

SHOPPING CENTER FOR LEASE

Diversified Mix, High Spending Index and Retail Gap

3291 DEL REY BLVD. • LAS CRUCES, NM



PROPERTY OVERVIEW

Well over 50% of the local Las Cruces home building activity and continued area growth continues to happen and start at the Highway 70 & I-25 interchange and moves further along Highway 70 as the area develops. This location offers a great mixture of business to include but is not limited to: eateries, specialized retail stores, financial services, state offices, medical concepts and others. The surrounding area also offers very attractive additional retail, entertainment, and business concepts that only supplement the area growth and potential. The surrounding area within a one and three mile radius is well diversified in terms of a consumer base of all ages, income levels, and demographic makeup. The spending index potential within this radius is well above national averages for certain demographics. Gaps in demand versus the retail services offered within the area continue to attract good retail tenants and beyond. Within just a one mile radius of this location the following retail gaps apply: \$6 million plus in food and beverage, \$13 million plus grocery gap, \$1 million plus specialty food cap, \$2.5 million plus clothing gap, and \$5 million plus general merchandise gap. The retail gaps noted are far greater for a three mile radius. This location is very economical by comparison to a lot of alternative area offerings and well suited for your business intentions. A study of the local demographics further indicates that you have a financially active consumer base. This would be an ideal site for a business looking to cater to this element beyond other potential suitors. The available units can furthermore be converted to functional offices if desired. The ownership will also offer improvements for well qualified parties. Please give us a call today to discuss further.

Located in a High-Growth Area

Size: 1,200 SQ FT

Sale Price: \$15 Per SQ FT NNN

QR Code

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Aerial Graphic Showing Area Landmarks

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Retail MarketPlace Profile (1 Mile Radius)

3291 DEL REY BLVD. n LAS CRUCES, NM

Summary Demographics

2016 Population	7,400
2016 Households	3,138
2016 Median Disposable Income	\$41,269
2016 Per Capita Income	\$24,267

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$102,828,765	\$160,690,716	-\$57,861,951	-22.0	49
Total Retail Trade	44-45	\$92,854,594	\$147,909,008	-\$55,054,414	-22.9	31
Total Food & Drink	722	\$9,974,171	\$12,781,708	-\$2,807,537	-12.3	18

