



For Lease

Pan Am Plaza
1719 E. University Ave
Las Cruces, NM 88001

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Property Profile

Features

- Well located shopping center on University Ave. just west of the I-25 interchange
- Directly across the street from New Mexico State University
- Junior Anchor, Shop Space, and Pad Ground Lease and Build to Suit opportunities available

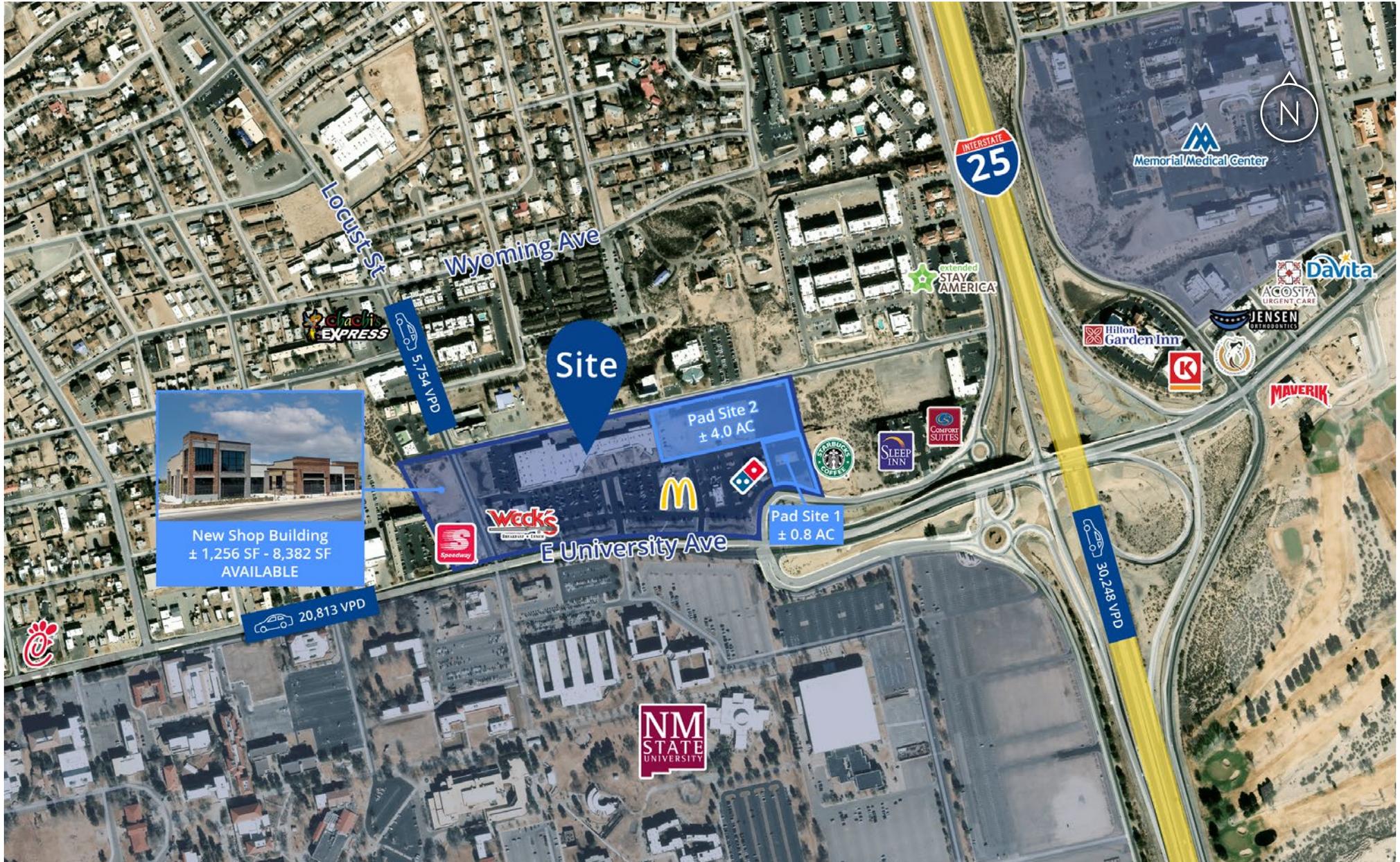
Details

	Size	Pricing
Pan Am Shopping Center		
Suite 3	± 9,550 SF	\$14 PSF + NNN
Suite 9-B	± 9,344 SF	\$14 PSF + NNN
New Shop Building		
Building 1	± 1,256 - 2,711 SF	\$35 PSF + NNN
Building 2	± 1,839 - 5,671 SF	\$35 PSF + NNN
Pad Sites		
Pad Site 1	± 0.80 AC	\$80,000/yr
Pad Site 2	± 4.0 AC	\$150,000/yr
Additional Information		
NNN	\$3.14 PSF	
Submarket	Las Cruces	
Zoning	NMSU	

