

# For Lease | Newly Remodeled Retail/Office Space

**NAI 1st Valley**

Newly remodeled office and retail suites available for lease at Solano Business & Storage, a centrally located corner property at the signalized intersection of Solano Drive and Spruce Avenue. The plaza offers excellent visibility, convenient access, and multiple suite options to accommodate a variety of users.

- Newly remodeled office and retail spaces
- Corner lot at lighted intersection
- High visibility and strong access
- Monument signage available for select units
- Centrally located

For more information:

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**Spruce Ave & Solano Dr | Las Cruces, NM 88001**

## Available Units

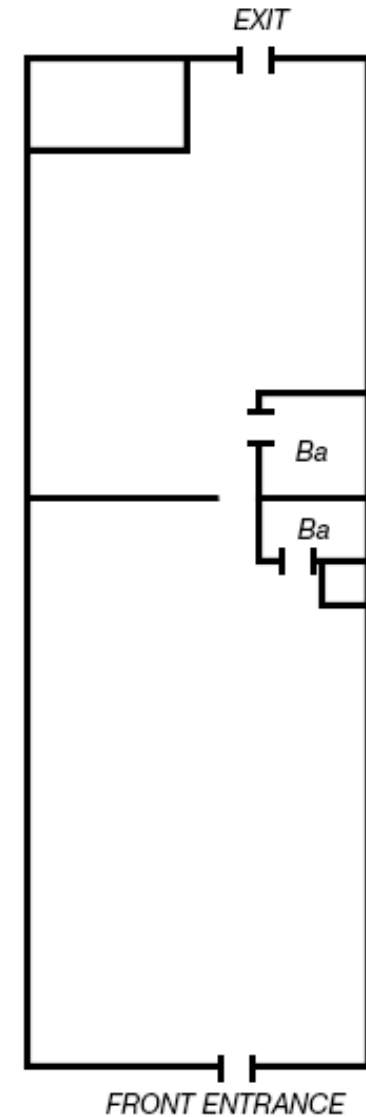
Space Name	SF Available	Lease Rate (MG)	Space Name	SF Available	Lease Rate (MG)
845 Spruce Ave	±1,250	\$1,511/month	1115 N Solano Dr	±1,232	\$1,489/month
1061 N Solano Dr	±1,100	\$1,330/month			
1103 N Solano Dr	±2,263	\$2,734/month			

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  
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# 845 Spruce Ave

Lease Rate	\$2,381/month (MG)
Available Space	±1,970 SF



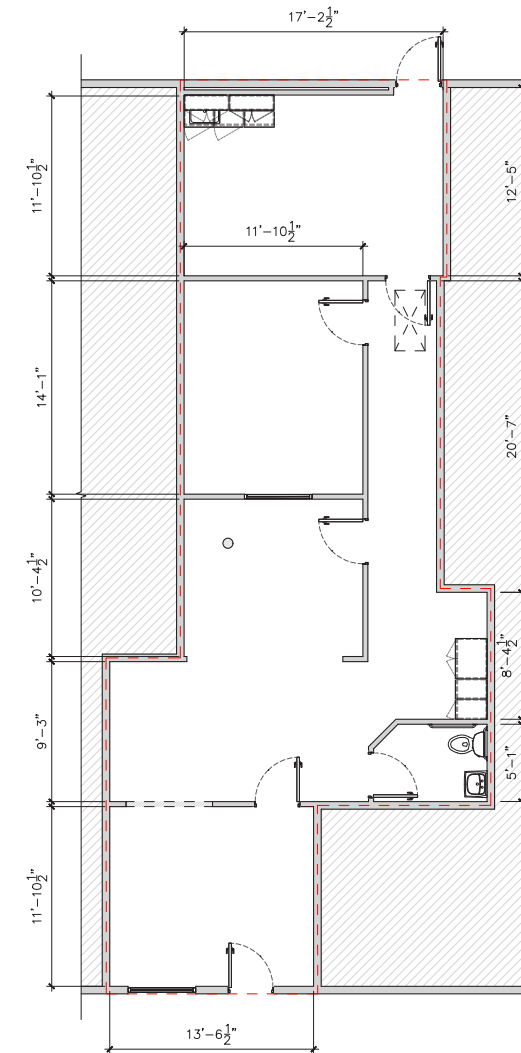
\* Floor plan not to scale; for illustrative purposes only.

