

FOR SALE

**22,991± SF HIGH TRAFFIC
RETAIL BOX (FORMER BIG LOTS)
LAS CRUCES, NM**



2350 E LOHMAN AVE | LAS CRUCES, NM

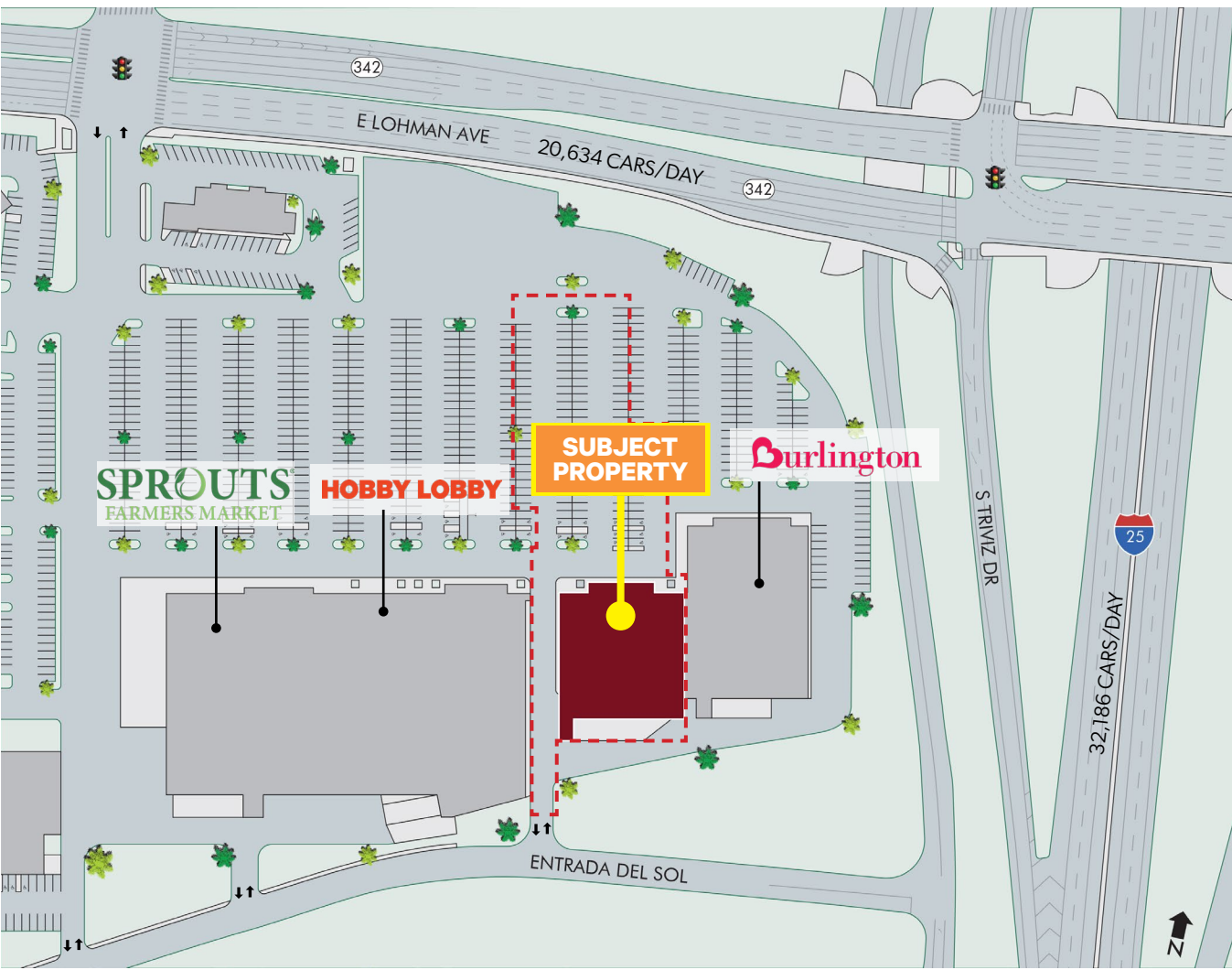
CBRE

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Address	2350 E Lohman Ave
Purchase Price	\$3,610,408
Price/SF	\$157.03
Total GLA (SF)	22,991
Total Land Area (SF)	82,218
Year Built	1989
Approx. Parking Spaces	121
Zoning	C2
APN	02-21822 (4009135068117)
Sublease	None
Traffic Counts (CPD)	20,634 @ Intersection



