# Ground Lease or Build to Suit

NAI 1st Valley




## Marketplace at Sonoma Ranch | Las Cruces, NM 88001

## Listing Overview

| | |
|---|---|
| **Lease Rate** | $28-32/SF/Yr (NNN) |
| **Available Space** | ±1,200 - 6,000 SF |

Marketplace at Sonoma Ranch offers prime build-to-suit or ground lease opportunities at the intersection of Sonoma Ranch Boulevard and Highway 70. Situated in Las Cruces' fastest-growing trade area, this mixed-use development provides excellent visibility and access. The site serves the booming Sonoma Ranch and Metro Verde communities, capturing significant traffic from established national retailers and nearby residential growth.

- High-growth location at the intersection of Sonoma Ranch & Hwy 70
- Direct access to Metro Verde, a ±2,200-acre master-planned community
- Excellent visibility and access with prominent frontage along major transit corridors
- Join Starbucks, Denny's, Carl's Jr, and Citizens Bank in this new mixed-use development


For more information:

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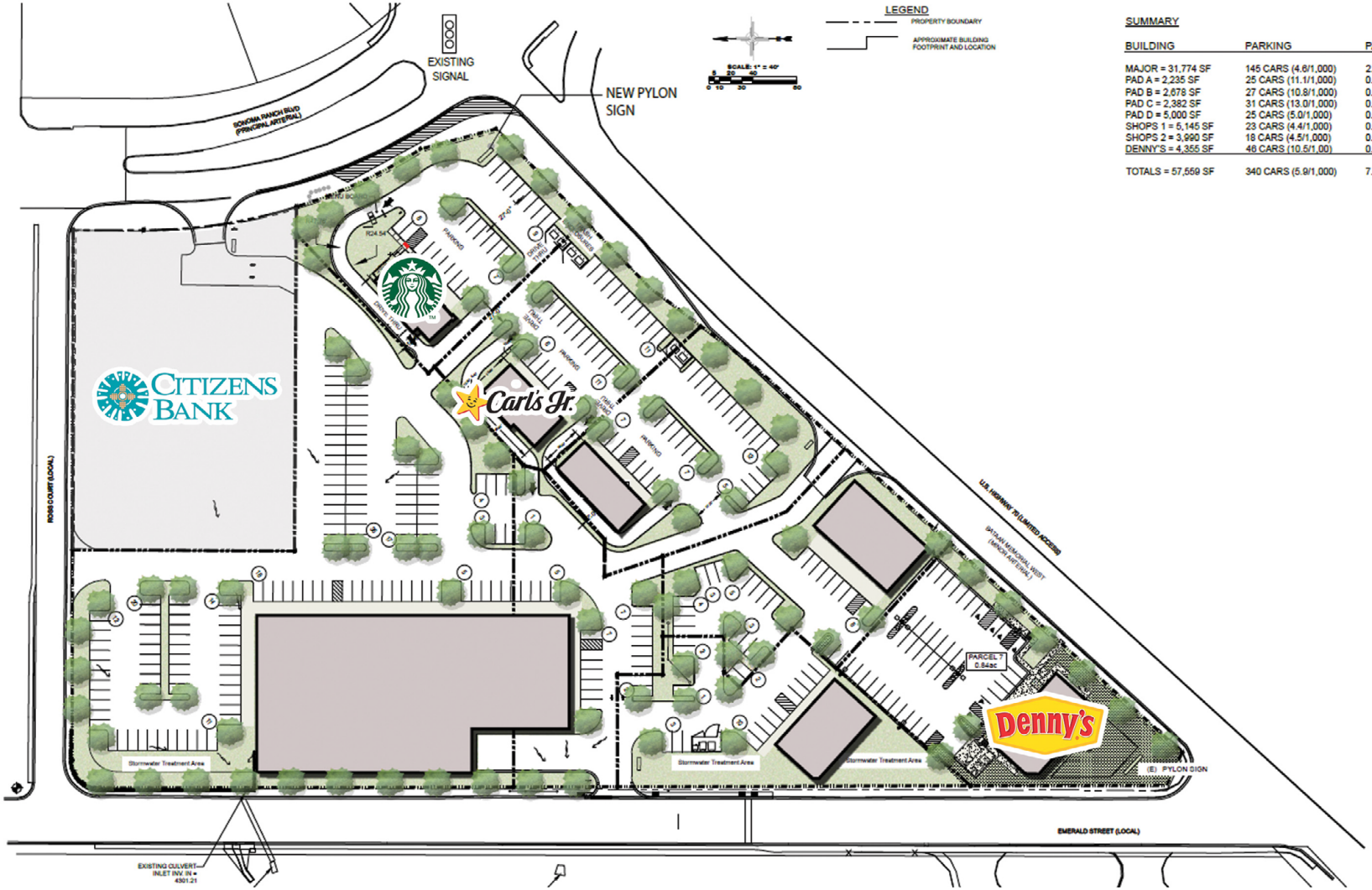


