

An aerial photograph of a commercial plaza in Las Cruces, NM. The plaza features a large parking lot with several cars and a white van. The buildings are single-story with large windows and doors. In the background, there are mountains under a clear blue sky.The Colliers logo, consisting of the word "Colliers" in white serif font on a blue background, with a yellow and red horizontal bar below it.

Colliers

For Lease

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

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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 4	± 3,172 SF	\$18 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



1719 E. University Ave | For Lease

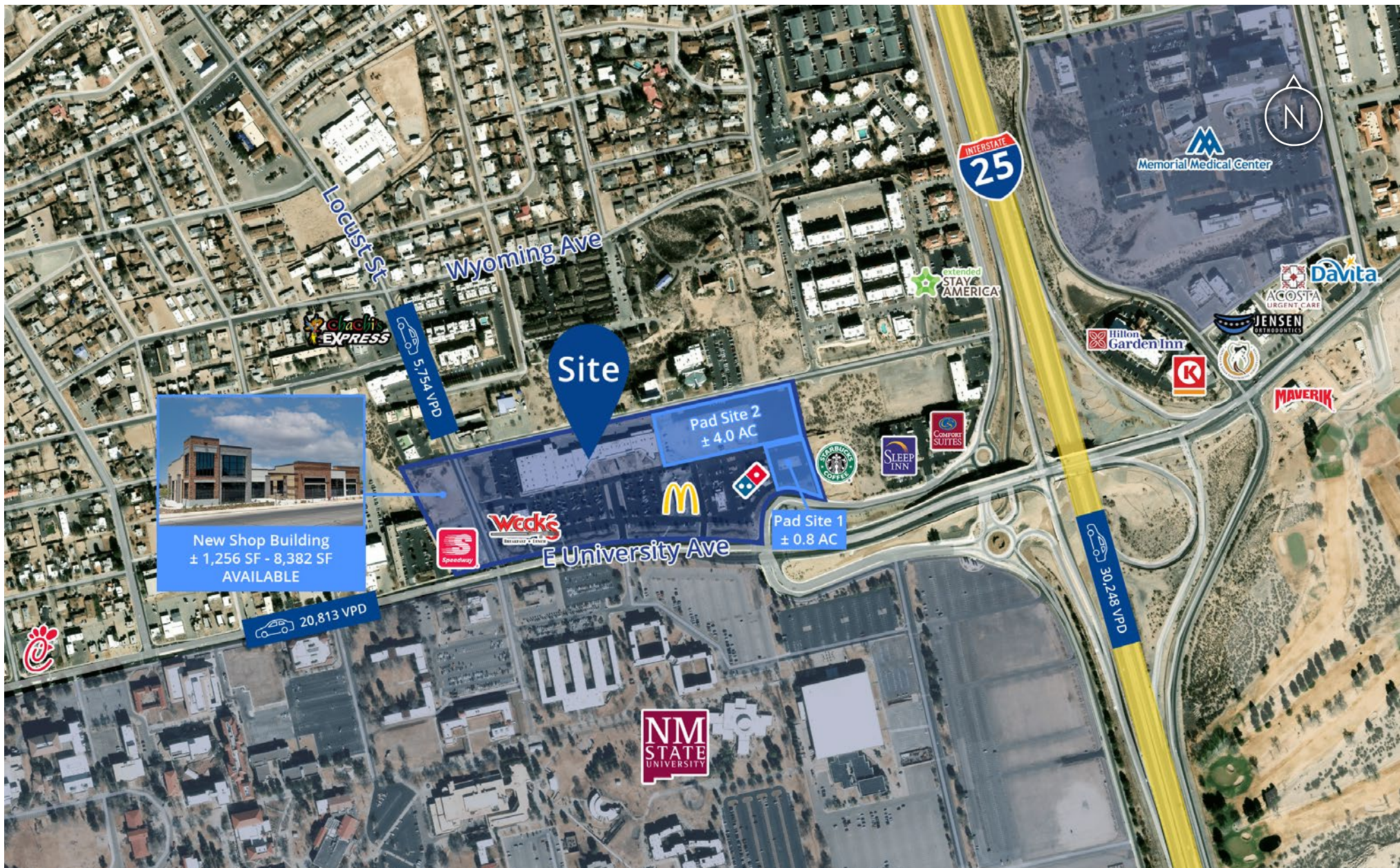
Trade Area Aerial

Las Cruces, NM



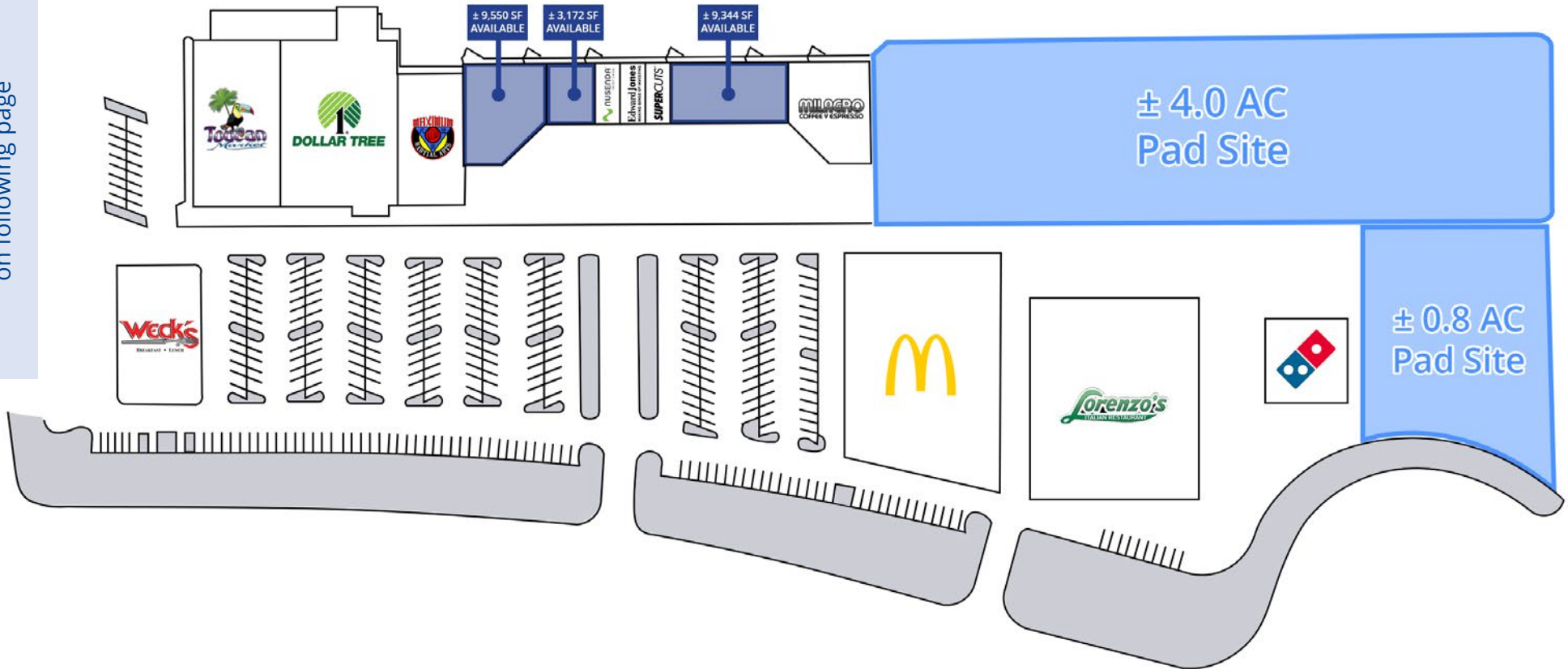
