



BASE 5
RETAIL PARTNERS

SITE

1 Acre Pad Site Las Cruces NM

Adjacent to Dion's - El Paseo & Idaho
AVAILABLE FOR GL, SALE, OR BTS



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:

David Chavez - david@base5retail.com - 505-507-3283

Kino James - kino@base5retail.com - 505-463-7191



BASE 5
RETAIL PARTNERS

El Paseo Pad Site

1 Acre

For Sale, Ground Lease, or BTS
Las Cruces, NM



Kino James - kino@base5retail.com - 505-463-7191

WWW.BASE5RETAIL.COM
505-807-0605

David Chavez - chavo@base5retail.com - 505-507-3283



BASE 5
RETAIL PARTNERS

El Paseo Pad Site

1 Acre

For Sale, Ground Lease, or BTS
Las Cruces, NM

SITE



Walgreens



ROSS
DRESS FOR LESS



dd's
DISCOUNTS

Driving School

Kino James - kino@base5retail.com - 505-463-7191

WWW.BASE5RETAIL.COM
505-807-0605

David Chavez - chavo@base5retail.com - 505-507-3283



BASE 5
RETAIL PARTNERS

El Paseo Pad Site

1 Acre

For Sale, Ground Lease, or BTS
Las Cruces, NM



POPULATION

1 MILE
9,602

3 MILE
74,867

5 MILES
111,457



INCOME

1 MILE
\$42,945

3 MILE
\$60,135

5 MILES
\$75,477



EMPLOYEES

1 MILE
9,064

3 MILE
37,729

5 MILES
47,001



TRAFFIC

El Paseo & Idaho
23,286 VPD

The subject site is located along El Paseo Rd in the heart of Las Cruces. Positioned in close proximity to major traffic generators including Las Cruces High School (1800 Students – 0.5 miles S), NM State University (25,000 Students – 1.4 miles S), and Downtown/City Hall (1.0 miles N).

- 1.0 Acres
- Zoned C-2 – drive-thru is an allowable use
- Directly adjacent to Dion's Pizza
- El Paseo is a busy QSR/Fast Food corridor with many nationals in w/in .5 miles
- Sophisticated developer and creative deal maker

SALE: \$500,000 - GROUND LEASE: \$50,000/YR - BTS CONSIDERED



Kino James
kino@base5retail.com
505-463-7191



David Chavez
chavo@base5retail.com
505-507-3283



THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY. THE VALUE OF THIS TRANSACTION SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND ADVISORS SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.