

For Sale or Lease

NAI 1st Valley



Office Space | 20,930 ± SF

2100 Summit Ct

Las Cruces, NM 88011

Offering Summary

Lease Rate	\$15 SF/yr (NNN)
Sale Price	\$3,750,000.00
Building Size	20,930 ± SF
Land Size	2.07 ± AC

For more information:

Randy McMillan
575.640.7213
randy@1stvalley.com

Jake Redfearn
575.635.5895
jake@1stvalley.com

Jessie Carreon
575.649.8157
jessie@1stvalley.com

Property Highlights

- Single tenant
- Nearby amenities include Sam's Club, Sportsmen's Warehouse, numerous national restaurants and hotels
- Minimal landlord responsibilities
- Easy access to HWY 70
- Suitable for school, church, or medical use
- Additional parking can be negotiated with the City

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.

1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Additional Photos

2100 Summit Ct, Las Cruces, NM 88011

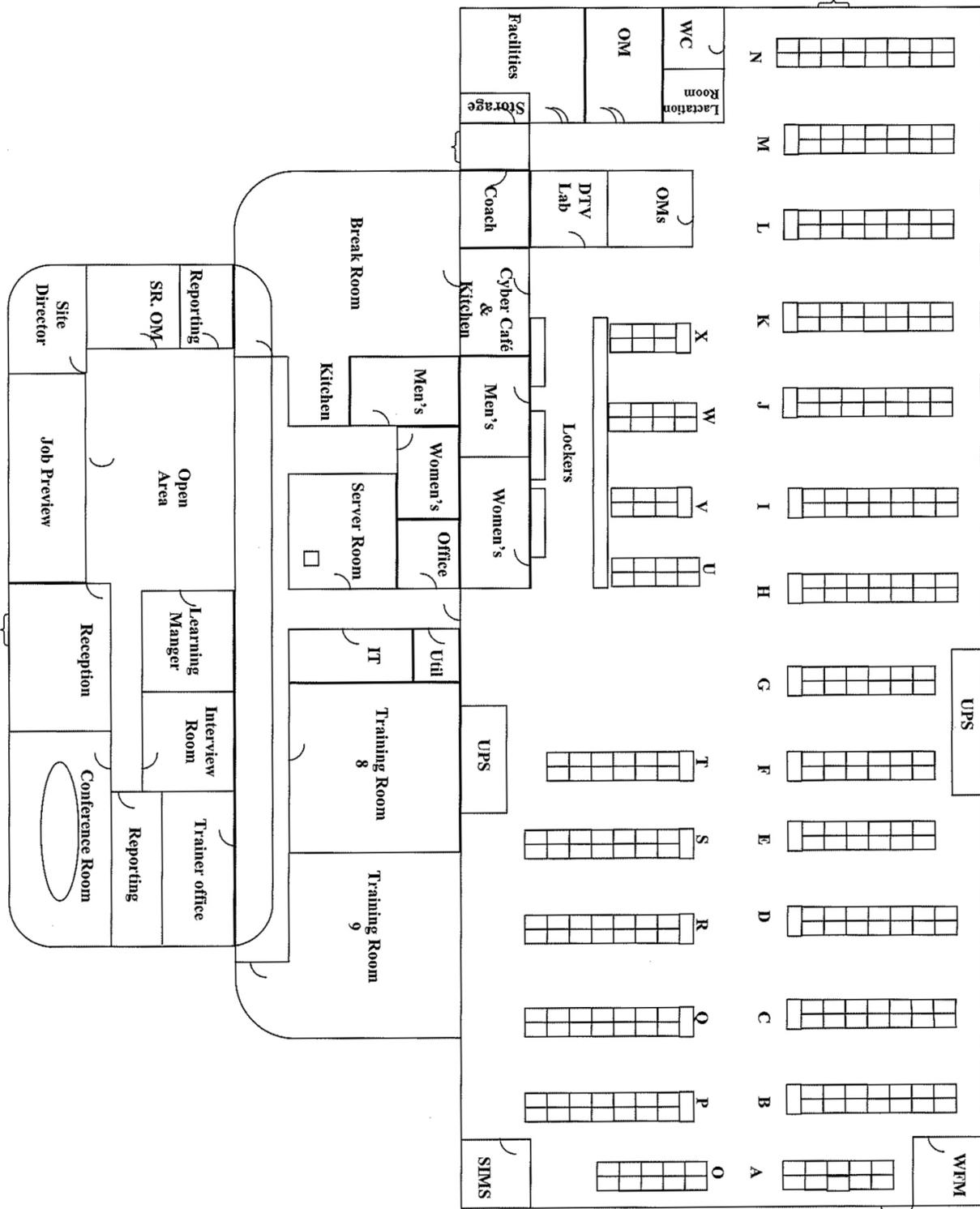


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Floor Plan

* Not to scale; for visual aid purposes only



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Additional Photos



Location Overview



Nearby Traffic Counts

N Telshor Blvd 17,880 VPD

I-25 20,103 VPD

Source: NMDOT, 2023



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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.

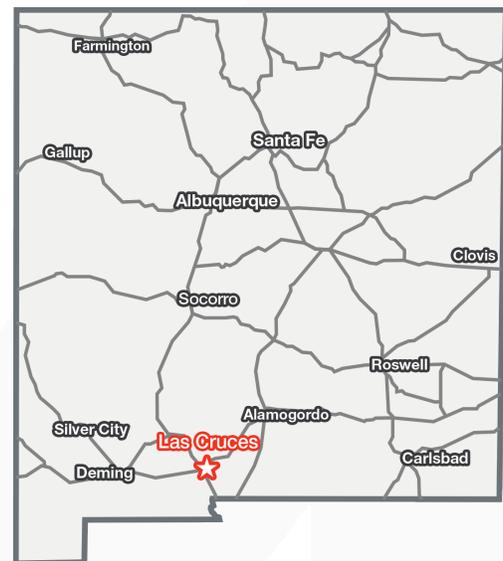


The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 223,337 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Las Cruces Demographics

Population	113,888
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022



Major Employers

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

Source: www.mveda.com

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