1719 E. University Ave | For Lease

Intersection Aerial

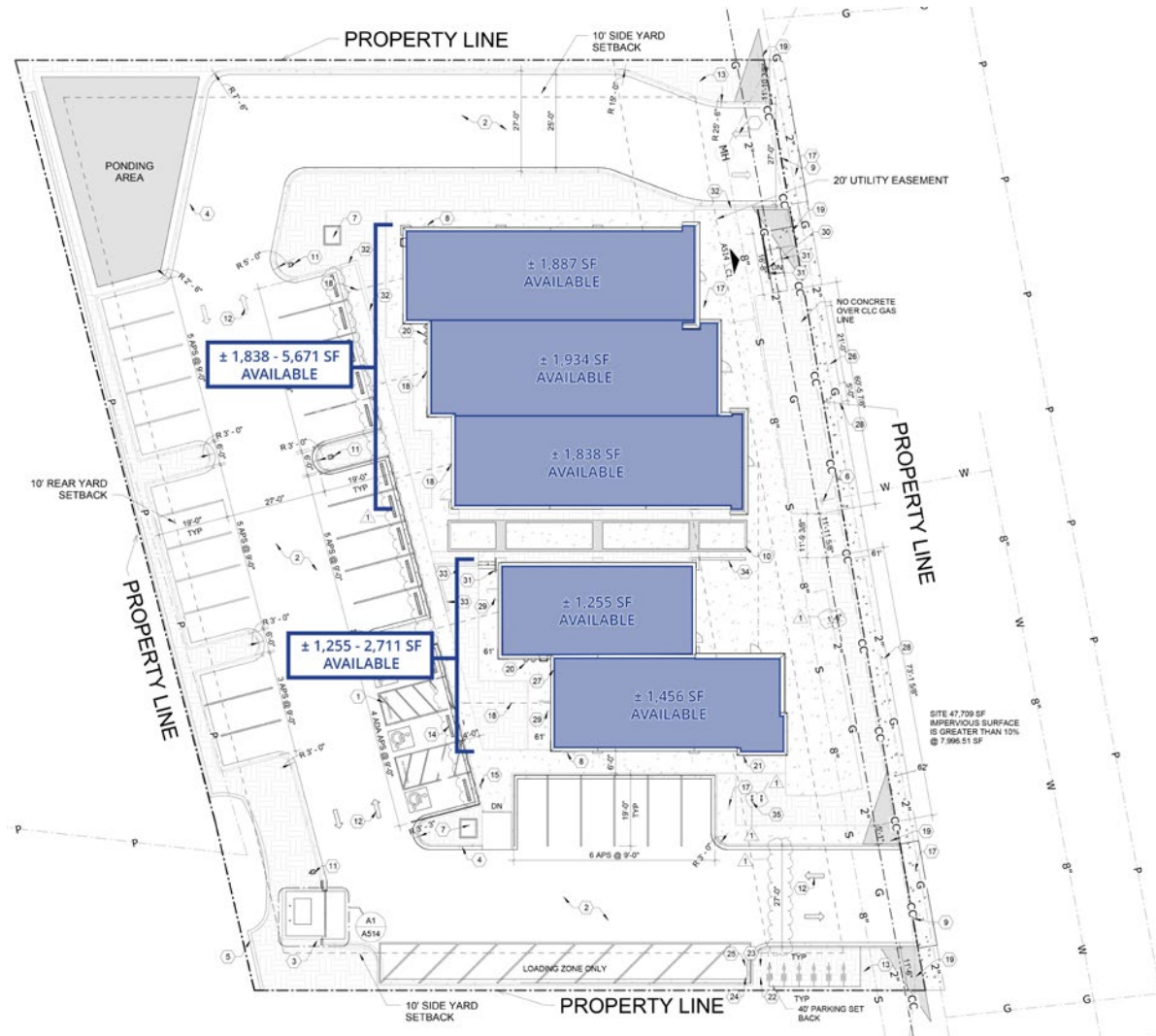


Site Plan - Pan Am Plaza

See new shop building site plan
on following page



Site Plan - New Shop Building



Pan Am Plaza
Shopping Center

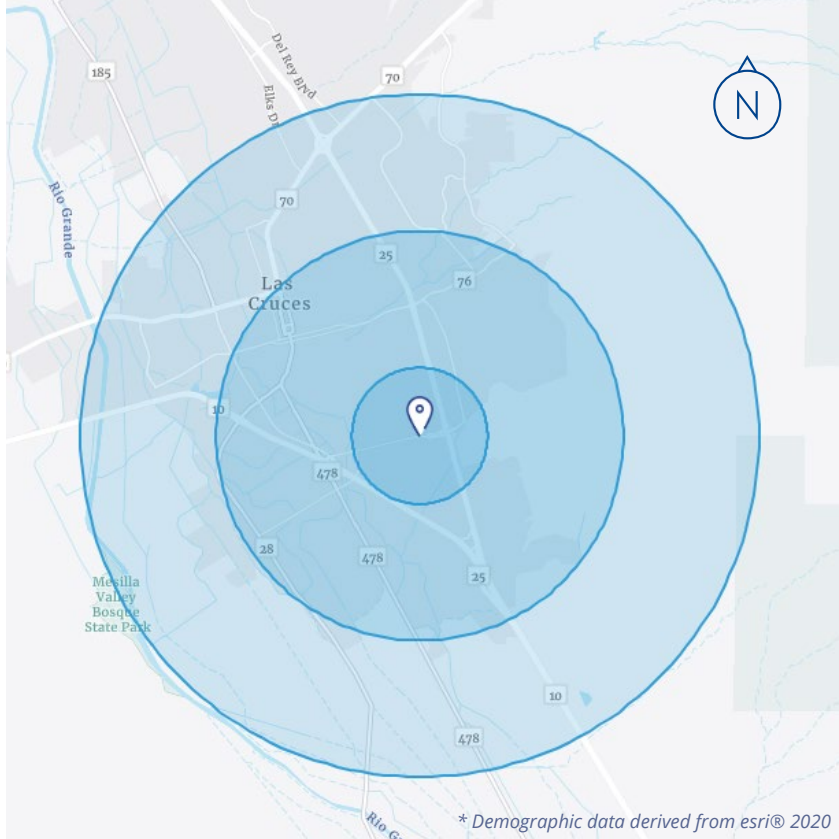


1719 E. University Ave | For Lease

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%



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