

755 Telshor

Las Cruces, NM 88011



PROPERTY TYPE:	OFFICE BUILDING	LOCATION:	755 TELSHOR
BUILDING SIZE:	11,000 SF	LOT SIZE:	28,763 SF
LEASE RATE:	NEGOTIABLE	YEAR BUILT:	1986

### Property Description:

11000 SQFT building in a high profile location. Formerly occupied by a single medical tenant and sets up well for medical related use. Split level parking & multiple points of access. Great high traffic location and visibility. Rate negotiable- contact listing agent for more details.

### Location Description:

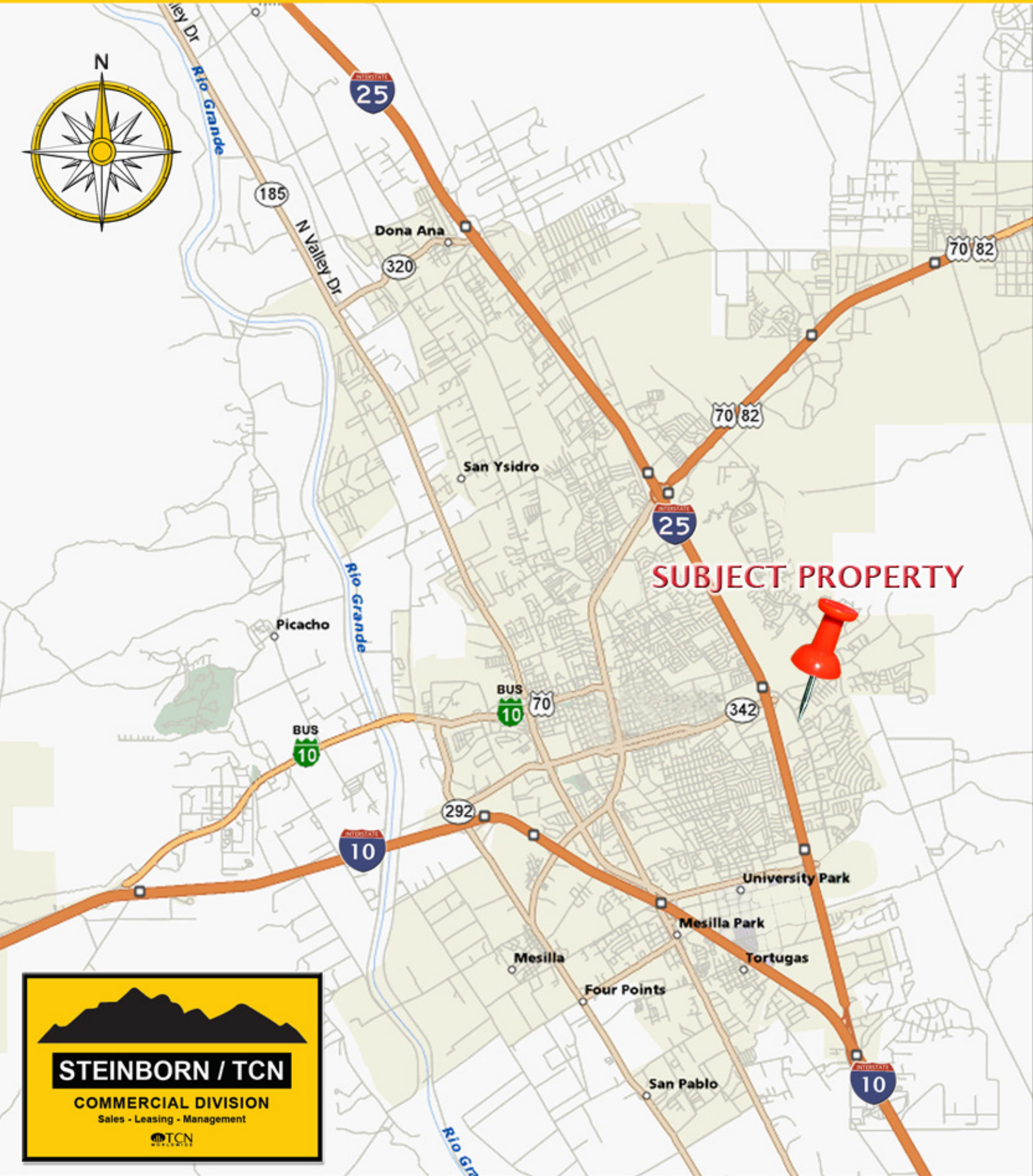
At the intersection of Lohman & Telshor head south past foothills light. Building complex is just past light on left. (Dona Ana County parcel #02-17668)



