FOR LEASE | RETAIL/OFFICE SPACE

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

Valley Vista Plaza

1405 S Valley Dr
Las Cruces, NM 88005

FOR LEASE	$22.00/SF/Yr (NNN)
AVAILABLE SPACE	±1,200 - 2,490 SF

Valley Vista is a premier retail development located at 1405 South Valley Drive in Las Cruces. Positioned at the corner of Valley Drive and Avenida de Mesilla, the center offers high traffic counts, exceptional visibility, and close proximity to Interstate 10. This established retail hub provides a strong, high-volume environment for retail or professional tenants.

PROPERTY HIGHLIGHTS

- Situated at one of the busiest retail intersections in the trade area
- Excellent proximity and easy access to Interstate 10
- Anchored by Aaron's and Kids Kare Dentistry with major regional pad tenants including T-Mobile, Fillmore Eye Clinic, Village Inn, MountainView Urgent Care, and Dutch Bros

For more information:

Jake Redfearn
575.635.5895 | jake@1stvalley.com

Cheryl Reome
575.644.9165 | cheryl@1stvalley.com

Preston Williams
575.621.2445 | preston@1stvalley.com

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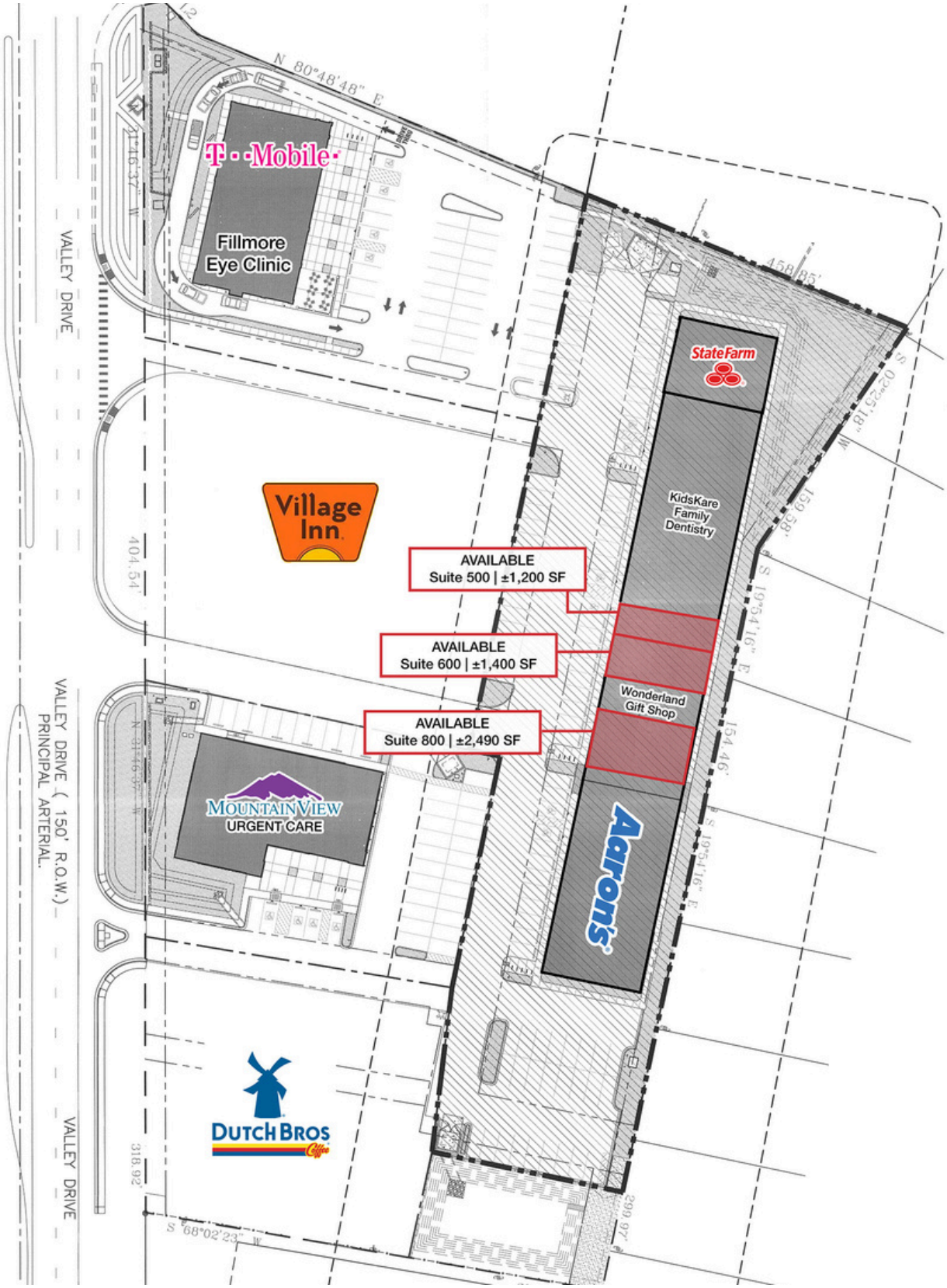
Available Spaces

