



RETAIL PROPERTY FOR LEASE

**34,794 SF SPACE AVAILABLE**  
**Mesilla Valley Mall with I-25 Visibility**

700 S Telshor Blvd, Las Cruces, NM 88011

**BASE 5 RETAIL PARTNERS**

6739 Academy Rd. NE, Suite 360 | Albuquerque, NM 87109  
505.607.3283 | [base5retail.com](http://base5retail.com)

**DAVID CHAVEZ**  
505.507.3283  
[david@base5retail.com](mailto:david@base5retail.com)

**KINO JAMES**  
505.463.7191  
[kino@base5retail.com](mailto:kino@base5retail.com)

**WESTERN RETAIL ADVISORS**

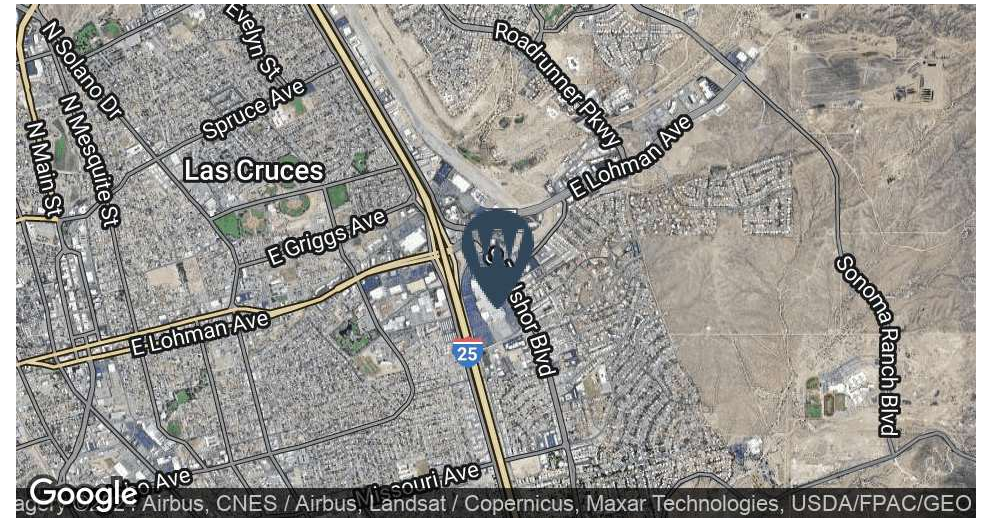
2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016  
602.778.3747 | [w-retail.com](http://w-retail.com)

**NEIL BOARD**  
602.778.3781  
[nboard@w-retail.com](mailto:nboard@w-retail.com)

**BRIAN GAUSDEN**  
602.778.3740  
[bgausden@w-retail.com](mailto:bgausden@w-retail.com)

# ANCHOR SPACE AT MESILLA MALL

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## LOCATION DESCRIPTION

Owned by a national REIT with over 3,000 properties (creative and capable dealmakers)

## PROPERTY HIGHLIGHTS

- Located at Mesilla Valley Mall (607K SF anchored by Dillard's, JCP, H&M, Household Furniture, Cineport Theatre)
- 34,794 SF Anchor Space Position with I-25 Visibility
- Telshor & Lohman is the highest traffic intersection in the city and primary retail shopping destination within 25-mile radius