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# 1061 N Solano Dr

Lease Rate	\$1,330/month (MG)
Available Space	±1,100 SF



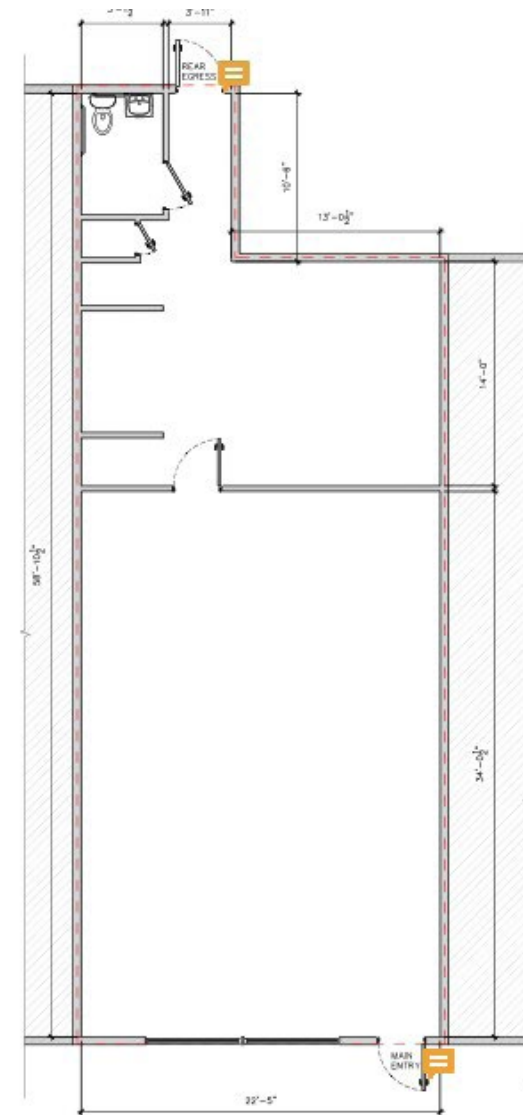
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# 1115 N Solano Dr

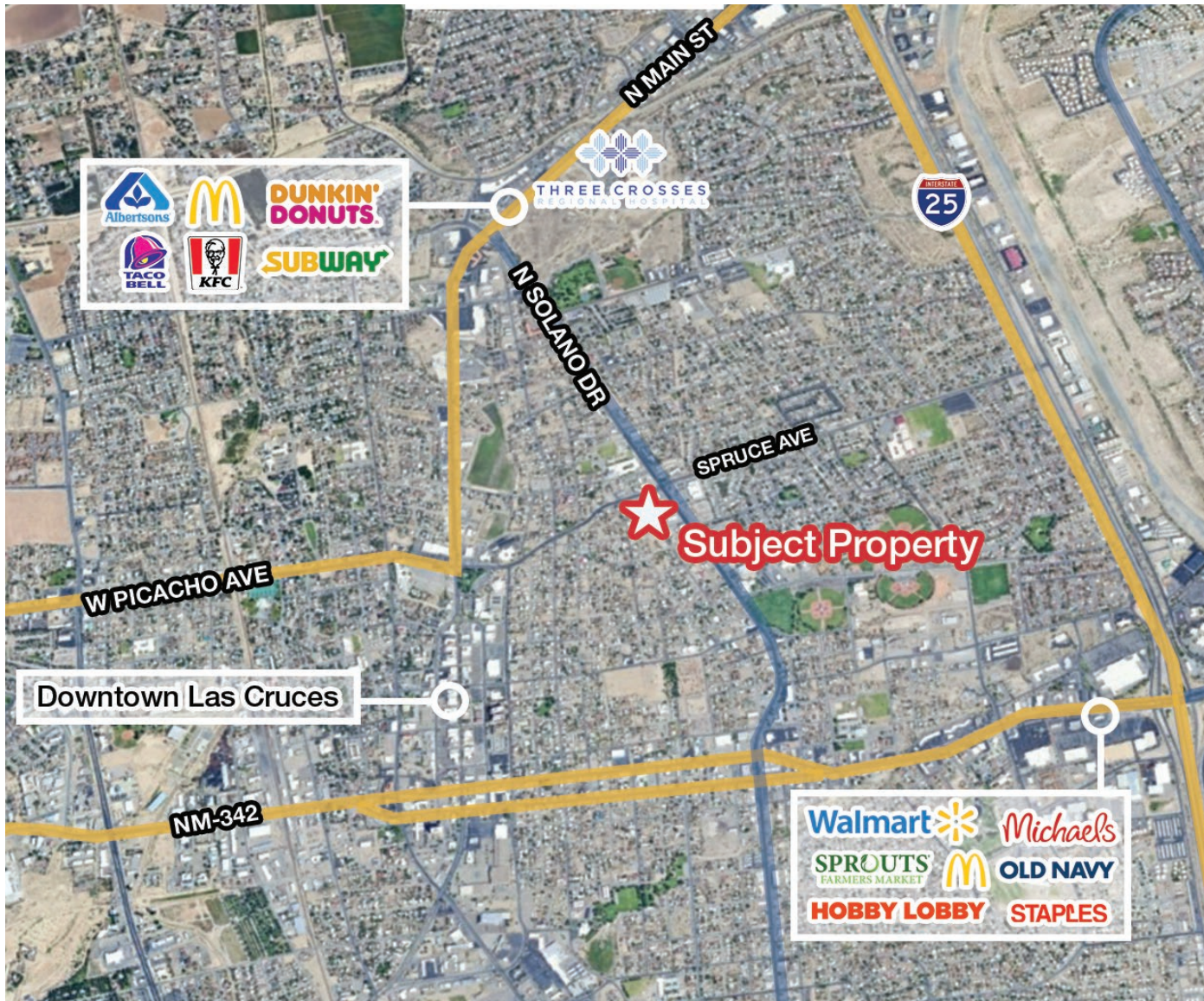
Lease Rate	\$1,489/month (MG)
Available Space	±1,232 SF



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# Location Overview



## Nearby Traffic Counts:

Spruce Ave	12,775 AADT
N Solano Dr	14,286 AADT

Source: NMDOT, 2024

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