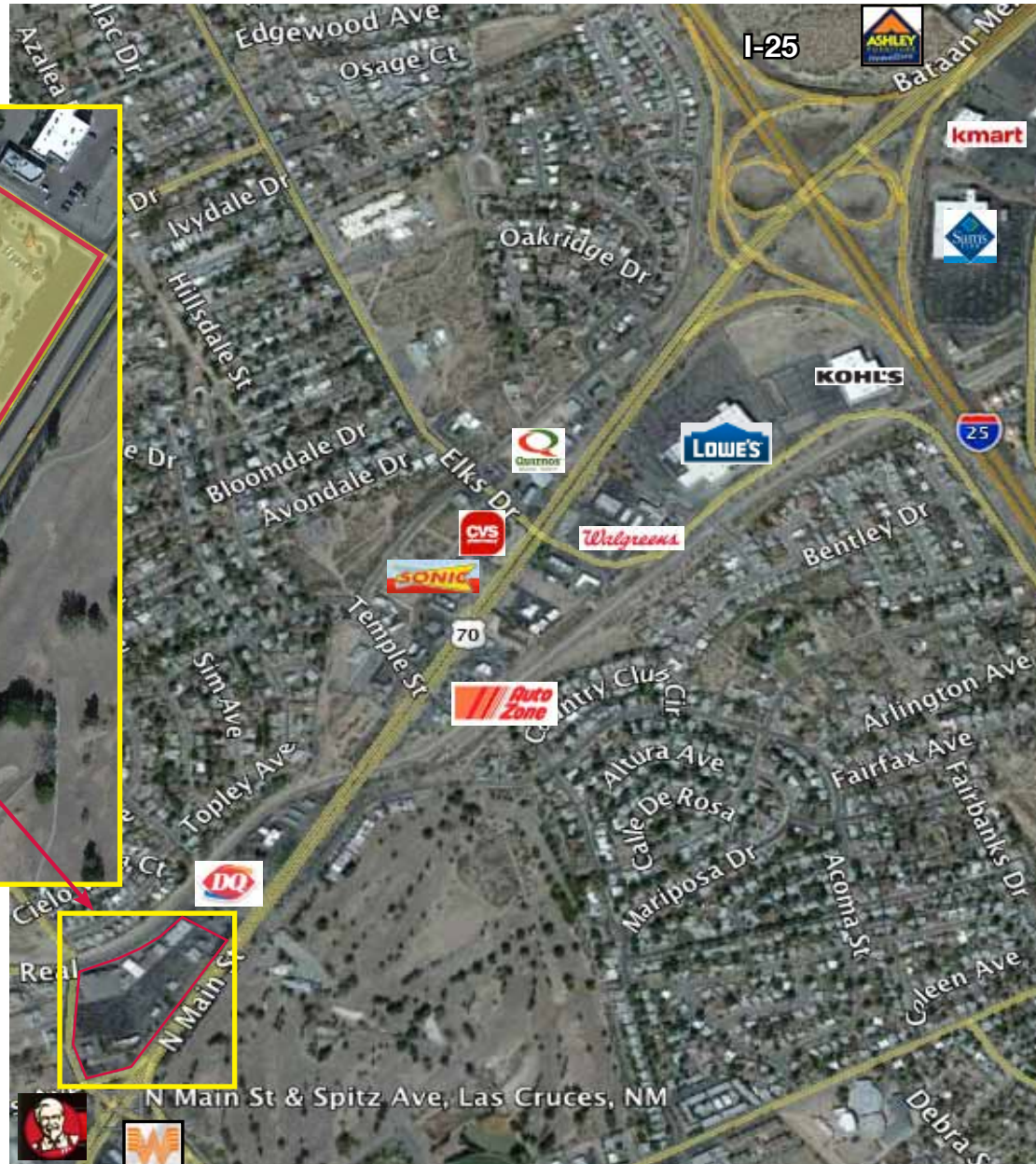


# COMMERCIAL PROPERTY FOR LEASE

## SPITZ AVENUE AND NORTH MAIN STREET, LAS CRUCES, NM



### ABOUT LAS CRUCES, NM

Las Cruces, the second largest city in New Mexico, has received several awards including a recent ranking as one of the best college towns to retire. In addition, Las Cruces is ranked by Forbes as one of the best small metro areas for business and careers. Las Cruces is 225 miles south of Albuquerque, NM, 275 miles east of Tucson, AZ, and 42 miles northwest of El Paso, TX.

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Commercial Real Estate Services, Worldwide.

1155 South Telshor, Suite 100 • Las Cruces NM 88011

[www.1stvalley.com](http://www.1stvalley.com)

- 32,550 AAVD Traffic Count
- Great Visibility & Access (4 Streets)
- Close Proximity to I-25

**LEASE TERMS:**

- IN-LINE:**
- \$14.00 Per Square Foot Plus CAM

- PAD:**
- \$18.00 - \$18.00 Per Square Foot Plus CAM
  - Depending upon Size Of Space & Length of Term

**DEMOGRAPHIC OVERVIEW**

N. MAIN @ THREE CROSSES	1 Mile	3 Mile	5 Mile
Population Estimates	12,210	80,845	107,790
Households	4,672	23,921	42,259
Median Household Income	\$38,606	\$39,775	\$40,368

**LAS CRUCES DEMOGRAPHICS 2010**

Population:	89,297
Households:	36,086
Median Income:	\$39,397
Median Age:	32.8
Owner Occupied HU's:	21,407
Renter Occupied HU's:	14,679



**ONE SPACE FOR LEASE**  
 • 1134 SF

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