

For Sale | Class A NNN Medical Office Building

4401 E Lohman Ave, Las Cruces NM 88011



Steve T Mims, CCIM | steve@1stvalley.com | 575.642.5603

Randy McMillan, CCIM, SIOR | randy@1stvalley.com | 575.640.7213

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

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

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Discover a rare investment opportunity in Las Cruces, NM: a Class A, single-tenant NNN medical office building strategically located at 4401 East Lohman Avenue, adjacent to Mountain View Regional Medical Center and the Rehabilitation Hospital of Southern New Mexico.

Built in 2018, this ±25,582 SF facility sits on 1.53 acres and is fully leased to Las Cruces Physician Services LLC, a trusted healthcare provider with 26 locations and over 70 medical professionals in the region. The lease runs through March 2031, with a five-year renewal option, ensuring long-term stability and predictable cash flow.

This property combines medical demand drivers, institutional-quality construction, and secure long-term tenancy, making it an ideal addition to any investment portfolio.



Offering Summary

Address	4401 East Lohman Avenue Las cruces NM 88011
County	Dona Ana
Net Rentable Area (SF)	± 25,582 SF
Rental Rate	\$22.81 PSF
Lease Term	Lease Expires March 2031
Renewal Option	5 year option at FMV
Land Acres	± 1.53
Land SF	± 66,649 SF
Year Built	2018

Financial Summary

Offering Price	\$ 8,950,000
Net Operating Income (Current)	\$ 582,013
Cap Rate	6.5%

Investment Highlights

- **Strong returns:** Current NOI of \$582,013 with a 6.5% cap rate on the \$8.95M asking price.
- **Minimal landlord responsibilities:** NNN lease structure covering taxes, insurance, utilities, janitorial, and operational costs.
- **Prime healthcare corridor:** Positioned between two major hospitals, offering referral opportunities, patient convenience, and sustained tenant demand.
- **Rapidly growing market:** Las Cruces, the second largest city in New Mexico, boasts a 14% population growth since 2020 and benefits from major employers including NMSU, White Sands Missile Range, and Spaceport America.
- Lease rate of \$22.81 per square foot is well below current market rates for medical office space. Lease goes to market rent in March 2031. Current market rent is \$30 per square foot.





Property Features

Number of Tenants	1
Net Rentable Area (SF)	±25,582
Land Acres	±1.53
Year Built	2018
Zoning Type	PUD
Number of Buildings	1
Number of Stories	2
Building Class	A
Location Class	A
Floor Plate SF	±12,489
ADA Compliant	Yes
Elevator	Yes