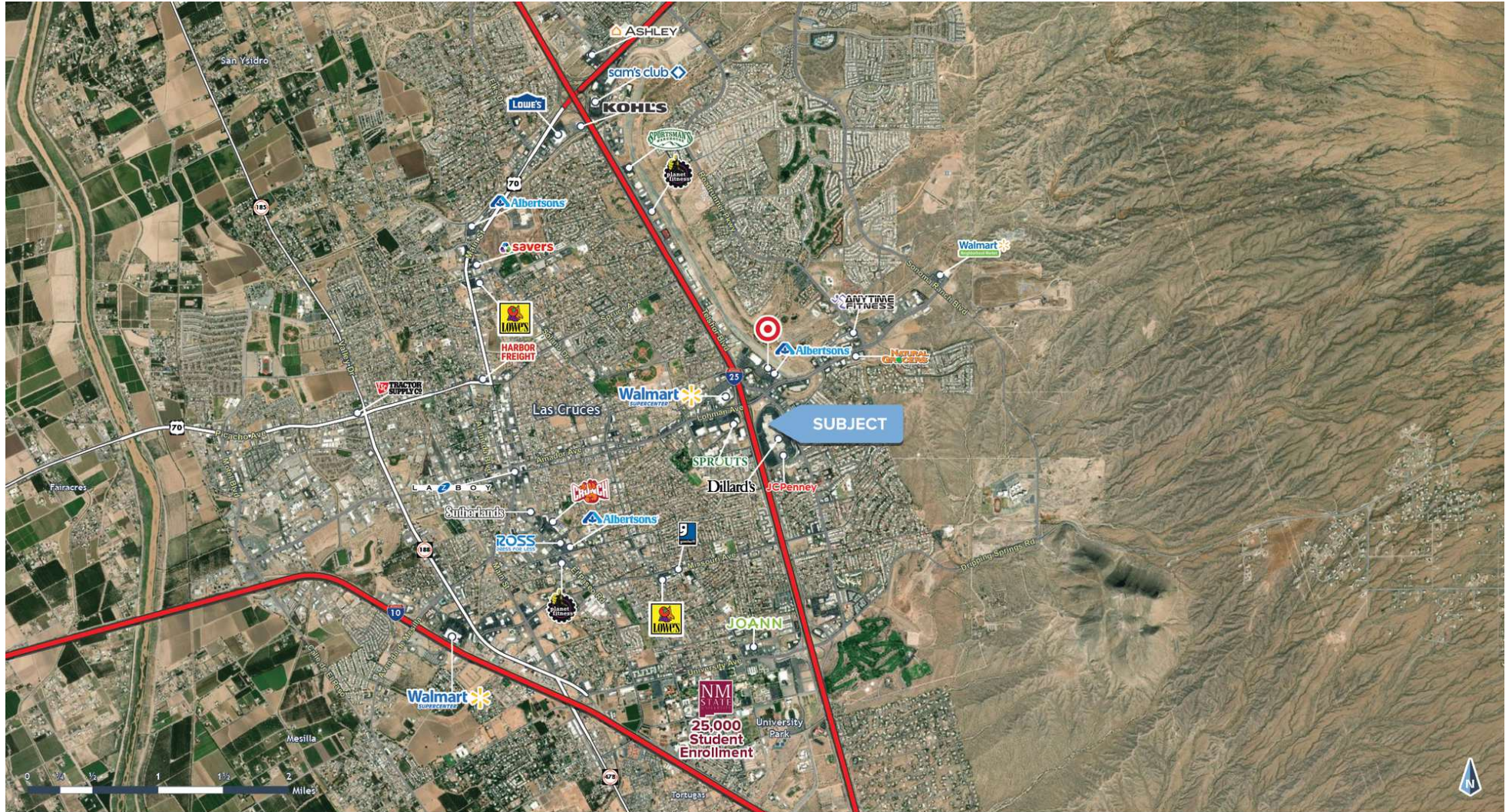
## AREA CO-TENANTS



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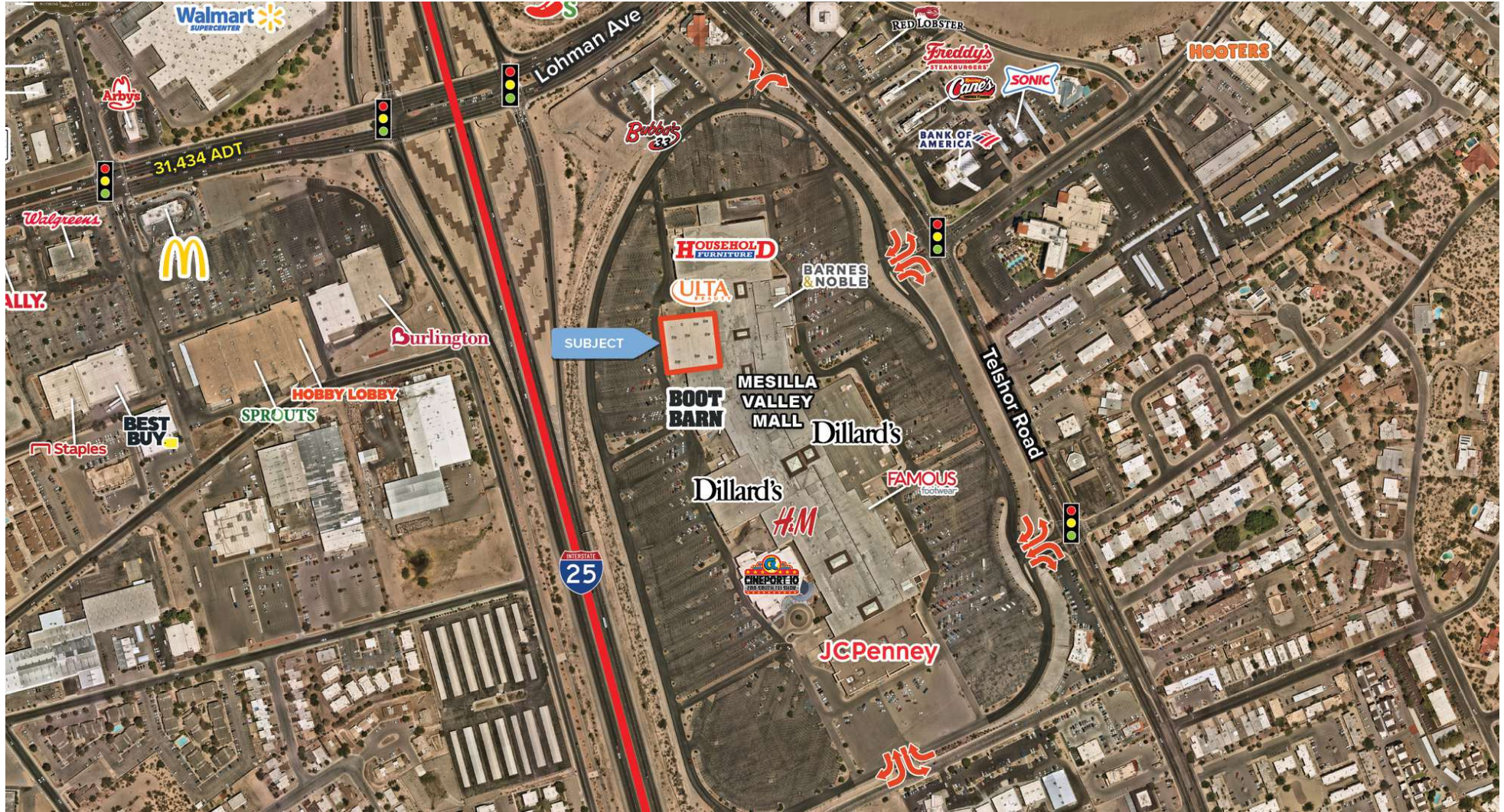
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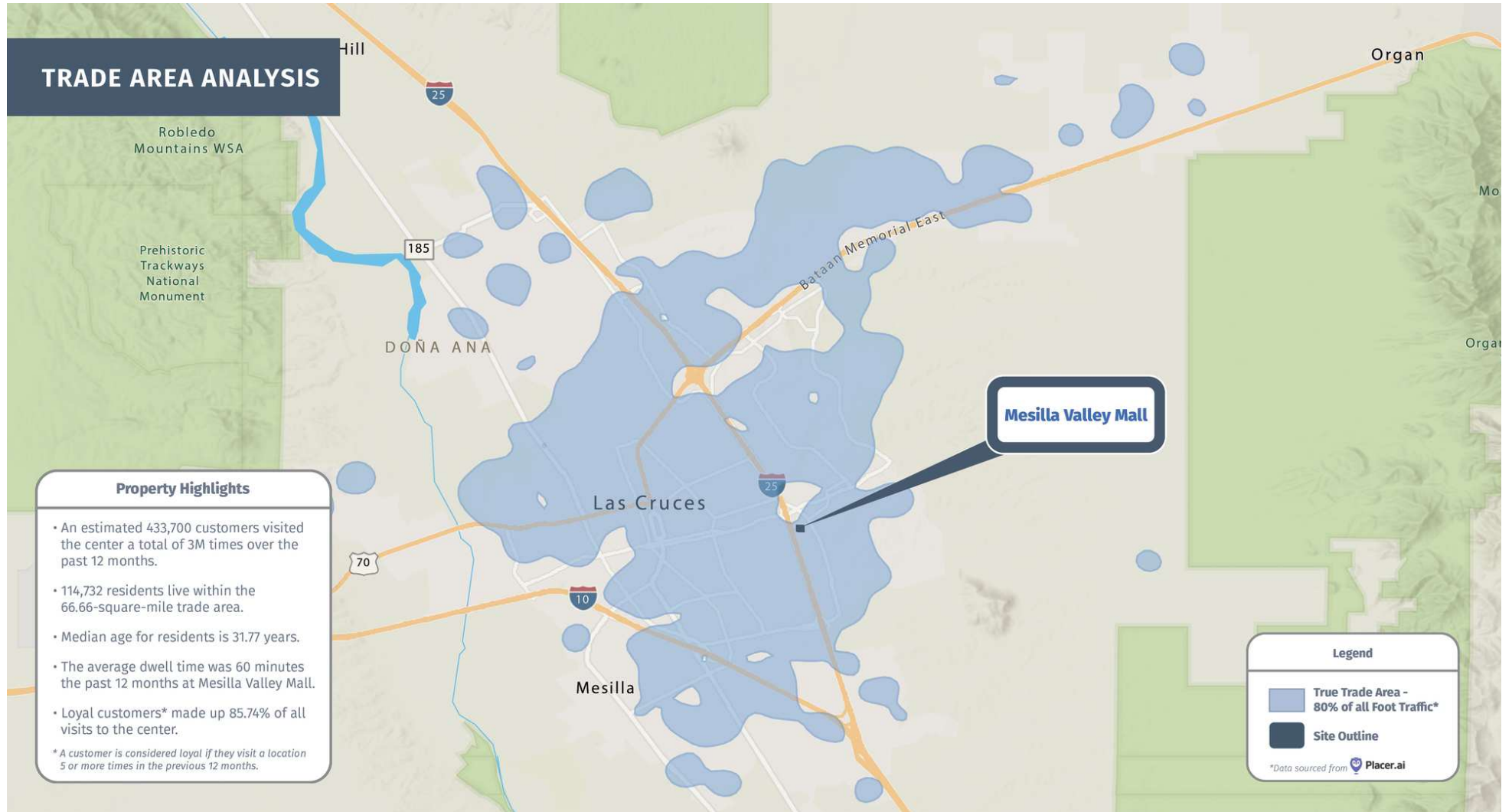
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	12,422	68,416	117,138
Median Age	33.8	34.9	36.2



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$38,597	\$43,559	\$53,133
Average	\$57,071	\$68,056	\$76,578



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	733	3,190	4,107
Employees	9,328	50,449	64,114
Daytime Population	16,677	90,632	132,805



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	43%	47.6%	47.3%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	61.5%	65.2%	65.5%
Services	26.3%	21.6%	21.2%
Blue Collar	12.2%	13.2%	13.3%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,523	29,510	48,658
Median Home Value	\$186,080	\$227,787	\$233,091

\* 2024 Demographic data derived from ESRI

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