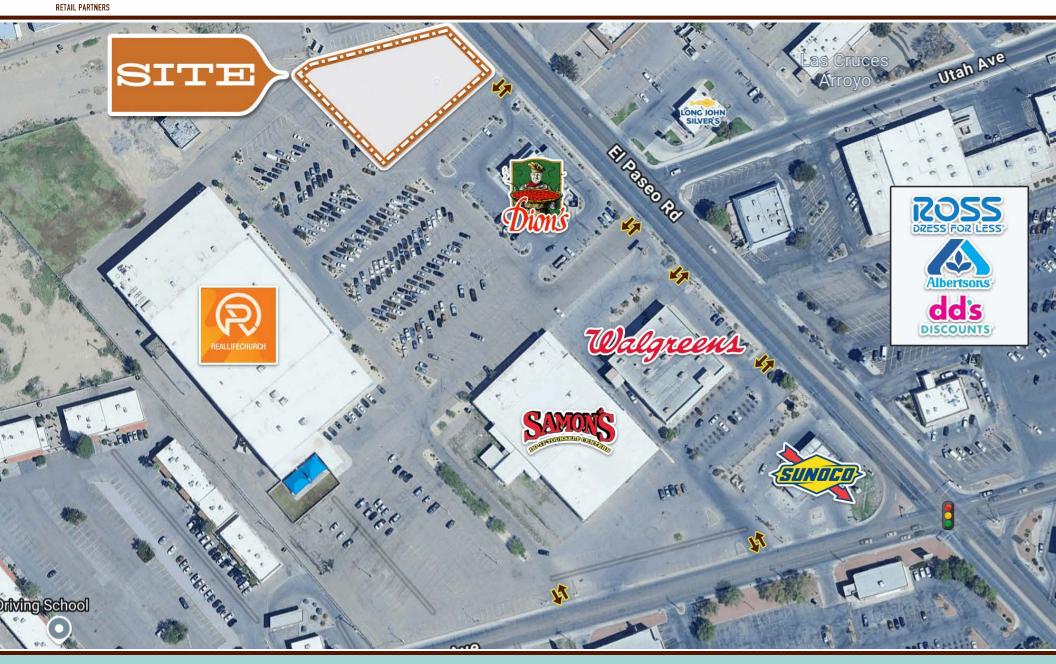


El Paseo Pad Site







1 MILE	3 MILE	5 MILES
9,602	74,867	111,457



1 MILE	3 MILE	5 MILES
\$42,945	\$60,135	\$75,477



1 MILE	3 MILE	5 MILES
9,064	37,729	47,001



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





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