

For Lease | Office/Retail Space

NAI 1st Valley



4350 Sonoma Ranch Blvd | Las Cruces, NM 88011

## Listing Overview

|                        |                     |
|------------------------|---------------------|
| <b>Lease Rate</b>      | \$31.00 SF/yr (NNN) |
| <b>Building Size</b>   | ± 12,688 SF         |
| <b>Available Space</b> | ± 1,950 - 12,688 SF |

For more information:

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**Cheryl Reome**

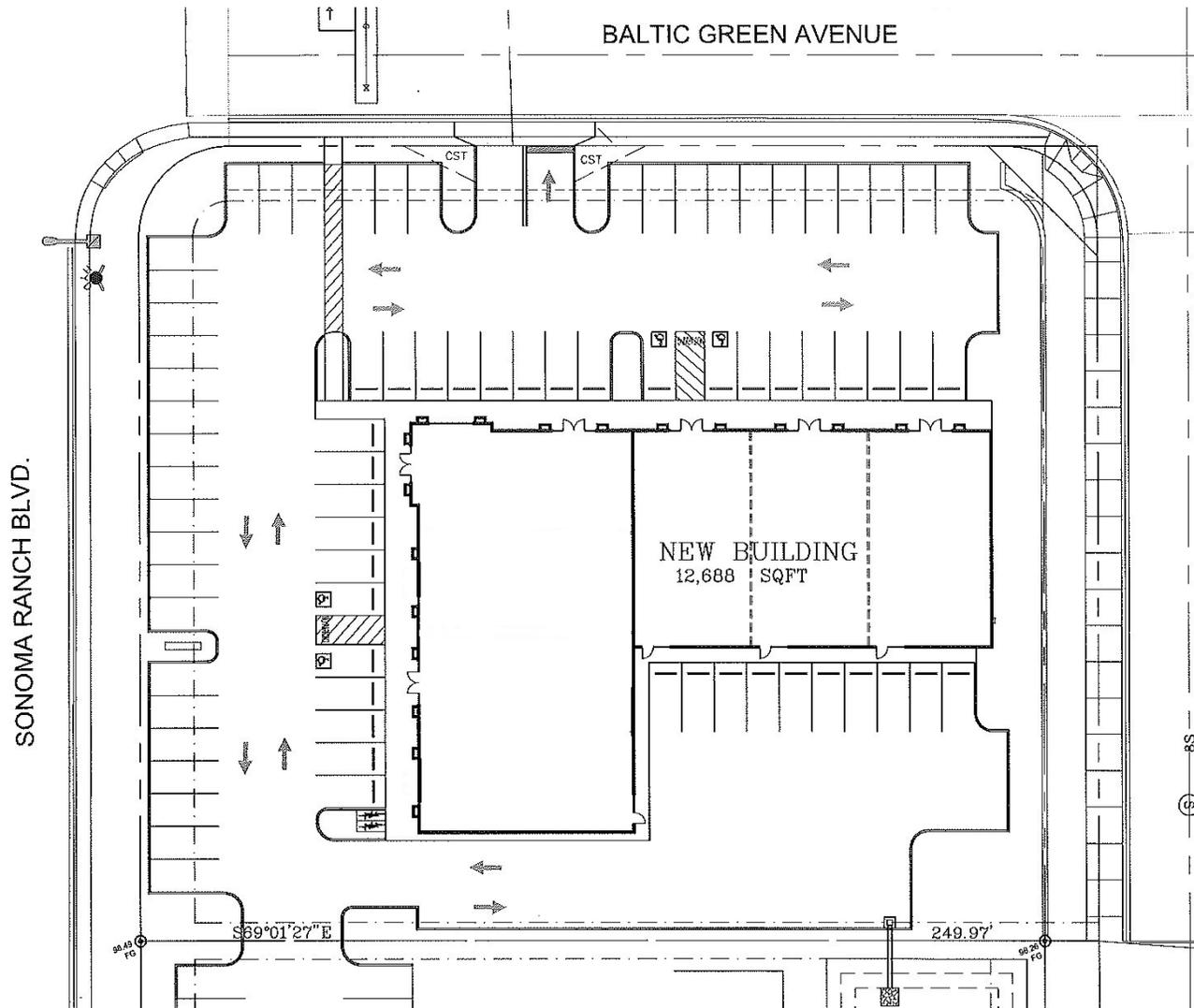
575.644.9165 | cheryl@1stvalley.com

- Brand new professional office/medical/retail center on Sonoma Ranch Blvd
- Located in the fastest growing retail, medical/professional office, and residential trade area in Las Cruces
- Easy access and great visibility from Sonoma Ranch Blvd
- Corner Lot
- Ample parking - 75 spaces
- Building in warm shell condition
- Reasonable buildout included, or tenant improvement allowance provided

