

For Lease **Build To Suit Or Ground Lease**



4761 Sonoma Ranch Blvd

Las Cruces, New Mexico 88012

Property Highlights

- Lease Rate: \$18-24 PSF/YR
- Excellent visibility and access from Hwy 70
- Within the fastest developing sub-market of Las Cruces
- Development located at Intersection of Sonoma Ranch & Hwy 70
- Join Starbucks, Denny's, and Carl's Jr. in this new mixed-use development
- Shop space and pad sites available

Property Description

Centrally located in the Sonoma Ranch area of Las Cruces, with increased activity for both residential and commercial growth, making this a highly desirable area and the fastest growing trade area. Sonoma Ranch is driven by traffic leading to Metro Verde, a 2,200 acre newly developed and growing subdivision, with a golf course, expecting to build 200+ homes a year. Metro Verde is master planned for a grand total of 7,000 single family homes and is anchored by Red Hawk Golf Course with a planned 13,000 SF +/- clubhouse expected to be completed in 2019.

OFFERING SUMMARY

Available SF	1,200-6,000
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DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,760	\$61,140
3 Miles	15,726	\$61,352
5 Miles	66,187	\$51,863

For more information

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59,000 SF

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Pad D Proposed Elevation Drawing



BACK ELEVATION (FACING BATAAN)



FRONT ELEVATION (FACING PARKING LOT)

Shop 2 Proposed Elevation Drawing



FRONT ELEVATION (FACING PARKING LOT)



BACK ELEVATION (FACING EMERALD ST.)

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MARKETPLACE AT SONOMA RANCH LAS CRUCES, NEW MEXICO

S I T E P L A N



DWG: 01 OF 01
 DATE: January 24, 2018
 SCALE: 1" = 40'

A2.1



The logo for NAI 1st Valley, featuring the letters 'NAI' in a bold, sans-serif font with a stylized white triangle above the 'A', followed by '1st Valley' in a larger, bold, sans-serif font.

NAI 1st Valley

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