Not to scale; for illustrative purposes only.



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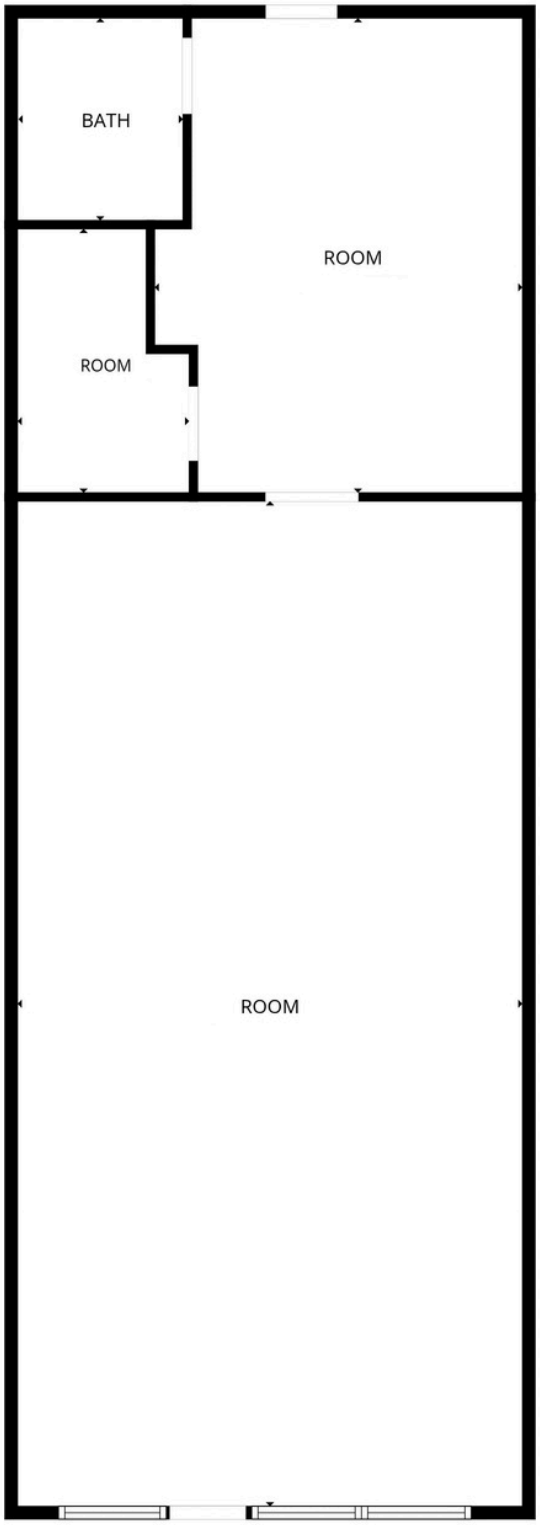
Suite 500

Floor plan not to scale; for illustrative purposes only.