**GRADY OXFORD (505) 642-3893**

STEINBORN / TCN Commercial Real Estate  
141 Roadrunner Parkway, Suite 141  
Las Cruces, New Mexico 88011  
phone 505.532.2345  
fax 505.522.4987  
www.steinborn.com

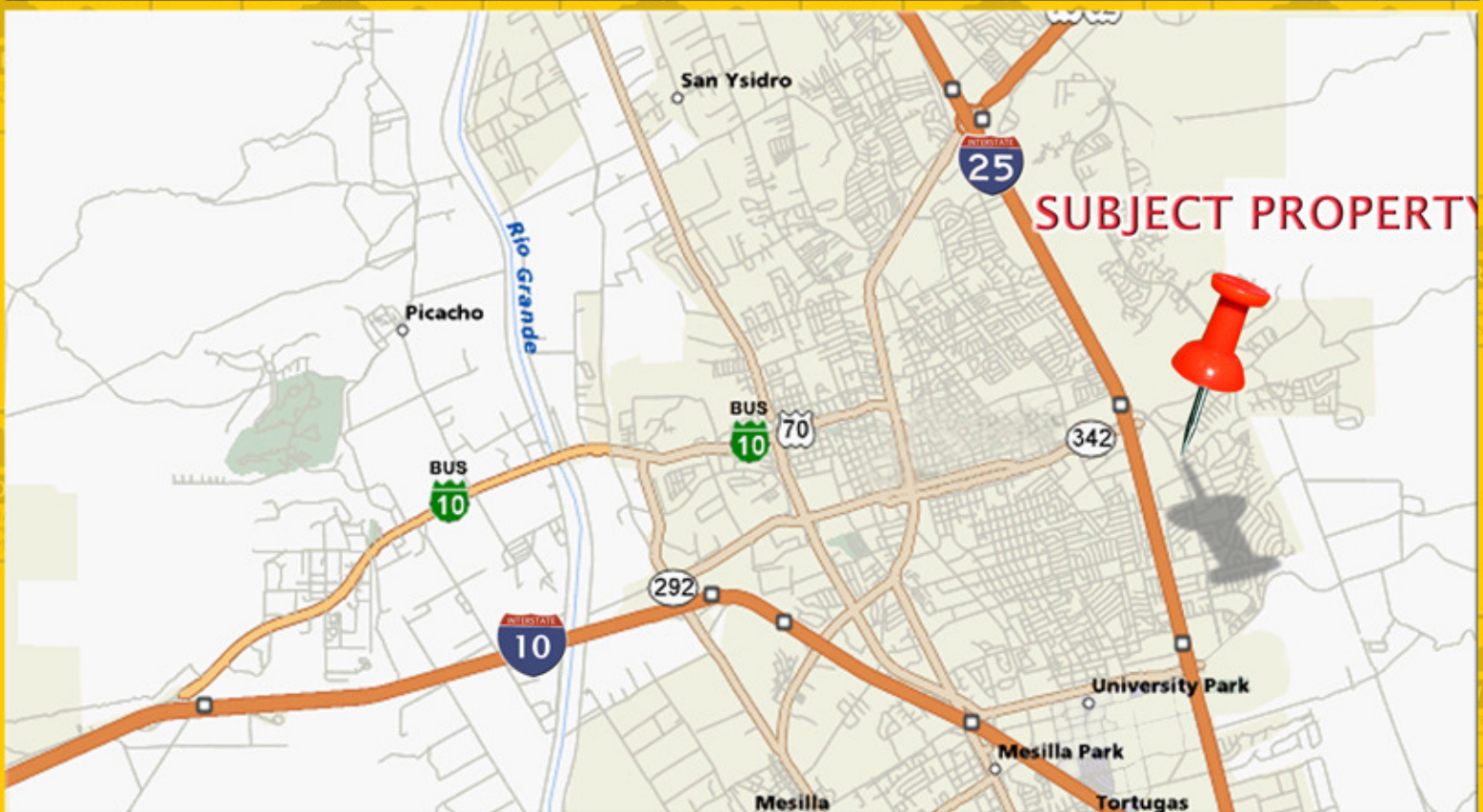
# Las Cruces Metropolitan Area



**SUBJECT PROPERTY**

**STEINBORN / TCN**  
COMMERCIAL DIVISION  
Sales - Leasing - Management  
TCN

# Alternate Aerial

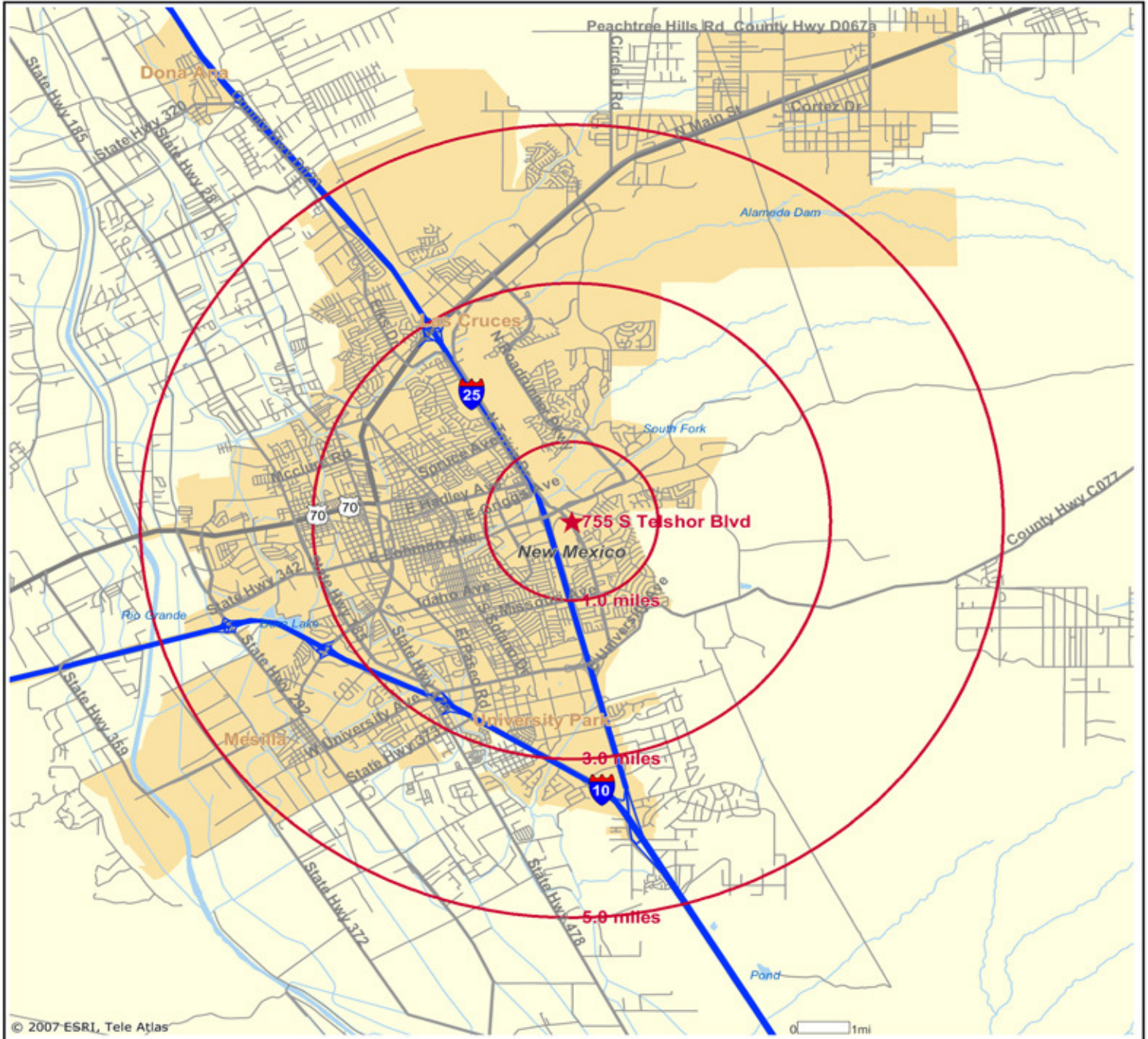


## Site Details Report

Prepared by Stephen Carr Commercial Development Coordinator

755 S Telshor Blvd  
Las Cruces, NM 88011

Latitude: 32.313139  
Longitude: -106.742081



### This site is located in:

Las Cruces city  
State: New Mexico  
ZIP: 88011

Dona Ana  
Census Tract: 35013001202  
Census Block Group: 350130012022

## Executive Summary

Prepared by Stephen Carr Commercial Development Coordinator

Site Type: Radius	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 1.0 miles	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 3.0 miles	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 5.0 miles
<b>2006 Population</b>			
Total Population	11,140	59,808	98,338
Male Population	47.6%	48.0%	48.6%
Female Population	52.4%	52.0%	51.4%
Median Age	29.8	29.1	31.1
<b>2006 Income</b>			
Median HH Income	\$35,026	\$33,001	\$36,853
Per Capita Income	\$20,722	\$18,929	\$19,807
Average HH Income	\$47,144	\$45,482	\$49,459
<b>Households</b>			
Total Households	4,974	24,005	38,241
Average Household Size	2.19	2.35	2.45
1990-2000 Annual Rate	1.97%	1.25%	1.93%
<b>2006 Housing</b>			
Owner Occupied Housing Units	40.7%	46.9%	55.6%
Renter Occupied Housing Units	51.6%	45.5%	36.8%
Vacant Housing Units	7.7%	7.6%	7.6%
<b>Population</b>			
1990 Population	8,502	50,851	74,801