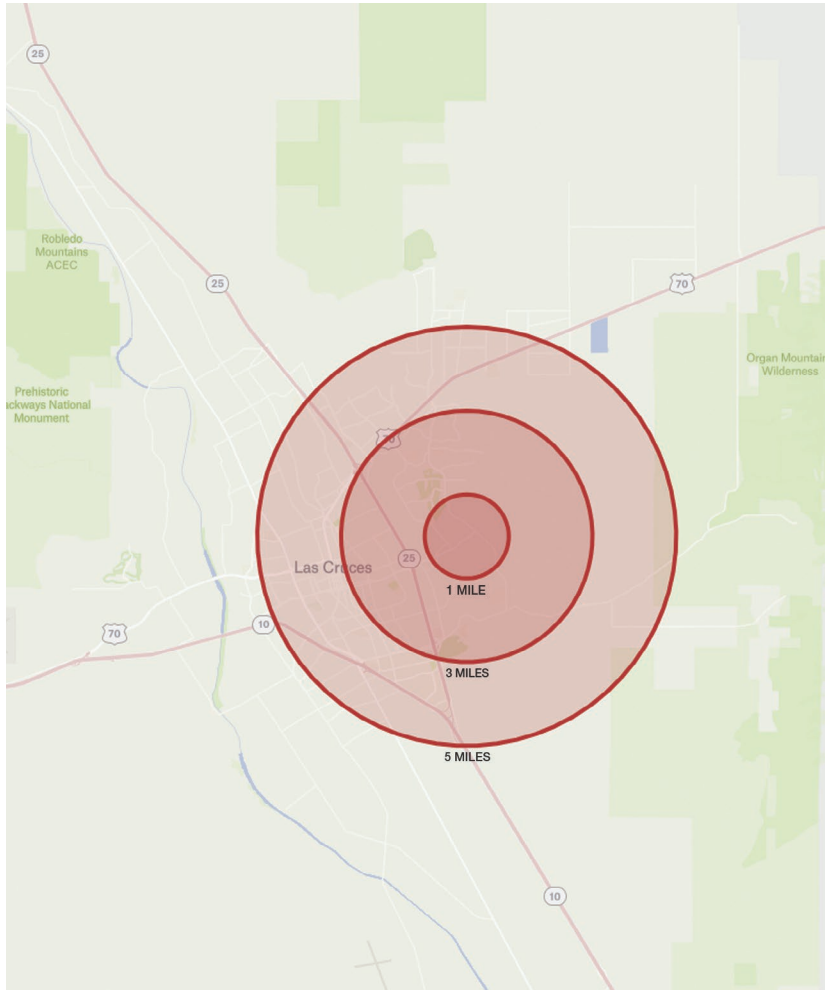
Construction

Foundation	Concrete Slab
Framing	Metal
Exterior	Stucco
Parking Surface	Asphalt
Roof	Flat TPO