FRONT

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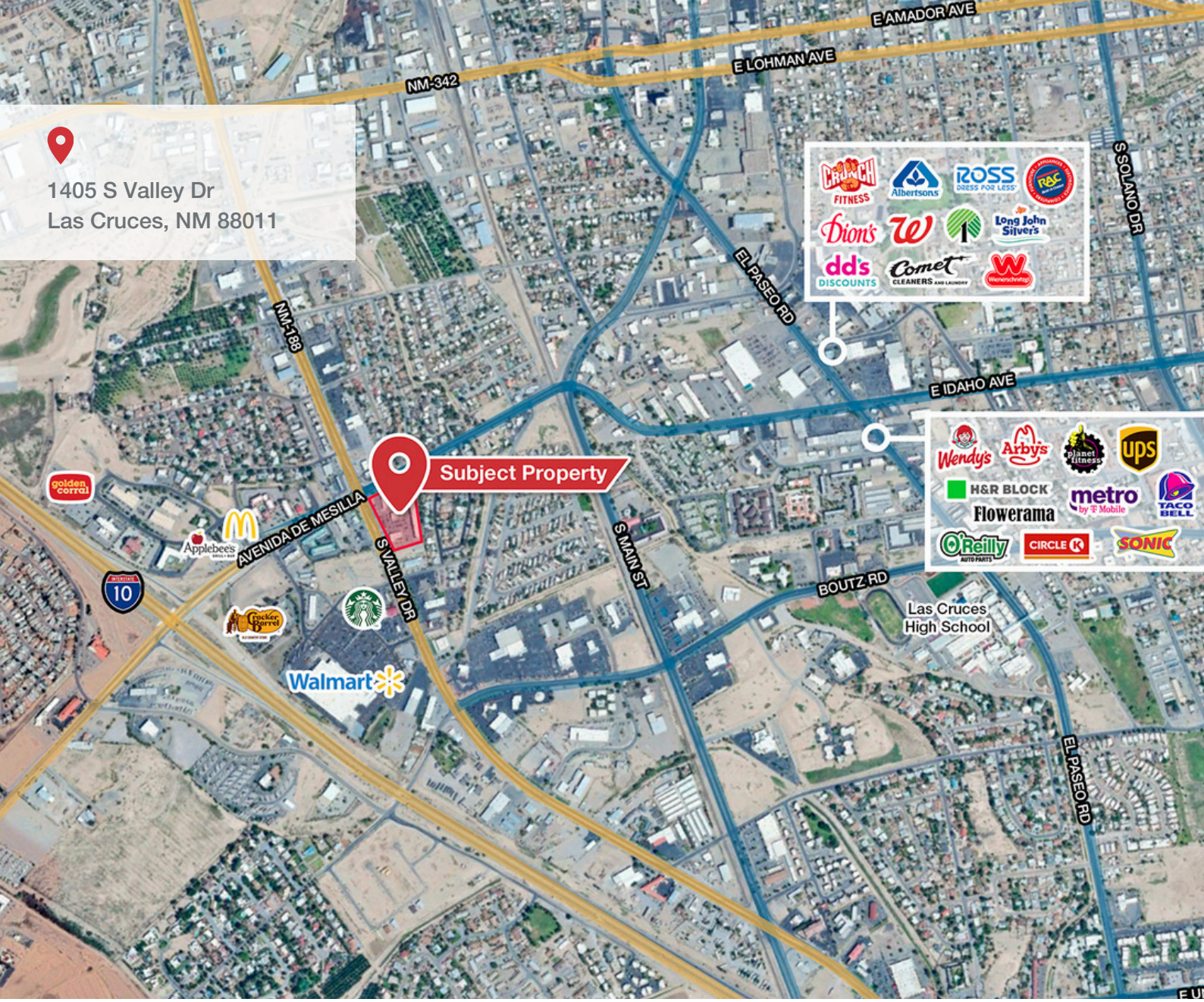

NEARBY TRAFFIC COUNTS

S VALLEY DR	19,231 AADT
AVENIDA DE MESILLA	14,602 AADT
INTERSTATE 10	27,546 AADT

LAS CRUCES DEMOGRAPHICS

POPULATION	116,978
NUMBER OF HOUSEHOLDS	47,517
MEDIAN HOUSEHOLD INCOME	$55,422

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1155 S Telshor Blvd Ste 100 | Las Cruces, NM 88011 +1 575 521 1535 1stvalley.com NAI 1st Valley