



Colliers

For Lease

Pan Am Plaza
1719 E. University Ave
Las Cruces, NM 88001

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Property Profile

Features

- Well located shopping center on University Ave. just west of the I-25 interchange
- Directly across the street from New Mexico State University
- Junior Anchor, Shop Space, and Pad Ground Lease and Build to Suit opportunities available

Details

	Size	Pricing
Pan Am Shopping Center		
Suite 3	± 9,550 SF	\$14 PSF + NNN
Suite 4	± 3,172 SF	\$18 PSF + NNN
Suite 9-B	± 9,344 SF	\$14 PSF + NNN
New Shop Building		
Building 1	± 1,256 - 2,711 SF	\$35 PSF + NNN
Building 2	± 1,839 - 5,671 SF	\$35 PSF + NNN
Pad Sites		
Pad Site 1	± 0.80 AC	\$80,000/yr
Pad Site 2	± 4.0 AC	\$150,000/yr
Additional Information		
NNN	\$3.14 PSF	
Submarket	Las Cruces	
Zoning	NMSU	

Area Tenants

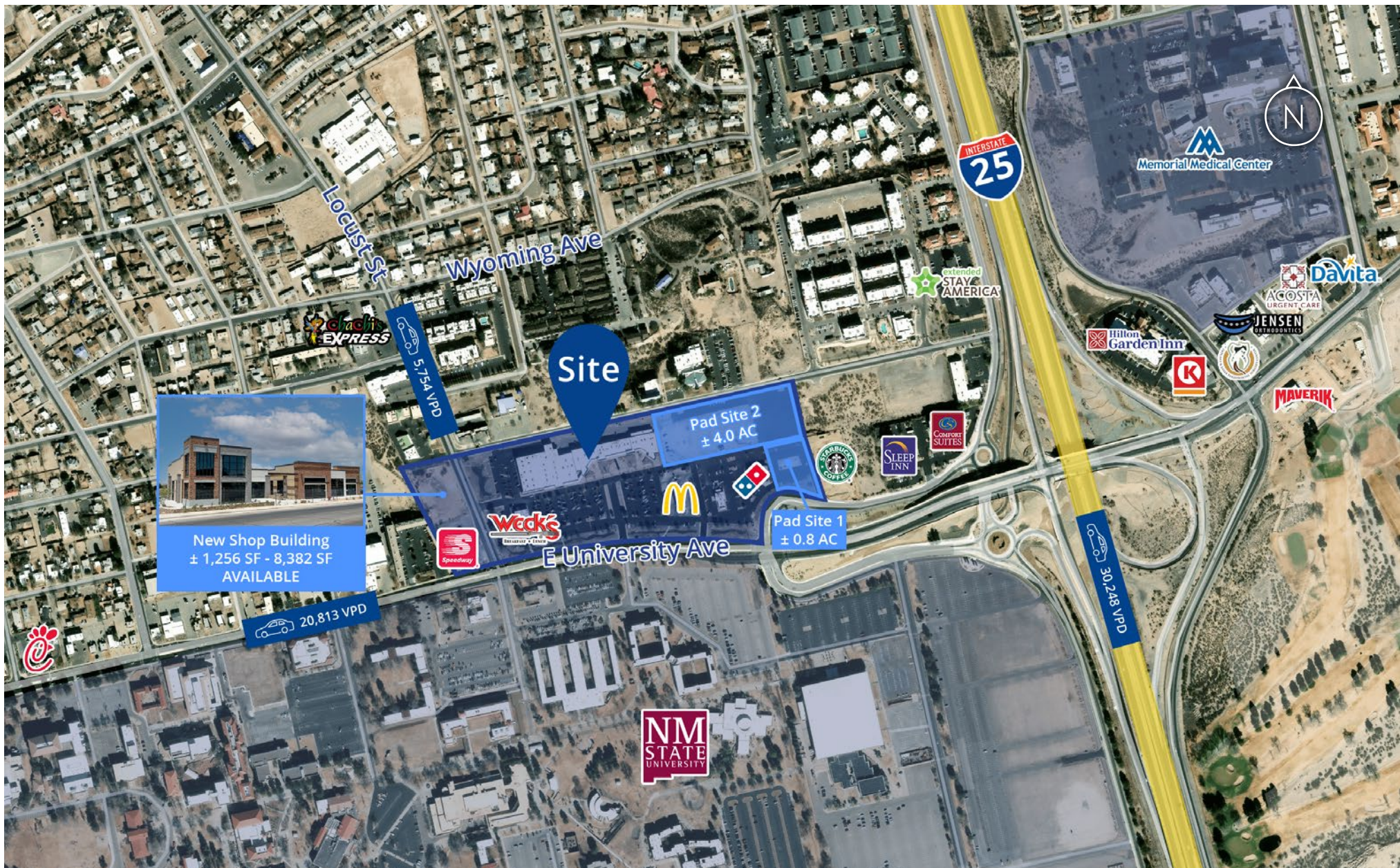


