

SCM Partners, LLC

FOR LEASE - Ground Lease or Build-to-Suit

1520 South Valley Drive, Las Cruces, New Mexico 88005



SCM Partners, LLC
505.898.6622
PO Box 9043, Abq, NM 87119

Scooter Haynes, CCIM
 scooter@scmpartners.com



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1520 South Valley Drive, Las Cruces, New Mexico 88005

Size

0.75 Acres

Lease Rate

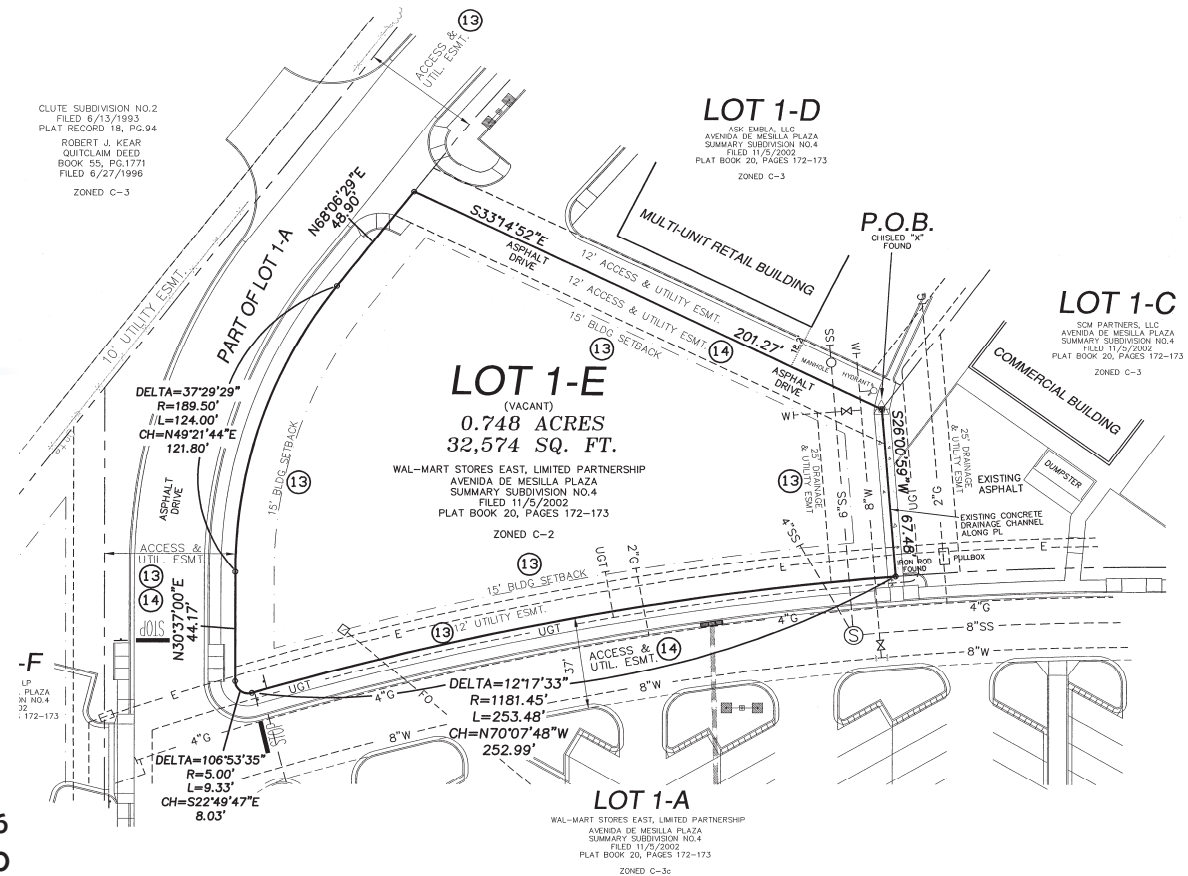
Negotiable

Details

- Wal-Mart shadow anchored opportunity
- Restaurant +/-2,500sf with Drive-Thru
- Retail - 5,000sf Maximum
- Medical 6,282sf Maximum
- Proposed Site Plans Available
- Strong Traffic Counts
- Zoned C-2 (Commercial Medium Intensity)

Demographics

	1 Mile	3 Mile	5 Mile
Total Population	5,506	65,032	105,606
Average HH Income	\$65,012	\$58,126	\$73,050
Daytime Employment	11,343	90,412	126,474



TOTAL AREA

0.748 ACRES
32,574 SQ. FT.

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