Tenant Information

Tenant Name	Las Cruces Physician Services LLC
Lease Type	NNN

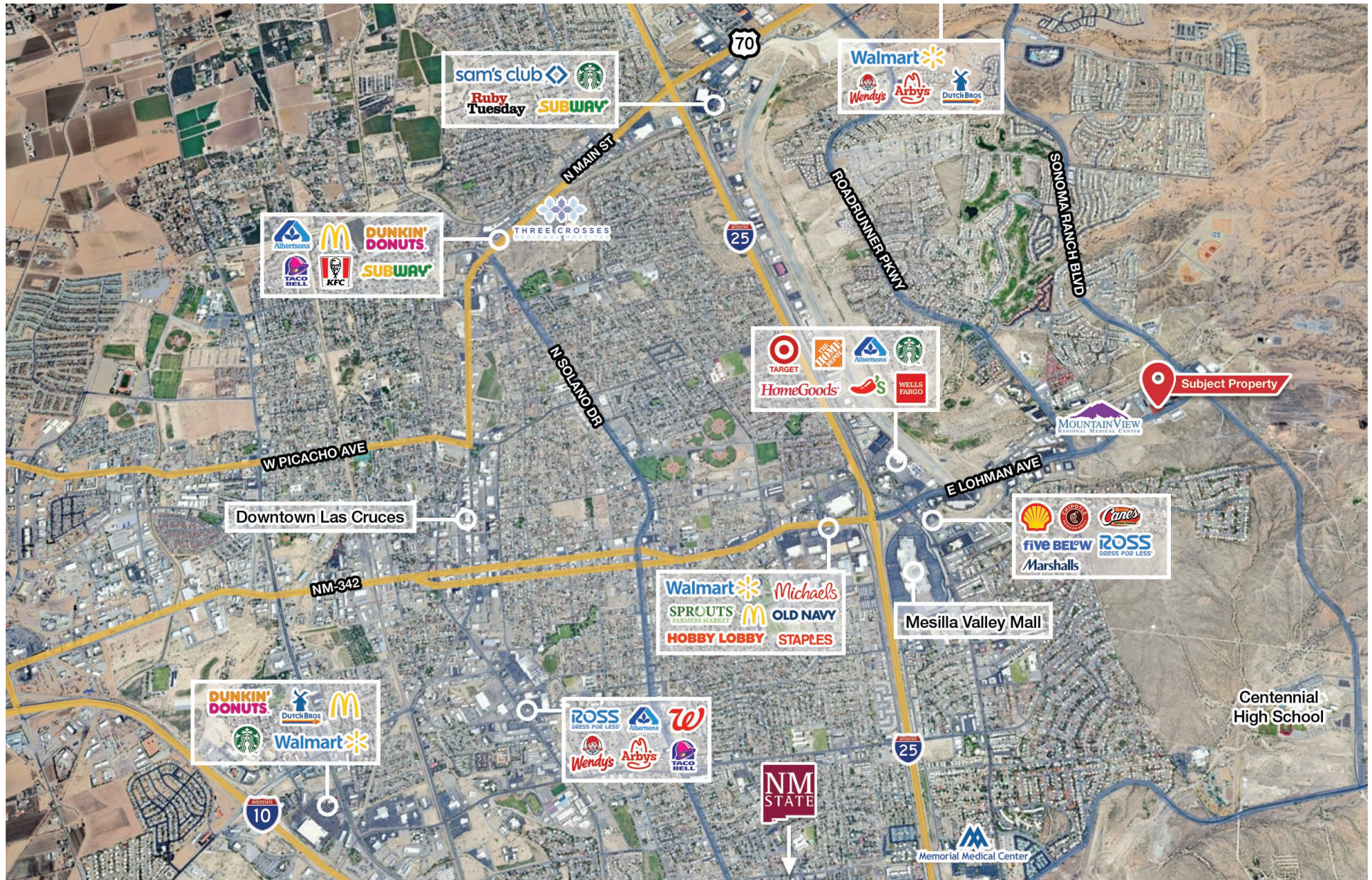


4401 East Lohman Avenue is ideally located in the heart of Las Cruces's growing medical and professional corridor, just east of I-25 and adjacent to MountainView Regional Medical Center. The site offers prime visibility on one of the city's busiest east-west arterials with daily traffic counts exceeding 30,000 vehicles.

The surrounding area features a strong mix of medical, professional, and retail uses including pharmacies, diagnostic labs, and national retailers. Nearby residential communities such as Sonoma Ranch and High Range support a stable, high-income demographic base. With quick access to Telshor Boulevard and University Avenue, the property connects seamlessly to downtown Las Cruces, New Mexico State University, and the El Paso metro area.

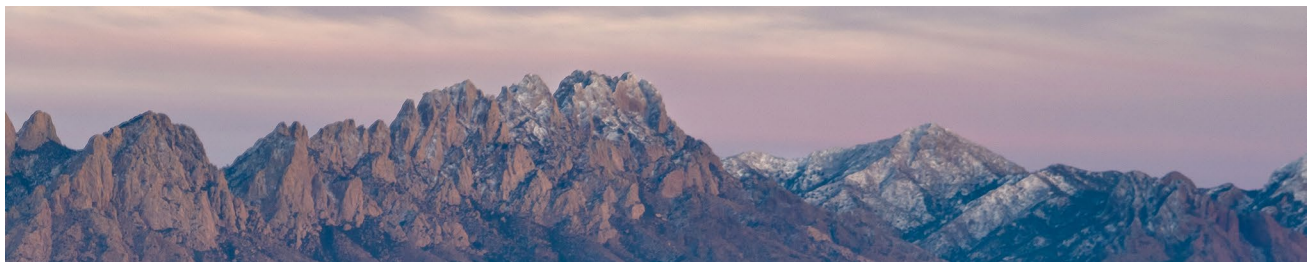
	1 Mile	3 Miles	5 Miles
Population	4,679	48,167	114,460
Households	2,149	21,010	46,576

Source: Esri, 2023



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 114,891 residents and is the county seat of Doña Ana County (app. 225,210 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Awards & Recognition

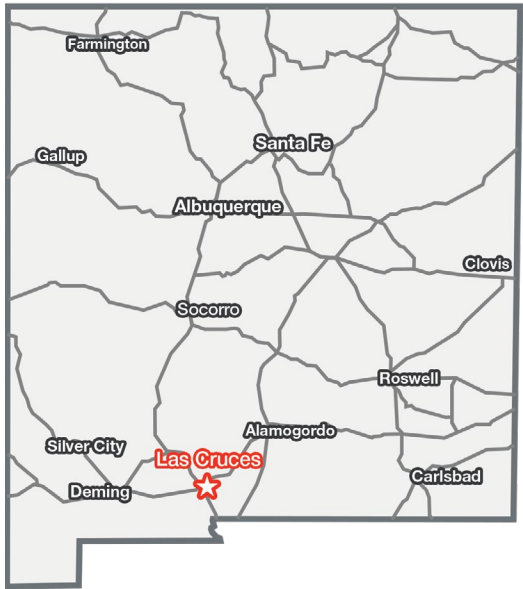
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

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

Source: www.mveda.com



Doña Ana County Demographics

Population	225,210
Total Households	87,688

Source: US Census Bureau, 2023