NAI 1st Valley
Commercial Real Estate Services, Worldwide.

1805 1/2 W Picacho Ave

Las Cruces, NM 88005

FOR SALE	$200,000
BUILDING SIZE	±5,100 SF

1805 1/2 W Picacho Avenue offers a ±5,100 SF turnkey industrial investment opportunity near downtown Las Cruces. Zoned for Light Industrial, the property features a brand-new roof, a secure fenced yard, and a versatile layout suited for multiple uses. A stable, long-term tenant is in place, providing reliable cash flow from day one. Possible owner financing is available.

PROPERTY HIGHLIGHTS

- ±5,100 SF turnkey industrial investment property
- New roof
- Secured fenced yard
- Long-term tenant in place
- Possible Owner Financing

For more information:

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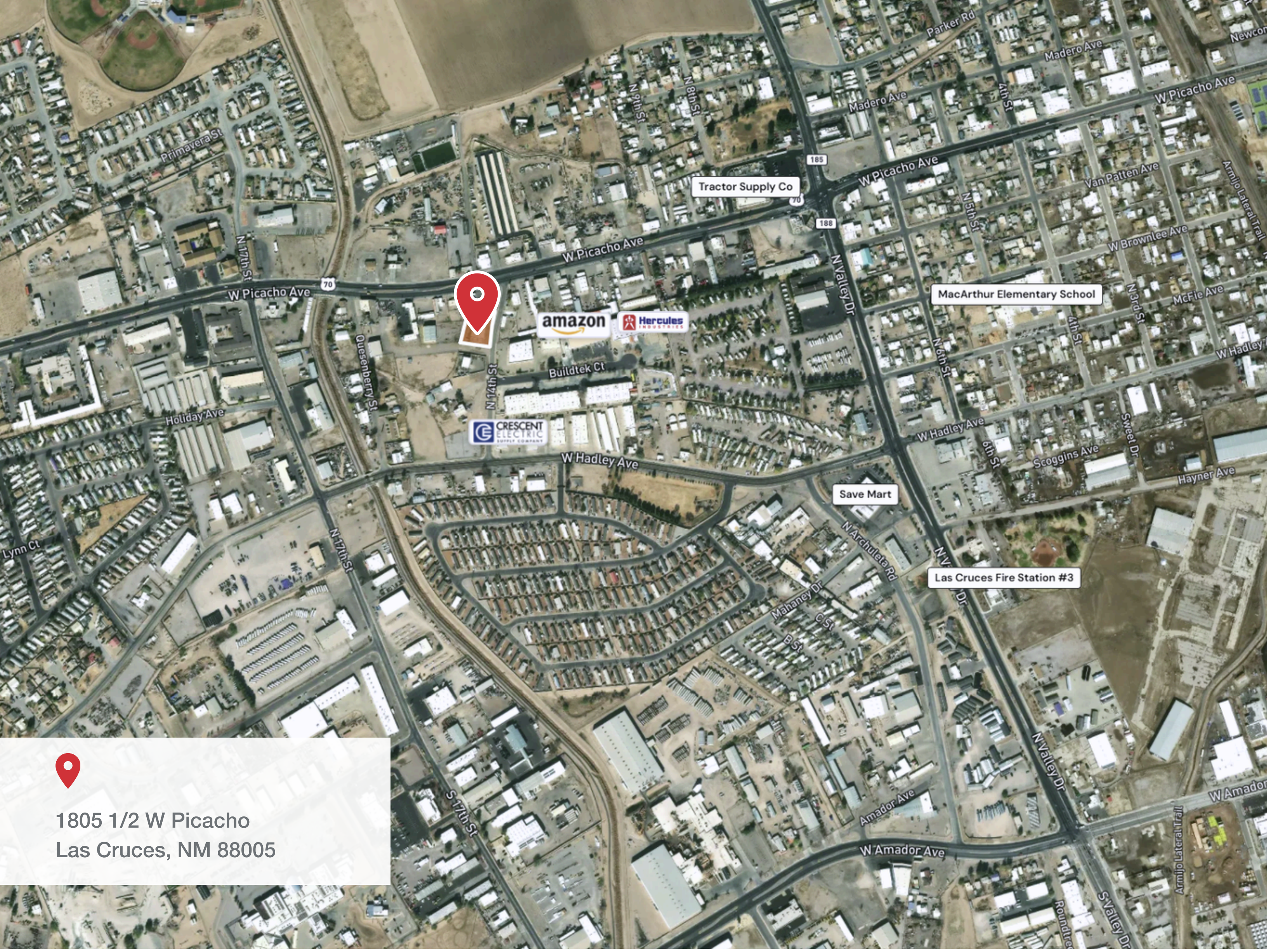
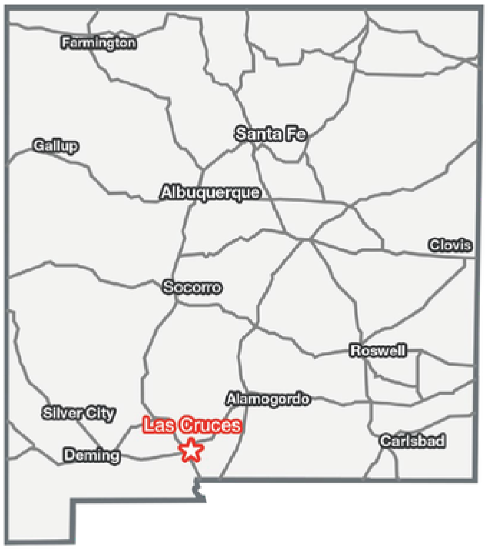


1805 1/2 W Picacho
Las Cruces, NM 88005

NEARBY TRAFFIC COUNTS

W PICACHO AVE	15,248 AADT
W AMADOR AVE	14,088 AADT
N VALLEY DR	16,455 AADT

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 Chihuhuan 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 (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

DOÑA ANA COUNTY

POPULATION	229,091
MEDIAN HH INCOME	$56,848
# OF HOUSEHOLDS	84,889

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

AWARDS & RECOGNITION

- America's Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: www.visitlascruces.com

Home to New Mexico State University, with ±36.7% of residents holding a Bachelor's degree or higher.

A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.

Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.

Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.