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# Proposed Site Plan

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*All site plans, dimensions, and square footages are preliminary and subject to change.*

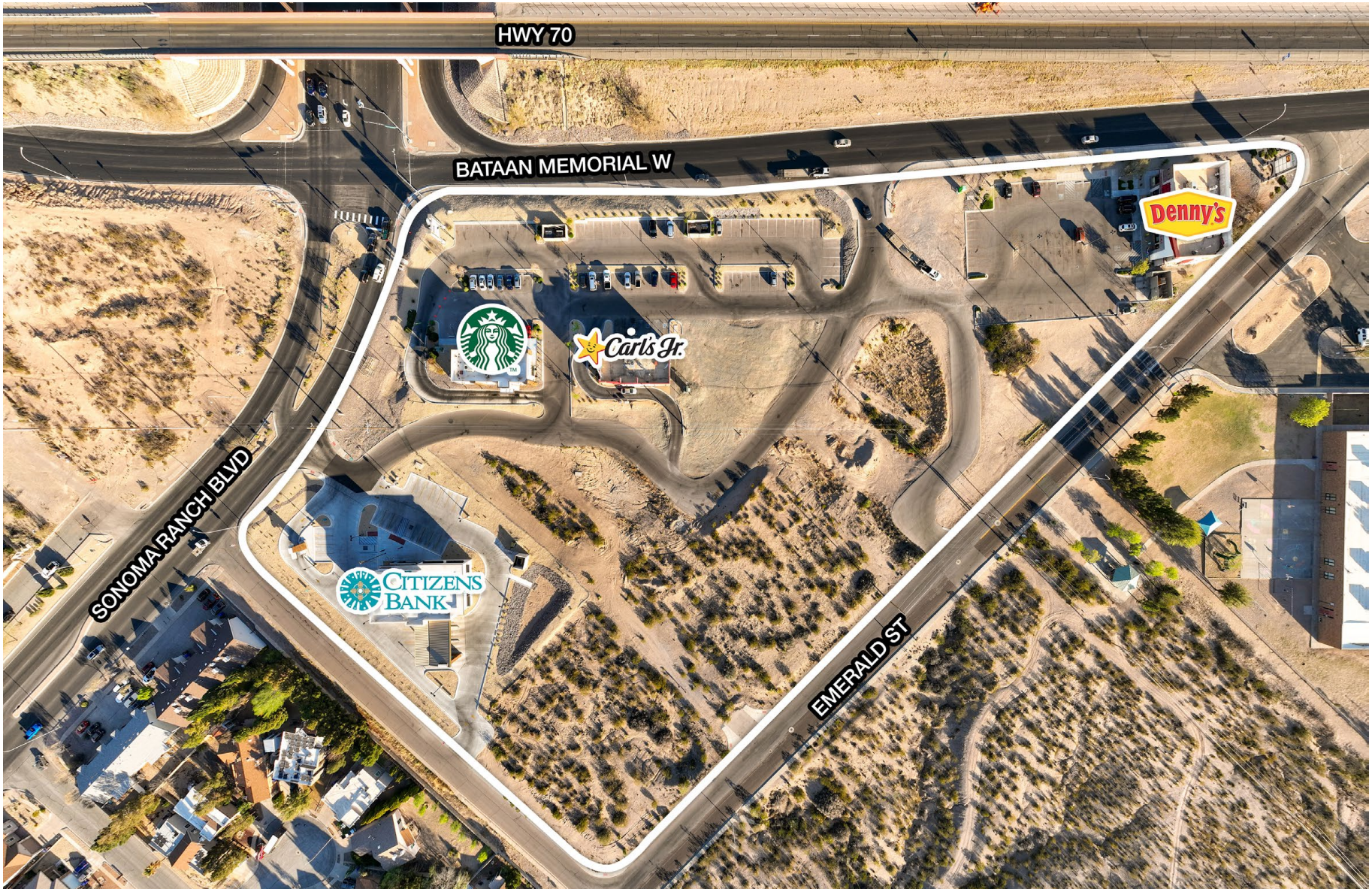



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# Top Down View

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# Additional Photos

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# Location Overview

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## Nearby Traffic Counts:

| | |
|---|---|
| **HWY 70** | 44,716 AADT |
| **Sonoma Ranch Blvd** | 10,485 AADT |

*Source: NMDOT, 2024*

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