AC

Site plan not to scale.



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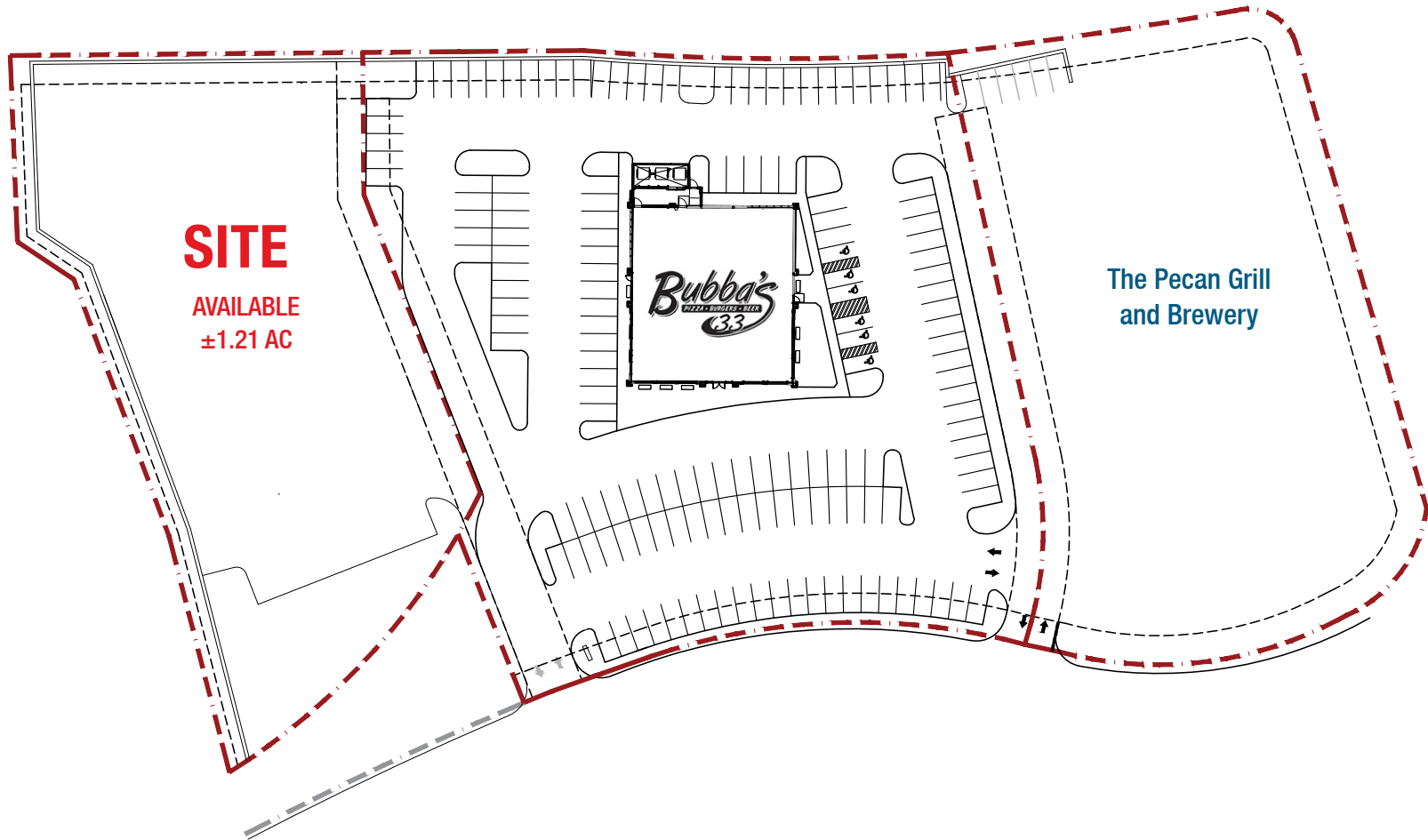
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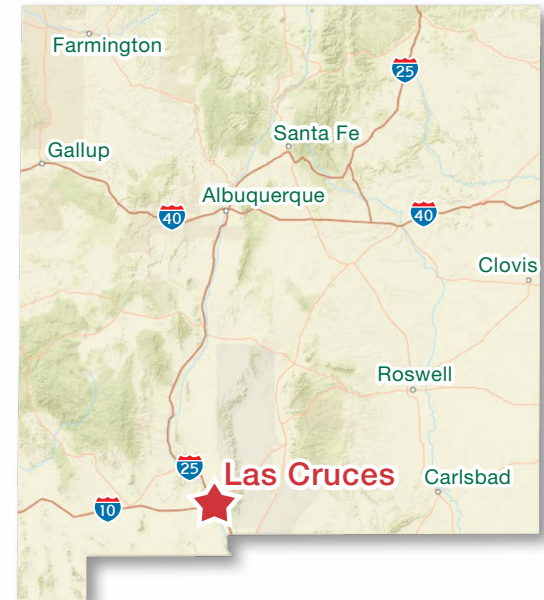
Site plan not to scale.



