

# For Lease | Retail/Office Space

# N 1st Valley



## N Main St & Solano Dr | Las Cruces, NM 88001

### Listing Overview

**Lease Rate**      \$10.00 - 12.00/SF/Yr + CAM

**Available Space**      ± 2,400 - 4,000 SF

- Two Available Spaces:
  - Suite B-6: ±2,400 SF | \$12.00/SF/Yr + CAM (NNN)
  - Suite B-8: ±4,000 SF | \$10.00 - 12.00/SF/Yr + CAM (NNN) | May be demised
- Located at the busy corner of N Main St & N Solano Dr, with visibility on four streets and high traffic counts
- Close proximity to I-25
- Located directly across Royal Crossing - the largest infill development project in Las Cruces' history

### Jake Redfearn

575.635.5895 | jake@1stvalley.com

### Stephanie Maddox

575.639.3504 | stephanie@1stvalley.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Available Space



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd  
 Las Cruces, NM 88011  
 575.521.1535  
[1stvalley.com](http://1stvalley.com)



## Nearby Traffic Counts:

N Main St	25,512 AADT
N Solano Dr	11,116 AADT
Spitz Ave	9,899 AADT

Source: NMDOT, 2024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd  
 Las Cruces, NM 88011  
 575.521.1535  
[1stvalley.com](http://1stvalley.com)