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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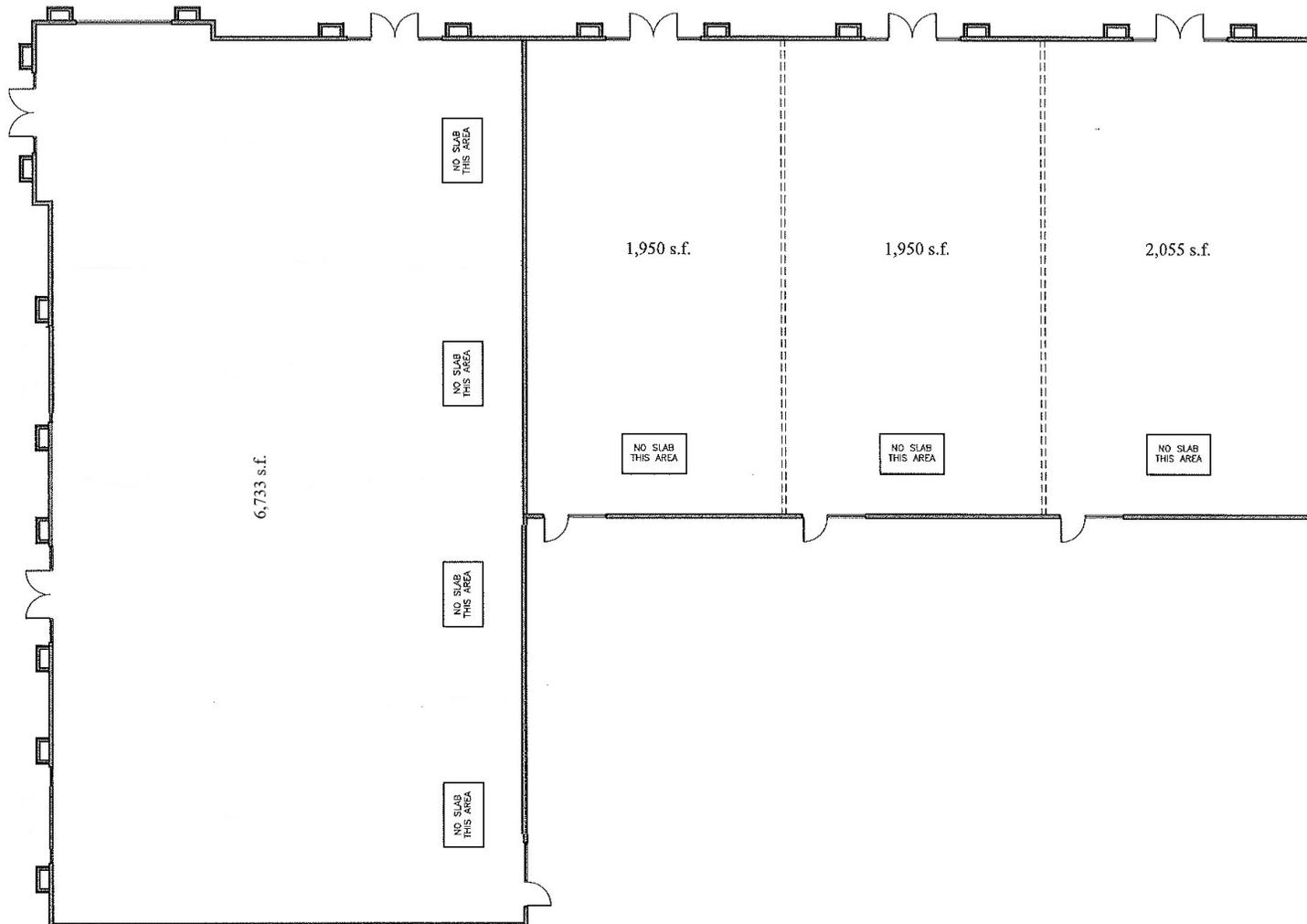
# Site Plan



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# Floor Plan



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### Nearby Traffic Counts:

|                   |            |
|-------------------|------------|
| Sonoma Ranch Blvd | 12,566 VPD |
| HWY 70            | 20,721 VPD |
| Northrise Dr      | 7,357 VPD  |

Source: NMDOT, 2024

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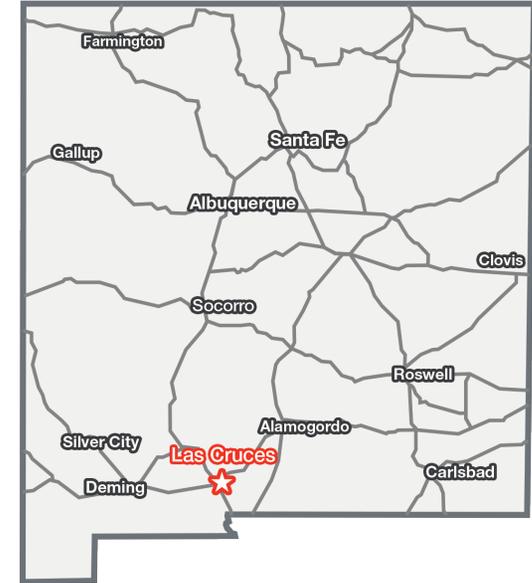
# Location Overview

## Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



### Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)

### Doña Ana County

|                          |          |
|--------------------------|----------|
| <b>Population</b>        | 219,561  |
| <b>Total Households</b>  | 87,688   |
| <b>Average HH Income</b> | \$56,451 |

Source: US Census Bureau, 2022

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