

# For Sale/Lease | Turnkey Restaurant Opportunity

2102 Telshor Ct, Las Cruces NM 88011



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1155 S Telshor Blvd  
Las Cruces, NM 88011  
(575) 521 - 1535  
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## Listing Overview

Pricing	Contact Broker
Building Size	±6,862 SF
Lot Size	±1.5 Acres

## Property Overview

2102 Telshor Court offers a turnkey restaurant opportunity in a high-traffic commercial corridor. The standalone building fronts Telshor Boulevard and is highly visible from the highway, providing strong exposure for food and beverage operators seeking an established retail location.

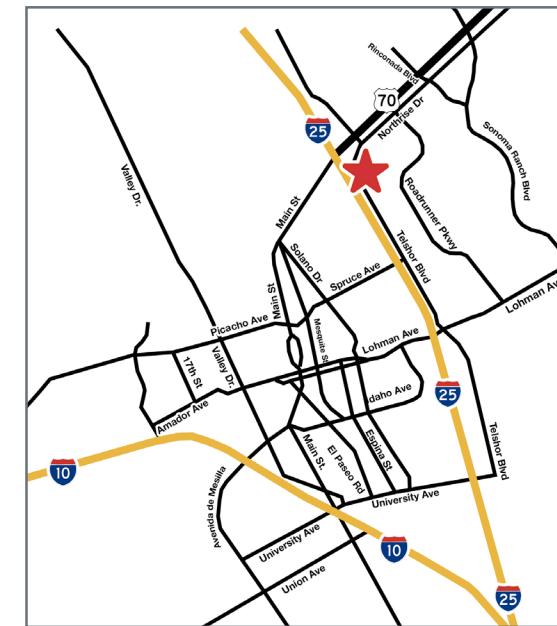
Previously occupied by a regional brewery, the space is fully built out with a complete kitchen and dining area, allowing for an efficient transition for a new owner or tenant.

## Property Highlights

- Turnkey restaurant space
- Fully equipped kitchen and dining area
- Standalone building
- Fronts Telshor Boulevard, with visibility from I-25
- 48 on-site parking spaces
- Zoned M-1 / C-2



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### Nearby Traffic Counts:

N Telshor Blvd	13,388 AADT
I-25	20,344 AADT

Source: NMDOT, 2024

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## Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 114,891 residents and is the county seat of Doña Ana County (app. 225,210 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

### Awards & Recognition

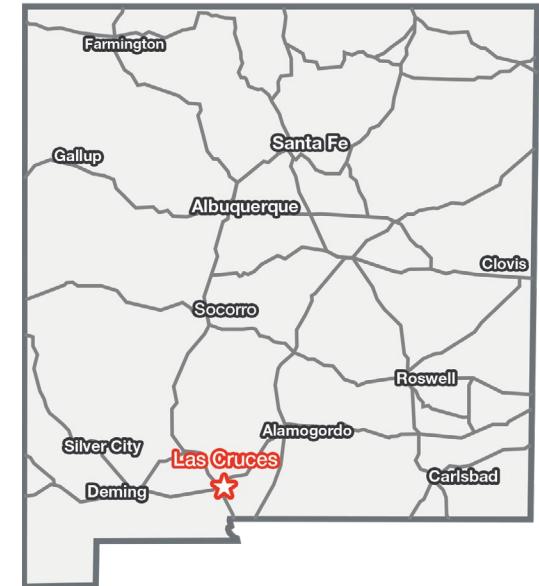
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S., Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Doña Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)



### Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022

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