2000 Population	9,863	53,853	86,694
2006 Population	11,140	59,808	98,338
5 Year Projected population	12,288	65,613	108,643
1990-2000 Annual Rate	1.5%	0.58%	1.49%
2000-2006 Annual Rate	1.97%	1.69%	2.04%
2006-2011 Annual Rate	1.98%	1.87%	2.01%

In the identified market area, the current year population is 98,338. In 2000, the Census count in the market area was 86,694. The rate of change since 2000 was 2.04 percent annually. The five-year projection for the population in the market area is 108,643, representing a change of 2.01 percent annually from 2006 to 2011. Currently, the population is 48.6 percent male and 51.4 percent female.

Households	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 1.0 miles	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 3.0 miles	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 5.0 miles
1990 Census	3,554	18,776	27,439
2000 Census	4,318	21,265	33,219
Current Year	4,974	24,005	38,241
5 Year Projected	5,533	26,662	42,691
1990-2000 Annual Rate	1.97%	1.25%	1.93%
2000-2006 Annual Rate	2.29%	1.96%	2.28%
2006-2011 Annual Rate	2.15%	2.12%	2.23%

The household count in this market area has changed from 33,219 in 2000 to 38,241 in the current year, a change of 2.28 percent annually. The five-year projection of households is 42,691, a change of 2.23 percent annually from the current year total. Average household size is currently 2.45, compared to 2.49 in the year 2000. The number of families in the current year is 23,759 in the market area.

