

# COMMERCIAL PROPERTY FOR LEASE

1240 EL PASEO ROAD, LAS CRUCES, NEW MEXICO



## PROPERTY DESCRIPTION

This former Kmart building, located in the center of Las Cruces, has a large parking area with additional adjacent vacant land available if needed.

## ADDITIONAL INFORMATION

- LEASE RATE: \$6.00 PSF NNN
- BUILDING SIZE: 90,083 ± SF (includes outdoor garden area)
- PAVED PARKING: 840 cars
- BUILDING BUILT: 1973

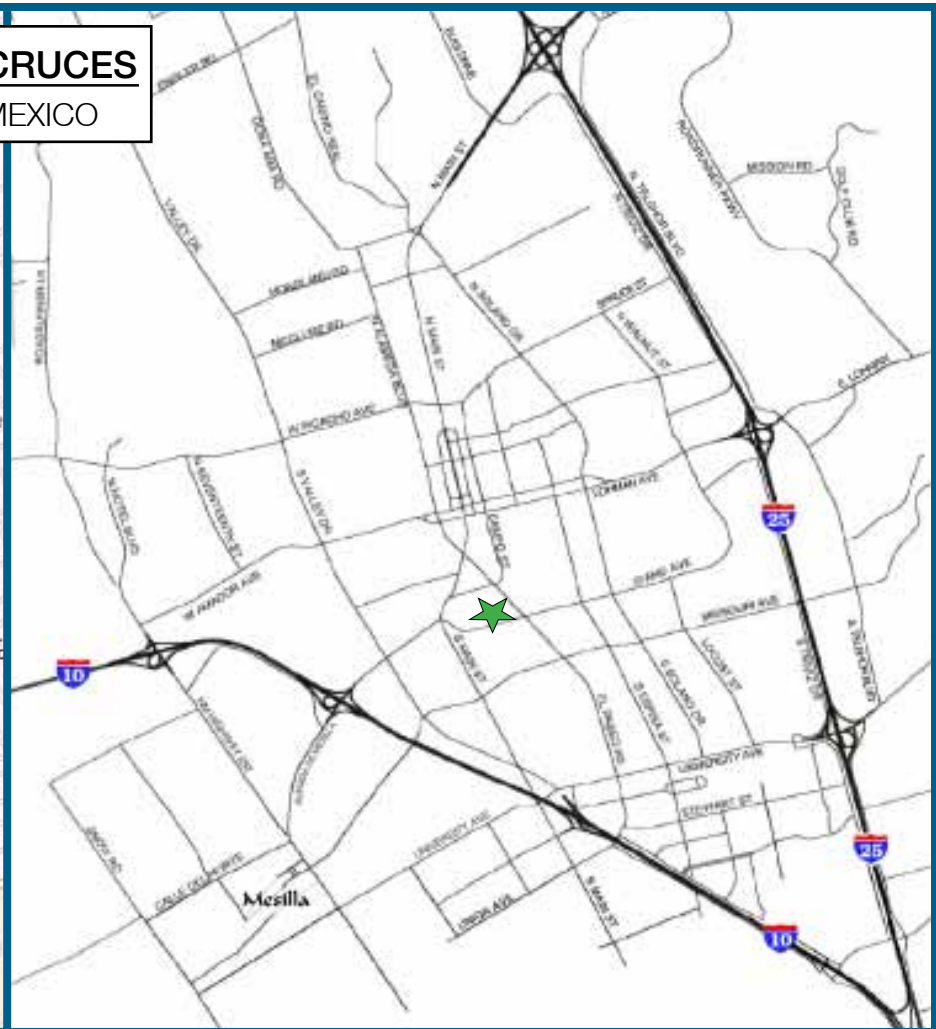
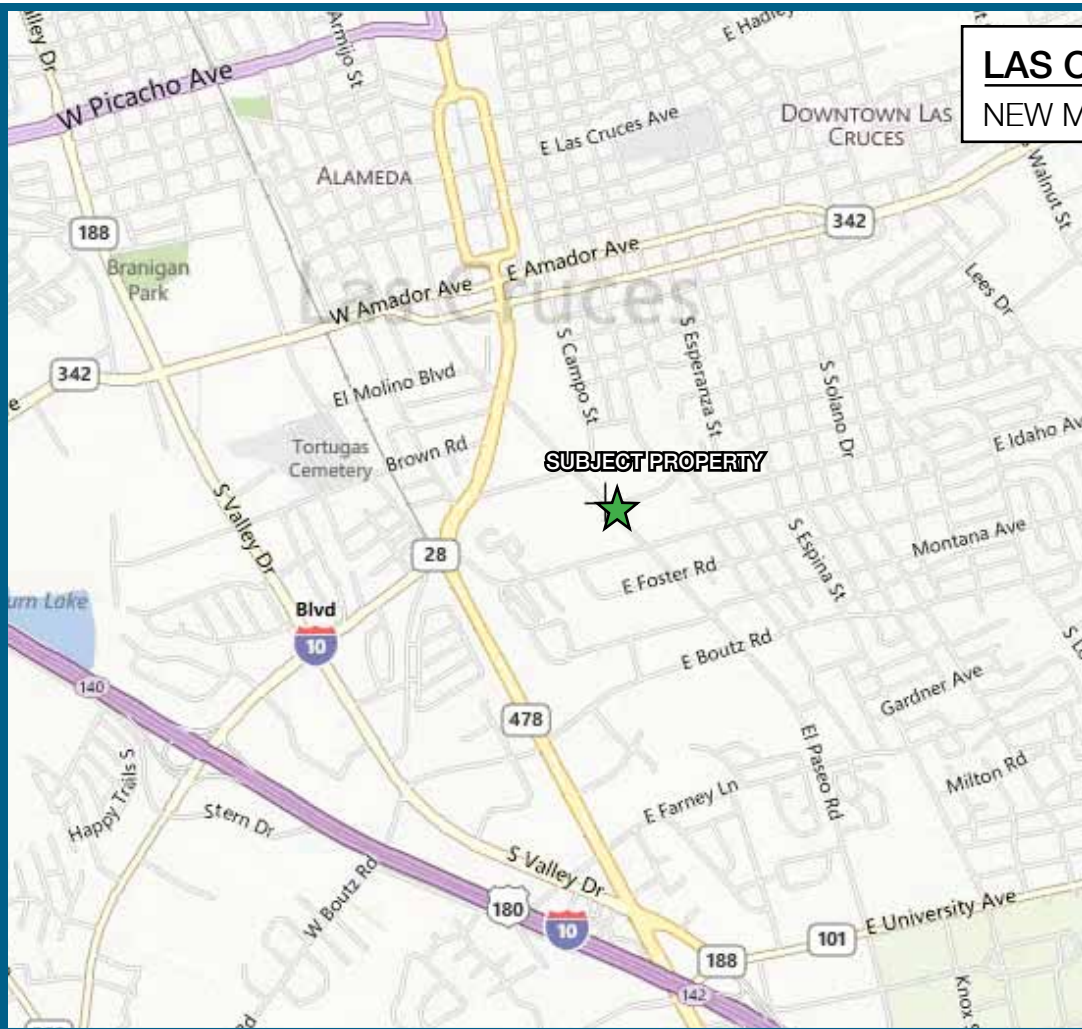
### contact info

David Ikard  
mob 575 640 7215  
dgi@1stvalley.com

### contact info

Randy McMillian  
mob 575 640 7213  
randy@1stvalley.com

**LAS CRUCES  
NEW MEXICO**



**ABOUT LAS CRUCES, NM**

Las Cruces has received several awards including a recent ranking as one of the best college towns to retire in addition to being 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.

**LAS CRUCES DEMOGRAPHICS 2010**

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

