

For Lease | Retail/Office Space

NAI 1st Valley



1300 El Paseo Rd | Las Cruces, NM 88001

Listing Overview

Lease Rate	Varies
Available Space	±1,300 - 11,300 SF
Units Available	4

For more information:

Jessie Carreon

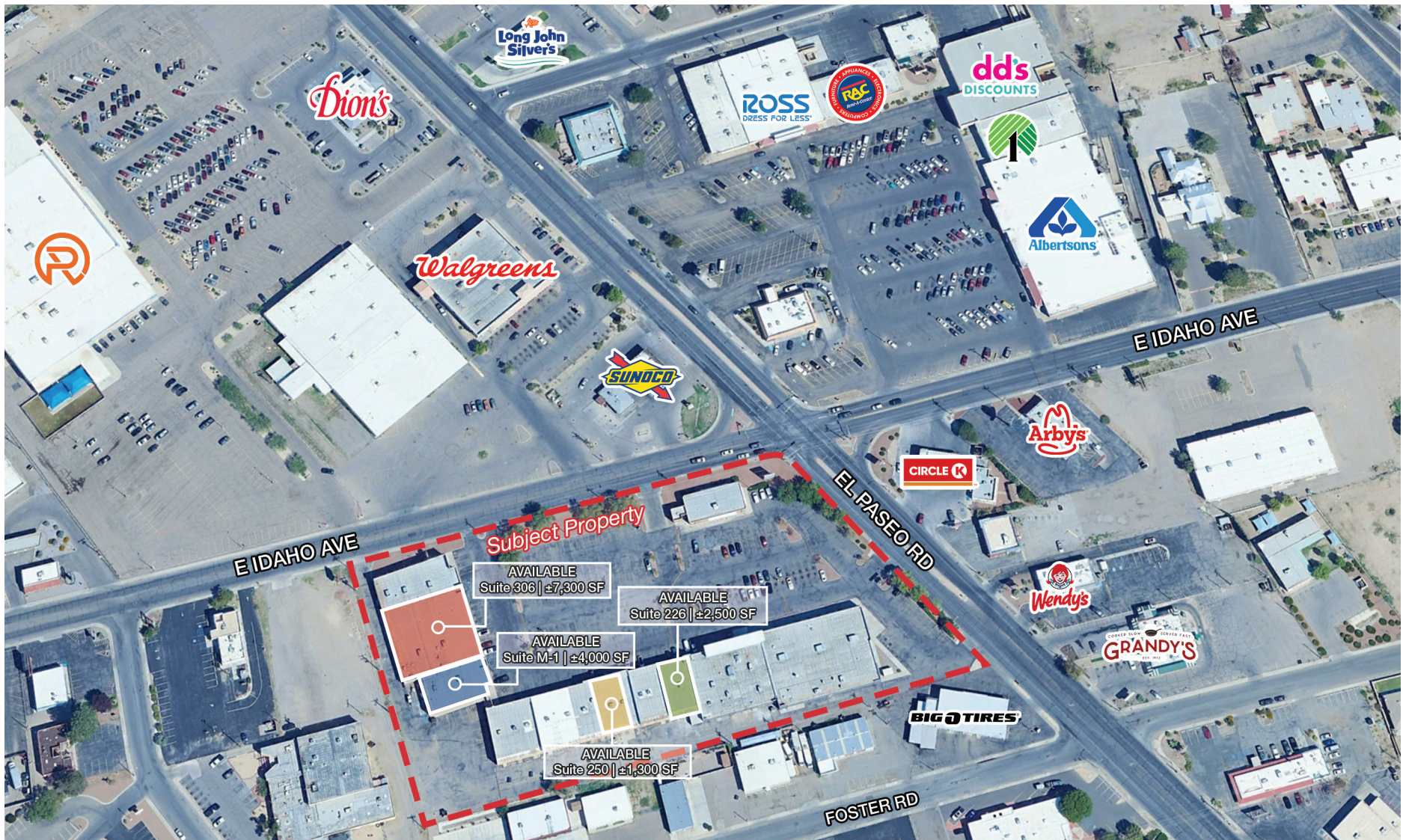
575.649.8157 | jessie@1stvalley.com

- Well-established strip center along El Paseo Rd
- Centrally located in Las Cruces with easy access to I-25 and Downtown
- Anchored by Planet Fitness, with co-tenants including The UPS Store, H&R Block, Metro by T-Mobile, Southwest Family Dental, and more
- Ample parking with multiple convenient access points
- Ideal for retail, medical, or professional office users
- Four units available:
 - Suite M-1 | \$16.50/SF (NNN) | ±4,000 SF | *Restaurant Ready*
 - Suite #306 | \$12.50 - \$14.50/SF (NNN) | ±7,300 SF
 - Suite #226 | \$14.50/SF (NNN) | ±2,500 SF
 - Suite #250 | \$15.50/SF (NNN) | ±1,300 SF