### Housing

Currently, 55.6 percent of the 41,386 housing units in the market area are owner occupied; 36.8 percent, renter occupied; and 7.6 percent are vacant. In 2000, there were 36,259 housing units— 54.6 percent owner occupied, 37.1 percent renter occupied and 8.3 percent vacant. The rate of change in housing units since 2000 is 2.14 percent. Median home value in the market area is \$123,393, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 2.93 percent annually to \$142,564. From 2000 to the current year, median home value changed by 6.22 percent annually.

## Executive Summary

Prepared by Stephen Carr Commercial Development Coordinator

Site Type: Radius	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 1.0 miles	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 3.0 miles	755 S Telshor Blvd Las Cruces, NM 88011 Radius: 5.0 miles
<b>Median Household Income</b>			
1990 Median HH Income	\$24,205	\$21,724	\$23,057
2000 Median HH Income	\$28,521	\$27,621	\$30,811
Current Year Median HH Income	\$35,026	\$33,001	\$36,853
5Y Projected Median HH Income	\$41,885	\$38,923	\$43,218
1990-2000 Annual Rate	1.65%	2.43%	2.94%
2000-2006 Annual Rate	3.34%	2.89%	2.91%
2006-2011 Annual Rate	3.64%	3.36%	3.24%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,633	\$10,224	\$10,677
2000 Per Capita Income	\$16,911	\$14,902	\$15,807
Current Year Per Capita Income	\$20,722	\$18,929	\$19,807
5Y Projected Per Capita Income	\$25,056	\$22,679	\$23,655
1990-2000 Annual Rate	2.96%	3.84%	4%
2000-2006 Annual Rate	3.3%	3.9%	3.68%
2006-2011 Annual Rate	3.87%	3.68%	3.61%
<b>Average Household Income</b>			
1990 Average Household Income	\$29,936	\$27,359	\$28,889
2000 Average Household Income	\$37,563	\$36,648	\$40,223
Current Year Average HH Income	\$47,144	\$45,482	\$49,459
5Y Projected Average HH Income	\$56,825	\$54,248	\$58,803
1990-2000 Annual Rate	2.3%	2.97%	3.37%
2000-2006 Annual Rate	3.7%	3.52%	3.36%
2006-2011 Annual Rate	3.81%	3.59%	3.52%