DEMOGRAPHICS

	3-Mile	5 -Mile
Population	72,638	118,885
Average HH Income	\$66,678	\$75,677

MAJOR AREA RETAILERS





MESILLA VALLEY MALL












Surrounding Tenants - Annual Visit Analysis

Surrounding Tenants	Annual Visits	Visits Chain Rank, State	Visits/SF Chain Rank, State
<div> Sprouts Farmers Market 2340 E Lohman Ave, Las Cruces</div>	<div>633.9K</div> <div>Visits</div>	<div>1ST</div> <div>out of 9 locations in the state</div>	<div>1ST</div> <div>out of 9 locations in the state</div>
<div> Hobby Lobby 2350 E Lohman Ave, Las Cruces</div>	<div>514.3K</div> <div>Visits</div>	<div>2ND</div> <div>out of 9 locations in the state</div>	<div>11TH</div> <div>out of 9 locations in the state</div>
<div> Burlington 2352 E Lohman Ave, Las Cruces</div>	<div>232.8K</div> <div>Visits</div>	<div>3RD</div> <div>out of 4 locations in the state</div>	<div>2ND</div> <div>out of 4 locations in the state</div>

Source: Placerai



Site - Annual Visit Analysis

636.7K	Visits
3.24	Visits/sf
173.2k	Visitors
3.68	Visit Frequency
34 Minute	Avg Dwell Time
4.5%	increase in visits year-over-year

AREA DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	13,127	72,638	118,885
2028 Population - Five Year Projection	13,215	73,266	121,039
2020 Population - Census	13,027	72,095	116,008
2010 Population - Census	13,092	71,617	108,583
2020-2023 Annual Population Growth Rate	0.24%	0.23%	0.76%
2023-2028 Annual Population Growth Rate	0.13%	0.17%	0.36%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	5,666	31,026	48,988
2028 Households - Five Year Projection	5,795	31,844	50,707
2010 Households - Census	5,627	29,612	43,535
2020 Households - Census	5,541	30,358	47,283
2020-2023 Compound Annual HH Growth	0.69%	0.67%	1.10%
2023-2028 Annual Household Growth Rate	0.45%	0.52%	0.69%
2023 Average Household Size	2.27	2.24	2.35

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$55,961	\$66,678	\$75,677
2028 Average Household Income	\$65,155	\$77,033	\$88,022
2023 Median Household Income	\$37,501	\$40,847	\$48,673
2028 Median Household Income	\$40,948	\$46,231	\$55,742
2023 Per Capita Income	\$24,428	\$28,785	\$31,220
2028 Per Capita Income	\$28,796	\$33,808	\$36,887

PLACE OF WORK

	1 Mile	3 Miles	5 Miles
2023 Businesses	703	3,165	3,908
2023 Employees	8,483	49,475	61,415

HOUSING UNITS

	1 Mile	3 Miles	5 Miles
2017-2021 Housing Units	5,902	33,027	50,284
1 Unit -Detached	2,664	17,176	28,924
1 Unit -Attached	294	1,781	2,912
2 Units	105	1,462	1,706
3-4 Units	800	2,983	3,424
5-9 Units	490	2,708	3,045
10-19 Units	606	2,269	2,445
20-49 Units	227	1,226	1,281
50 and Over	615	1,466	1,668
Mobile Home	101	1,956	4,865
Other Units	0	0	15

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	16,648	95,780	135,201
Daytime Workers	9,309	52,442	65,477
Daytime Residents	7,339	43,338	69,724



EXCLUSIVELY LISTED BY:

Jim Dountas

Senior Vice President
T +1 505 837 4955
C +1 505 228 5771

jim.dountas@cbre.com

Alex Kozakov

Executive Vice President
T +1 213 613 3031
C +1 949 285 3424
Lic. #01416489

alex.kozakov@cbre.com

Patrick Wade

Executive Vice President
T +1 213 613 3031
C +1 818 259 0476
Lic. #01454690

pat.wade@cbre.com

Matthew Greenberg

Vice President
T +1 213 613 3544
C +1 310 968 2319
Lic. #01968717

matthew.greenberg@cbre.com

Jack Webber

Associate
T +1 310 363 4812
C +1 310 529 4040
Lic. #02084640

jack.webber@cbre.com

Bo Henderson

Associate
T +1 310 363 4659
C +1 310 892 5644
Lic. #02148577

bo.henderson@cbre.com

Vivian Tran

Team Director
T +1 213 613 3642
C +1 714 204 8389
Lic. #02087179

vivian.tran@cbre.com