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$21,189,204	\$10,412,630	\$10,776,574	34.1	2
Automobile Dealers	4411	\$17,733,150	\$0	\$17,733,150	100.0	0
Other Motor Vehicle Dealers	4412	\$1,995,367	\$0	\$1,995,367	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,460,688	\$1,442,324	\$18,364	0.6	1
Furniture & Home Furnishings Stores	442	\$2,389,711	\$9,505,279	-\$7,115,568	-59.8	4
Furniture Stores	4421	\$1,655,595	\$9,048,854	-\$7,393,259	-69.1	3
Home Furnishings Stores	4422	\$734,116	\$456,425	\$277,691	23.3	1
Electronics & Appliance Stores	443	\$3,869,833	\$914,076	\$2,955,757	61.8	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,044,895	\$16,159,863	-\$12,114,968	-60.0	3
Bldg Material & Supplies Dealers	4441	\$3,742,755	\$15,432,138	-\$11,689,383	-61.0	2
Lawn & Garden Equip & Supply Stores	4442	\$302,139	\$727,725	-\$425,586	-41.3	1
Food & Beverage Stores	445	\$15,237,902	\$8,744,679	\$6,493,223	27.1	1
Grocery Stores	4451	\$13,794,268	\$0	\$13,794,268	100.0	0
Specialty Food Stores	4452	\$1,052,608	\$0	\$1,052,608	100.0	0
Beer, Wine & Liquor Stores	4453	\$391,026	\$0	\$391,026	100.0	0
Health & Personal Care Stores	446,4461	\$5,202,339	\$12,450,540	-\$7,248,201	-41.1	4
Gasoline Stations	447,4471	\$6,904,071	\$11,332,258	-\$4,428,187	-24.3	3
Clothing & Clothing Accessories Stores	448	\$3,564,807	\$1,103,925	\$2,460,882	52.7	2
Clothing Stores Shoe Stores Jewelry, Luggage	4481	\$2,211,785	\$652,391	\$1,559,394	54.4	2
& Leather Goods Stores Sporting Goods,	4482	\$505,796	\$0	\$505,796	100.0	0
Hobby, Book & Music Stores Sporting	4483	\$847,226	\$0	\$847,226	100.0	0
Goods/Hobby/Musical Instr Stores	451	\$2,689,252	\$3,770,942	-\$1,081,690	-16.7	2
	4511	\$1,982,588	\$3,577,367	-\$1,594,779	-28.7	1
	4512	\$706,663	\$193,574	\$513,089	57.0	1
Book, Periodical & Music Stores	452	\$22,634,512	\$68,941,332	-\$46,306,820	-50.6	4
General Merchandise Stores	4521	\$17,214,921	\$41,628,495	-\$24,413,574	-41.5	3
Department Stores Excluding Leased Depts.	4529	\$5,419,591	\$0	\$5,419,591	100.0	0
Other General Merchandise Stores	453	\$4,401,702	\$3,668,888	\$732,814	9.1	4
Miscellaneous Store Retailers	4531	\$219,869	\$159,668	\$60,201		1
Florists	4532	\$1,160,870	\$944,669	\$216,201		1
Office Supplies, Stationery & Gift Stores	4533	\$463,742	\$0	\$463,742	15.9	0
Used Merchandise Stores	4539	\$2,557,222	\$2,564,551	-\$7,329	10.3	2
Other Miscellaneous Store Retailers	454	\$726,366	\$904,596	-\$178,230	100.0	1
Nonstore Retailers	4541	\$358,980	\$0	\$358,980	-0.1	0
Electronic Shopping & Mail-Order Houses	4542	\$34,632	\$0	\$34,632	-10.9	0
Vending Machine Operators	4543	\$332,754	\$904,596	-\$571,842	100.0	1
Direct Selling Establishments	722	\$9,974,171	\$12,781,708	-\$2,807,537	100.0	18
Food Services & Drinking Places	7221	\$5,317,854	\$6,104,023	-\$786,169	-46.2	10
Full-Service Restaurants	7222	\$4,129,009	\$6,661,919	-\$2,532,910	-12.3	7
Limited-Service Eating Places	7223	\$135,811	\$15,765	\$120,046	-6.9	1
Special Food Services	7224	\$391,497	\$0	\$391,497	-23.5	0
Drinking Places - Alcoholic Beverages					79.2	
					100.0	



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Retail MarketPlace Profile (3 Mile Radius)

3291 DEL REY BLVD. n LAS CRUCES, NM

Summary Demographics

2016 Population	56,320
2016 Households	22,561
2016 Median Disposable Income	\$38,312
2016 Per Capita Income	\$24,014

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$713,732,726	\$756,581,244	-\$42,848,518	-2.9	288
Total Retail Trade	44-45	\$645,108,503	\$698,681,223	-\$53,572,720	-4.0	195
Total Food & Drink	722	\$68,624,223	\$57,900,021	\$10,724,202	8.5	93