### Households by Income

Current median household income is \$36,853 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$43,218 in five years. In 2000, median household income was \$30,811, compared to \$23,057 in 1990.

Current average household income is \$49,459 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$58,803 in five years. In 2000, average household income was \$40,223, compared to \$28,889 in 1990.

Current per capita income is \$19,807 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$23,655 in five years. In 2000, the per capita income was \$15,807, compared to \$10,677 in 1990.

### Population by Employment

Currently, 93.5 percent of the civilian labor force in the identified market area is employed and 6.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.1 percent of the civilian labor force, and unemployment will be 5.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 60.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.5 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 16.8 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

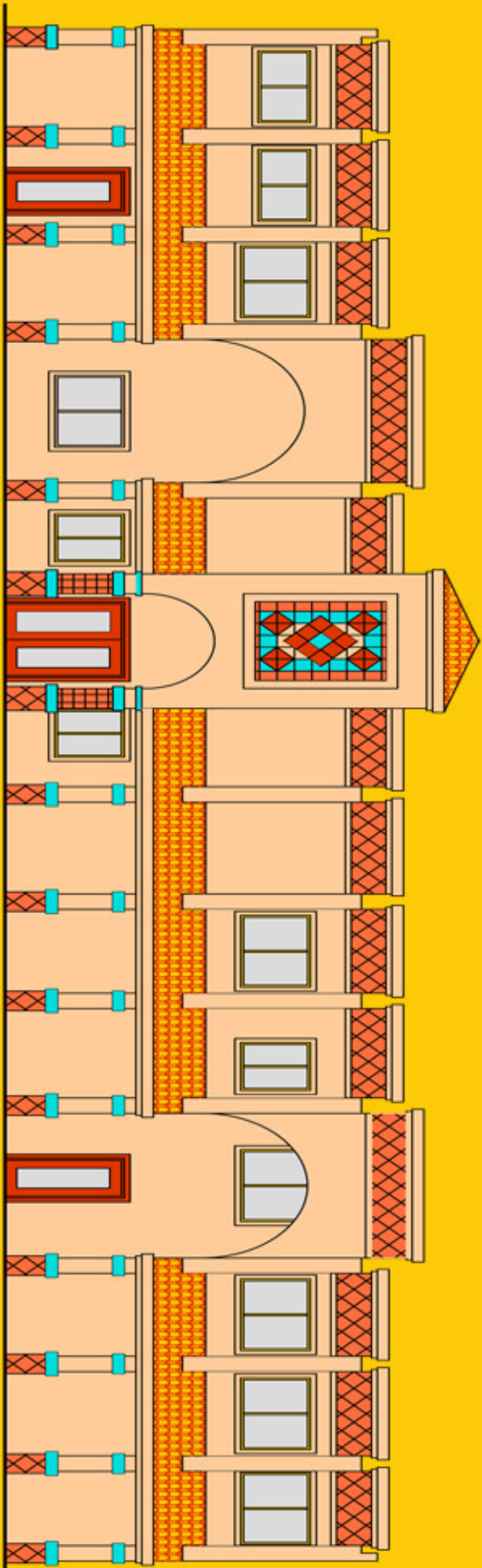
In 2000, 77.6 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 18.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 19.6 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 21.7 percent were high school graduates only (28.6 percent in the U.S.)
- 6.5 percent had completed an Associate degree (6.3 percent in the U.S.)
- 16.7 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 12.5 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)

# 755 Telshor Full Rendering



# Traffic Counts