Trade Area Aerial

The map displays the Mesilla Valley area in New Mexico. A blue pin labeled "Site" indicates the proposed location of the Mesilla Valley Mall. Surrounding this site are various commercial centers and retail outlets. To the north, near the intersection of US-70 and N Main St, are stores like Ashley Furniture, Lowe's, Walgreens, Valero, Kohl's, and a cluster of fast-food restaurants including McDonald's, Dunkin', and Arby's. To the east, along US-70, are more retail stores such as Target, HomeGoods, and Dick's Sporting Goods. To the south, near I-10 and I-25, are additional retail centers including Petco, Ross, and various clothing stores. The map also shows the Rio Grande to the west and the city of Las Cruces to the south.

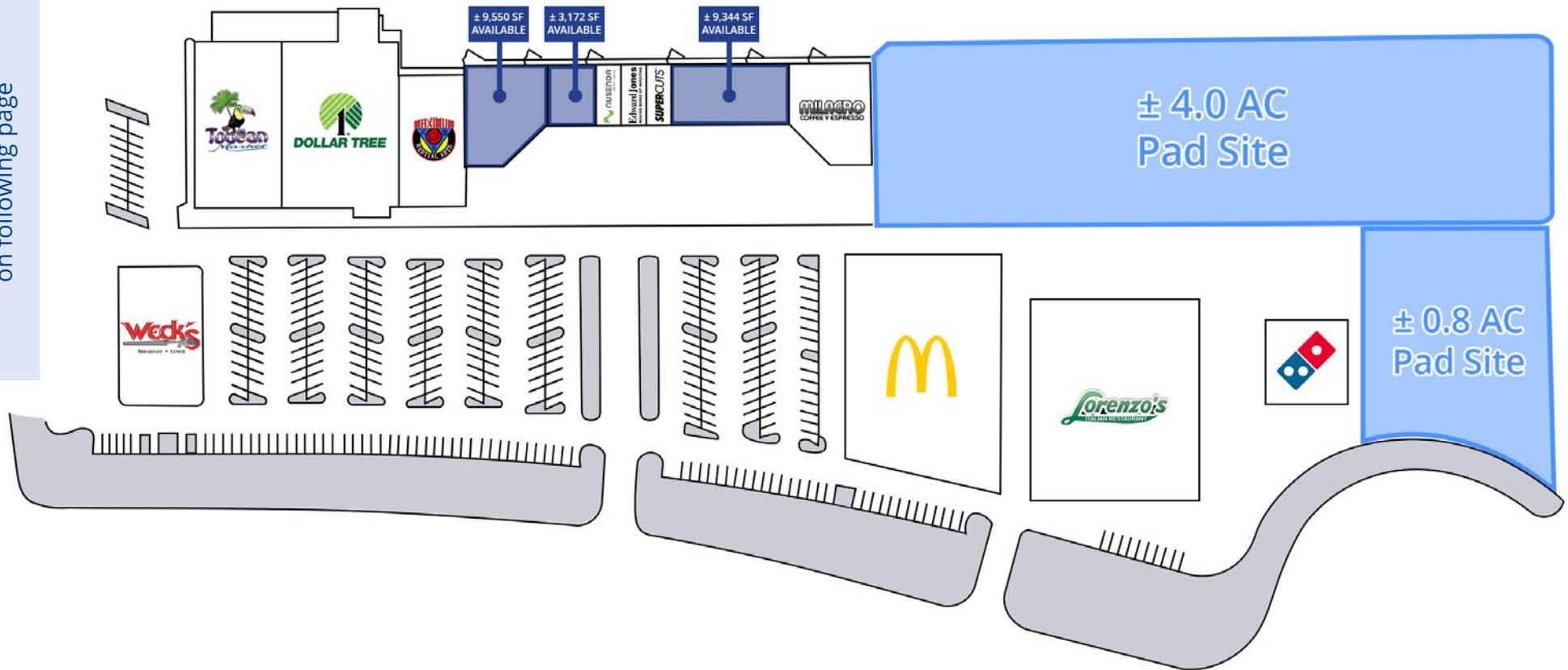
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Intersection Aerial