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$147,728,281	\$111,339,036	\$36,389,245	14.0	19
Automobile Dealers	4411	\$123,518,077	\$103,333,138	\$20,184,939	8.9	12
Other Motor Vehicle Dealers	4412	\$14,173,615	\$2,576,376	\$11,597,239	69.2	2
Auto Parts, Accessories & Tire Stores	4413	\$10,036,589	\$5,429,521	\$4,607,068	29.8	6
Furniture & Home Furnishings Stores	442	\$16,542,548	\$22,071,697	-\$5,529,149	-14.3	14
Furniture Stores	4421	\$11,468,886	\$20,491,263	-\$9,022,377	-28.2	10
Home Furnishings Stores	4422	\$5,073,662	\$1,580,434	\$3,493,228	52.5	4
Electronics & Appliance Stores	443	\$26,654,786	\$10,976,054	\$15,678,732	41.7	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$28,130,856	\$37,001,734	-\$8,870,878	-13.6	17
Bldg Material & Supplies Dealers	4441	\$26,043,274	\$34,440,853	-\$8,397,579	-13.9	13
Lawn & Garden Equip & Supply Stores	4442	\$2,087,582	\$2,560,880	-\$473,298	-10.2	5
Food & Beverage Stores	445	\$105,748,197	\$74,552,200	\$31,195,997	17.3	13
Grocery Stores	4451	\$95,763,947	\$71,774,398	\$23,989,549	14.3	7
Specialty Food Stores	4452	\$7,307,793	\$2,603,093	\$4,704,700	47.5	6
Beer, Wine & Liquor Stores	4453	\$2,676,457	\$0	\$2,676,457	100.0	0
Health & Personal Care Stores	446,4461	\$35,982,776	\$32,682,747	\$3,300,029	4.8	19
Gasoline Stations	447,4471	\$48,317,484	\$43,914,251	\$4,403,233	4.8	15
Clothing & Clothing Accessories Stores	448	\$24,632,627	\$11,782,193	\$12,850,434	35.3	13
Clothing Stores Shoe Stores Jewelry, Luggage	4481	\$15,303,146	\$6,943,703	\$8,359,443	37.6	8
& Leather Goods Stores Sporting Goods,	4482	\$3,532,101	\$1,011,095	\$2,521,006	55.5	1
Hobby, Book & Music Stores Sporting	4483	\$5,797,379	\$3,827,396	\$1,969,983	20.5	5
Goods/Hobby/Musical Instr Stores	451	\$18,759,230	\$15,467,015	\$3,292,215	9.6	14
	4511	\$13,924,664	\$13,495,732	\$428,932	1.6	11
	4512	\$4,834,566	\$1,971,283	\$2,863,283	42.1	3
Book, Periodical & Music Stores	452	\$157,017,645	\$301,452,001	-\$144,434,356	-31.5	13
General Merchandise Stores	4521	\$119,365,476	\$225,042,574	-\$105,677,098	-30.7	8
Department Stores Excluding Leased Depts.	4529	\$37,652,169	\$76,409,427	-\$38,757,258	-34.0	4
Other General Merchandise Stores	453	\$30,576,304	\$22,826,224	\$7,750,080	14.5	41
Miscellaneous Store Retailers	4531	\$1,495,401	\$1,124,599	\$370,802	14.2	6
Florists	4532	\$8,020,221	\$2,990,230	\$5,029,991	45.7	5
Office Supplies, Stationery & Gift Stores	4533	\$3,186,057	\$6,081,059	-\$2,895,002	-31.2	11
Used Merchandise Stores	4539	\$17,874,625	\$12,630,336	\$5,244,289	17.2	19
Other Miscellaneous Store Retailers	454	\$5,017,768	\$14,616,071	-\$9,598,303	-48.9	4
Nonstore Retailers	4541	\$2,483,711	\$12,769,309	-\$10,285,598	-67.4	1
Electronic Shopping & Mail-Order Houses	4542	\$239,617	\$0	\$239,617	100.0	0
Vending Machine Operators	4543	\$2,294,440	\$1,768,988	\$525,452	12.9	2
Direct Selling Establishments	722	\$68,624,223	\$57,900,021	\$10,724,202	8.5	93
Food Services & Drinking Places	7221	\$36,549,711	\$26,409,555	\$10,140,156	16.1	51
Full-Service Restaurants	7222	\$28,491,532	\$30,815,208	-\$2,323,676	-3.9	40
Limited-Service Eating Places	7223	\$942,644	\$24,774	\$917,870	94.9	1
Special Food Services	7224	\$2,640,335	\$650,484	\$1,989,851	60.5	1
Drinking Places - Alcoholic Beverages						



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