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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1300 El Paseo Rd

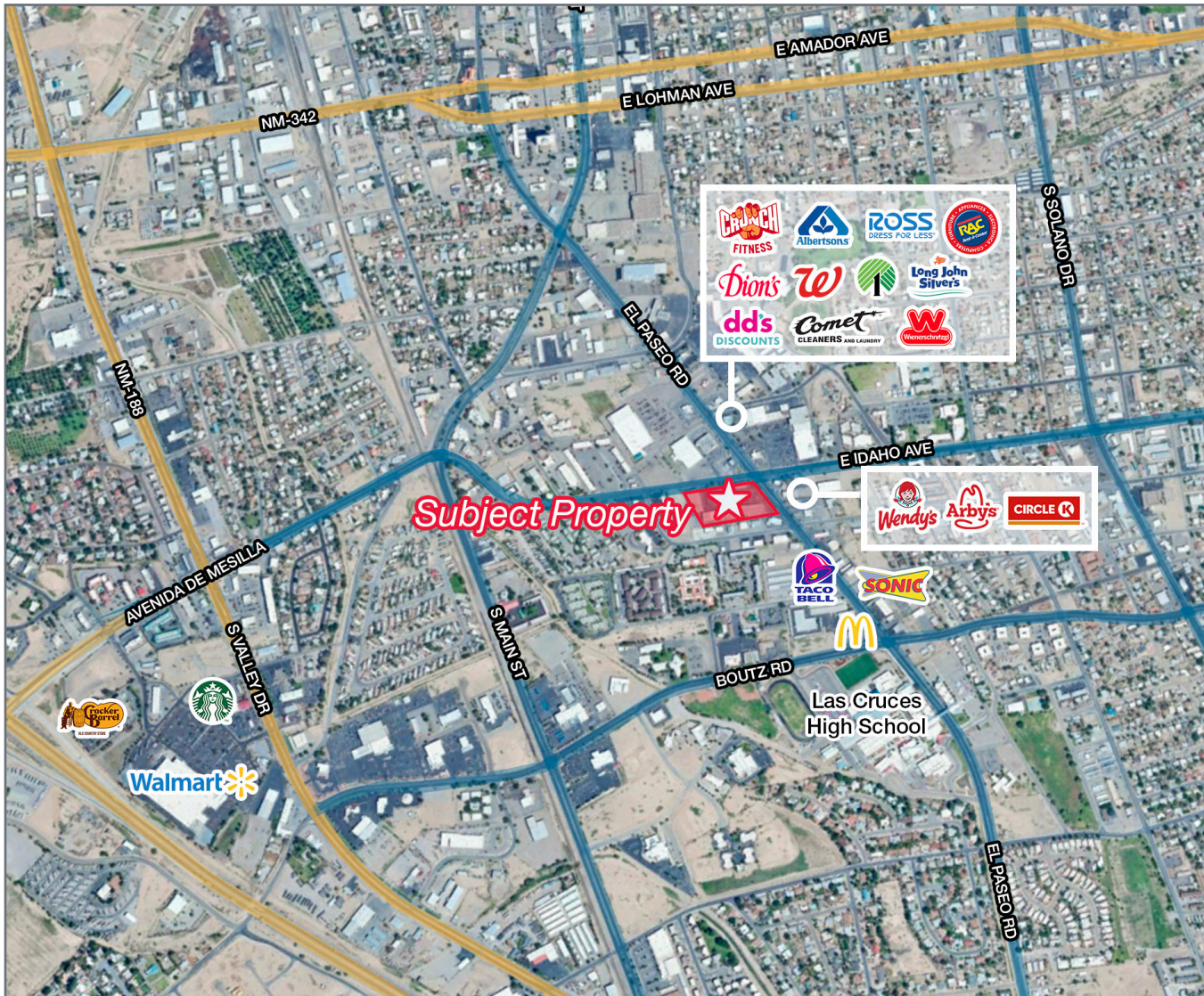


Space outlines are approximate; for visual aid only.

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Map



Nearby Traffic Counts:

El Paseo Rd	14,637 AADT
E Idaho Ave	11,436 AADT

Source: NMDOT, 2024

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