

For Lease | Retail/Office Space

NAI 1st Valley



Property Features

Lease Rate	\$29 - \$32 SF/yr (NNN)
Building Size	19,172 ± SF
Available Units	2

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4460 E Lohman Ave | Las Cruces, NM 88011

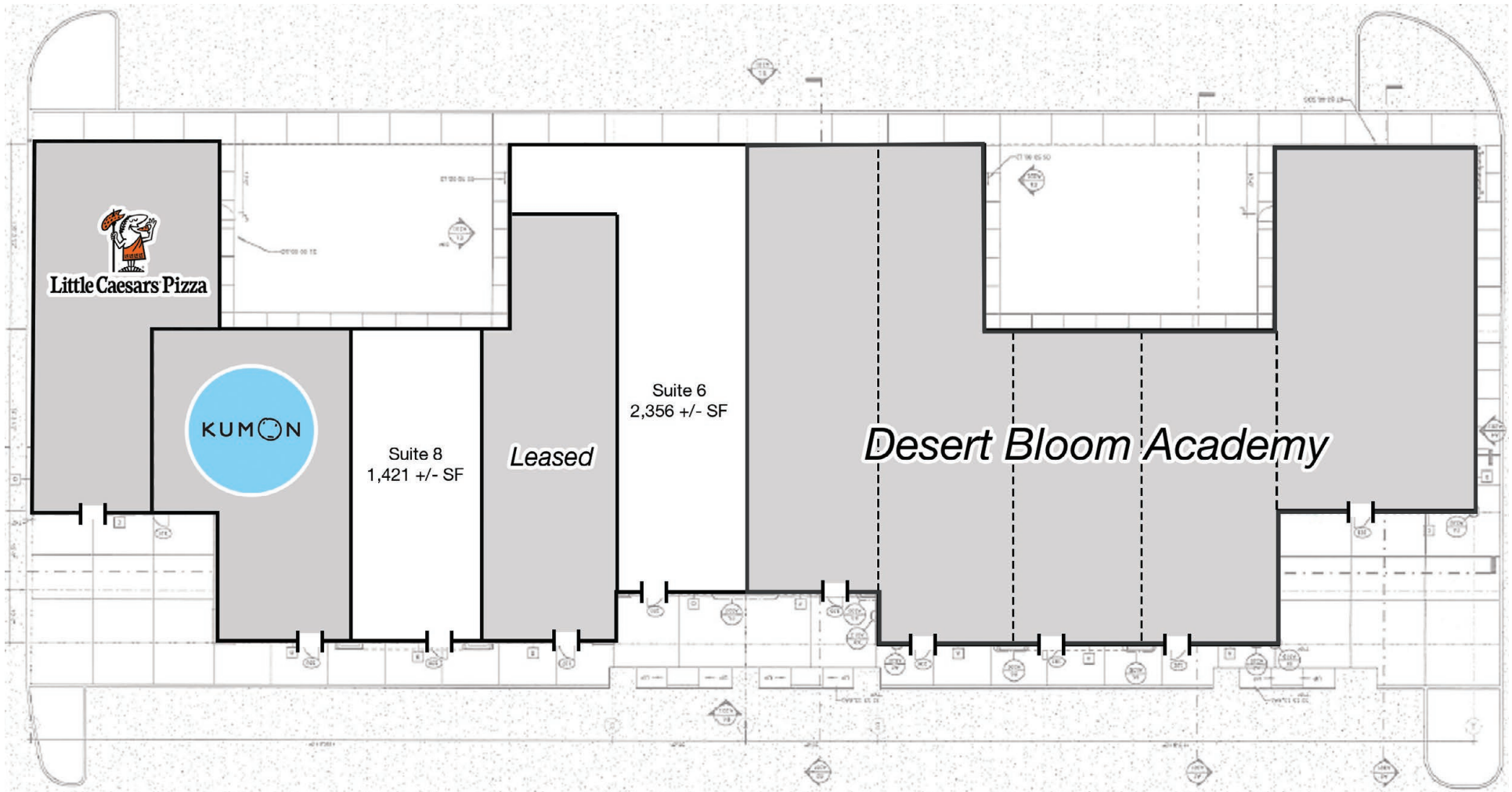
- Project services the Sonoma Ranch Golf Course Community
- Near national retailers such as Walmart, Walgreens, Natural Grocers, Dunkin Donuts, Mister Car Wash, and more
- Fronts E Lohman Avenue
- Adjacent to Mountain View Hospital
- Owner will consider selling the building
- Building in “cold shell” condition
- Tenant improvement allowance provided

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.

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Floor Plan

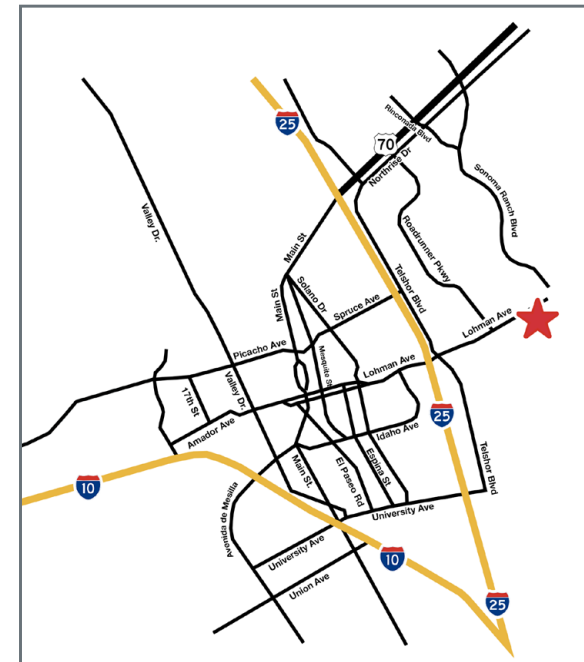
** Not to scale, for visual aid purposes only.*



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Location



Las Cruces Demographics

Population	113,881
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022

Nearby Traffic Counts:

Roadrunner Parkway 8,091 VPD

Source: NMDOT, 2023

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Commercial Real Estate Services, Worldwide.

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