

**FOR  
LEASE**

**IDEAL LOCATION TO START OR RELOCATE YOUR RETAIL BUSINESS**

**1855 E. Lohman Ave. Suite A, Las Cruces, NM 88001**



### PROPERTY SUMMARY

This property is located on one of the main thoroughfares in Las Cruces and has some of the highest traffic counts in the city. If you want your business to be noticed, what better place to locate than right at a school zone where traffic has to slow down. This is an endcap space with signage on front and side of the building along with top space on the pylon sign at the street. Suite has an open floor plan with a storage room, office and 2 restrooms at the rear. Space will be Available April 2026.

### DEMOGRAPHICS

#### 2025 Estimated Population

1 Mile 8,325  
3 mile 78,161  
5 mile 111,997

#### 2025 Las Cruces Demographics

Population 118,317  
Median Age 32.7 years  
Average Household income \$73,024

### HIGHLIGHTS

|                 |  |
|-----------------|--|
| Space Available | 4,000 RSF                                  |
| Price Per RSF   | \$18.50 NNN                                |
| Parking Ratio   | 6.25/1,000 SF                              |
| Year Built      | 1986                                       |
| Zoning          | NH-3.U.MX                                  |
|                 | <b>Retail, commercial, and office uses</b> |
| Traffic Count   | 2024 AAWT = 29,093                         |
| Parcel ID       | 4-008-135-271-190                          |
| County:         | Dona Ana                                   |



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