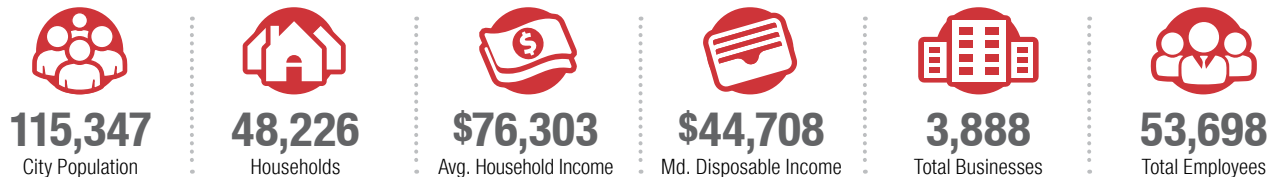
LAS CRUCES | THE "CITY OF CROSSES"

Las Cruces is the economic and geographic center of the agricultural region on the floodplain of the Rio Grande that extends from Hatch, New Mexico, to the west side of El Paso, Texas. Las Cruces is home to 17,000 students from New Mexico State University, the state's only land-grant university. Downtown Las Cruces is an Old West-style historic district converted to a pedestrian mall. The city is also the gateway to historic, geologic and recreational sites, including White Sands National Monument. The Organ Mountains, 10 miles to the east, are dominant in the city's landscape, along with the Doña Ana Mountains, Robledo Mountains and Picacho Peak. Las Cruces is 225 miles south of Albuquerque, 48 miles northwest of El Paso and 46 miles north of the Mexican border at Santa Teresa.

2
2nd Largest
City in
New Mexico



LAS CRUCES BY THE NUMBERS (ESRI 2024 Demographics)



Named "Best Retirement Destination" by US News & World Report

Higher Education

Las Cruces is home to New Mexico State University (NMSU), the state's oldest public institution of higher education. Established as Las Cruces College in 1888 and later renamed New Mexico College of Agriculture and Mechanic Arts, it received its present name in 1960. NMSU offers over 180 degree programs, including 28 doctoral, 58 master's, and 96 baccalaureate programs. It has an enrollment of approx. 21,700, with a faculty-to-student ratio of roughly 1 to 16.



MILITARY MIGHT

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.



Area Top Employers

- Las Cruces Public Schools
- New Mexico State University
- City of Las Cruces
- White Sands Test Facility

Employment Report Card

Primary Employment Sectors and Their Total Employment

- Government Services (29.9%)
- Education (17.8%)
- Trade/Transportation/Utilities (14.3%)
- Leisure/Hospitality (10.5%)
- Professional/Business Services (9.5%)
- Construction/Mining (5.2%)
- Manufacturing (4.2%)
- Financial Activities (3.6%)
- Other Services (2.8%)