Site Plan - Pan Am Plaza

See new shop building site plan
on following page



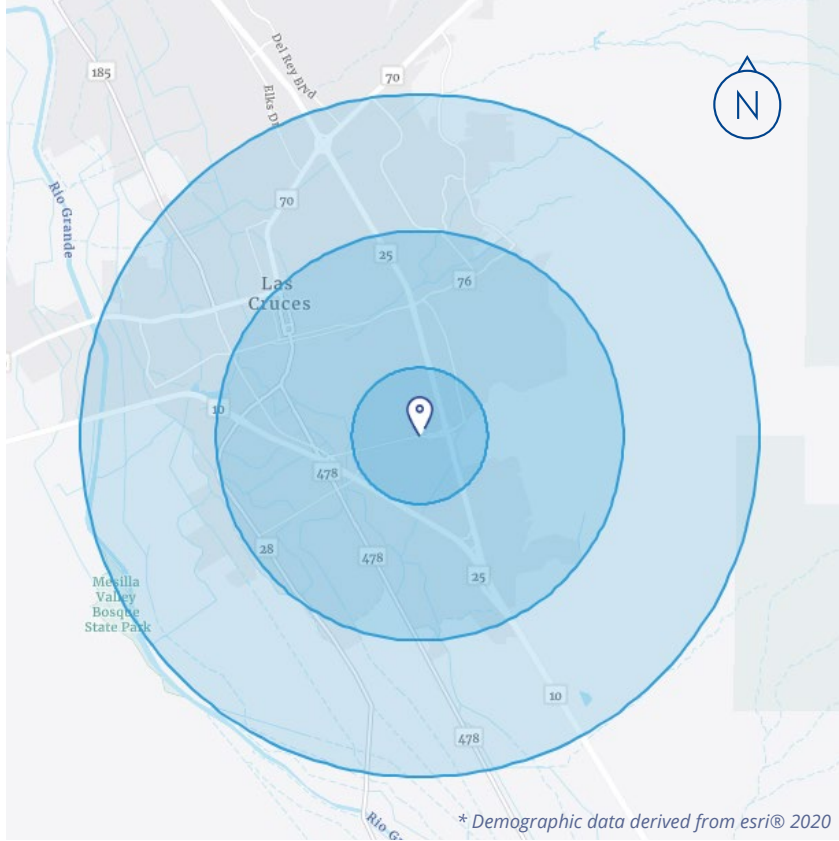


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Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	12,401	54,161	97,586
Households	5,128	23,335	41,034
Median Age	24.8	33.6	36.1
Average HH Income	\$50,962	\$63,552	\$73,731
Per Capita Income	\$21,552	\$27,850	\$31,233
Daytime Population	21,634	76,788	120,016
College Education	51.4%	45.6%	46.9%



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