Area Tenants

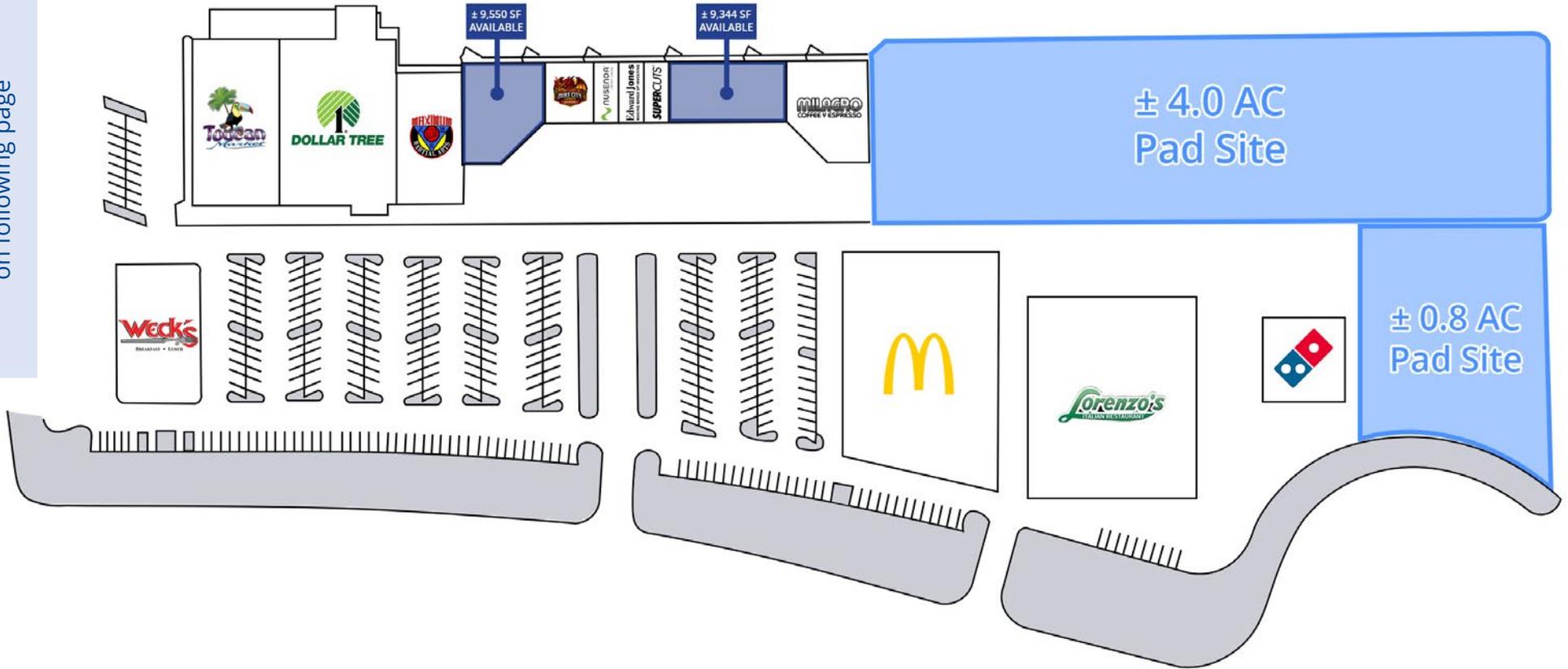


Intersection Aerial



Site Plan - Pan Am Plaza

See new shop building site plan on following page

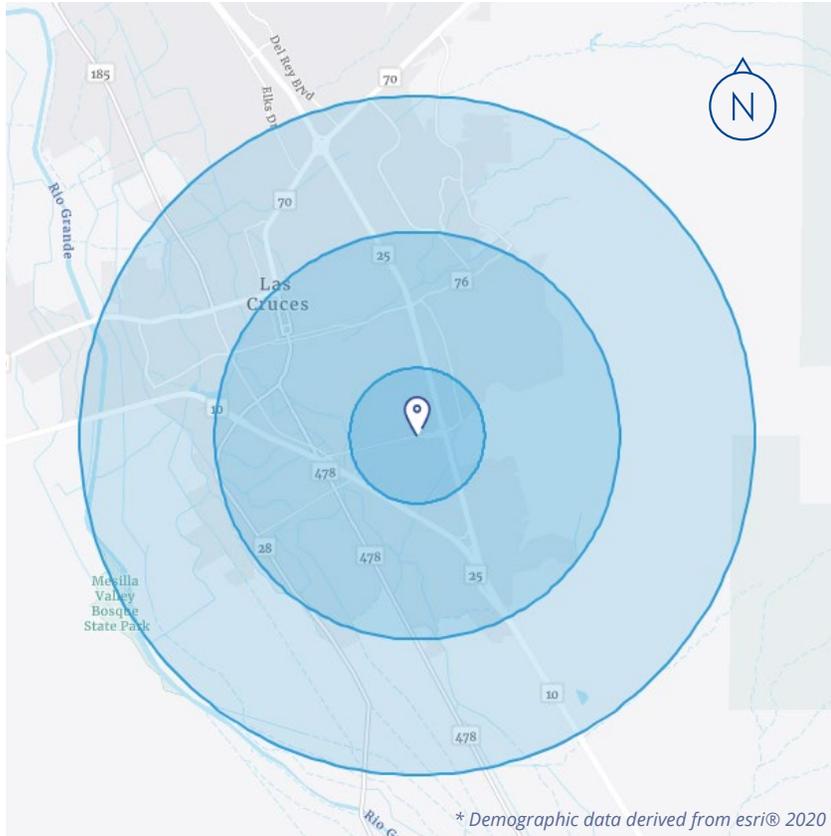


1719 E. University Ave | For Lease

Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	12,401	54,161	97,586
Households	5,128	23,335	41,034
Median Age	24.8	33.6	36.1
Average HH Income	\$50,962	\$63,552	\$73,731
Per Capita Income	\$21,552	\$27,850	\$31,233
Daytime Population	21,634	76,788	120,016
College Education	51.4%	45.6%	46.9%



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966