



FOR SALE

BUILDING SIZE

4,658 SF

ZONING

C-2

**CALL LISTING AGENT
FOR MORE INFORMATION**

Chris Duncan

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PROPERTY HIGHLIGHTS

- Stand alone building
- Ample parking
- C-2 zoning
- Located off of El Paseo Rd, one of the busiest roadways in Las Cruces
- Recently remodeled
- Owner will consider seller financing



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



78,226
POPULATION
3-MILE RADIUS



\$54,194
AVG HH INCOME
3-MILE RADIUS



\$36,749
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
EL PASEO DR: 14,637AADT
S MAIN ST: 13,375 AADT
(TDT)

PROPERTY LAYOUT







