

For Lease | Newly Remodeled Retail/Office Space

1st Valley

Newly remodeled office and retail suites available for lease at Solano Business & Storage, a centrally located corner property at the signalized intersection of Solano Drive and Spruce Avenue. The plaza offers excellent visibility, convenient access, and multiple suite options to accommodate a variety of users.

- Newly remodeled office and retail spaces
- Corner lot at lighted intersection
- High visibility and strong access
- Monument signage available for select units
- Centrally located

For more information:

Preston Williams

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Cheryl Reome

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Spruce Ave & Solano Dr | Las Cruces, NM 88001

Available Units

Space Name	SF Available	Lease Rate (MG)	Space Name	SF Available	Lease Rate (MG)
812-816 Spruce Ave	±4,257	\$5,144/month	1051 N Solano Dr	±1,432	\$1,730/month
845 Spruce Ave	±1,970	\$2,381/month	1101 N Solano Dr	±1,320	\$1,595/month
1061 N Solano Dr	±1,100	\$1,330/month	1115 N Solano Dr	±1,232	\$1,489/month

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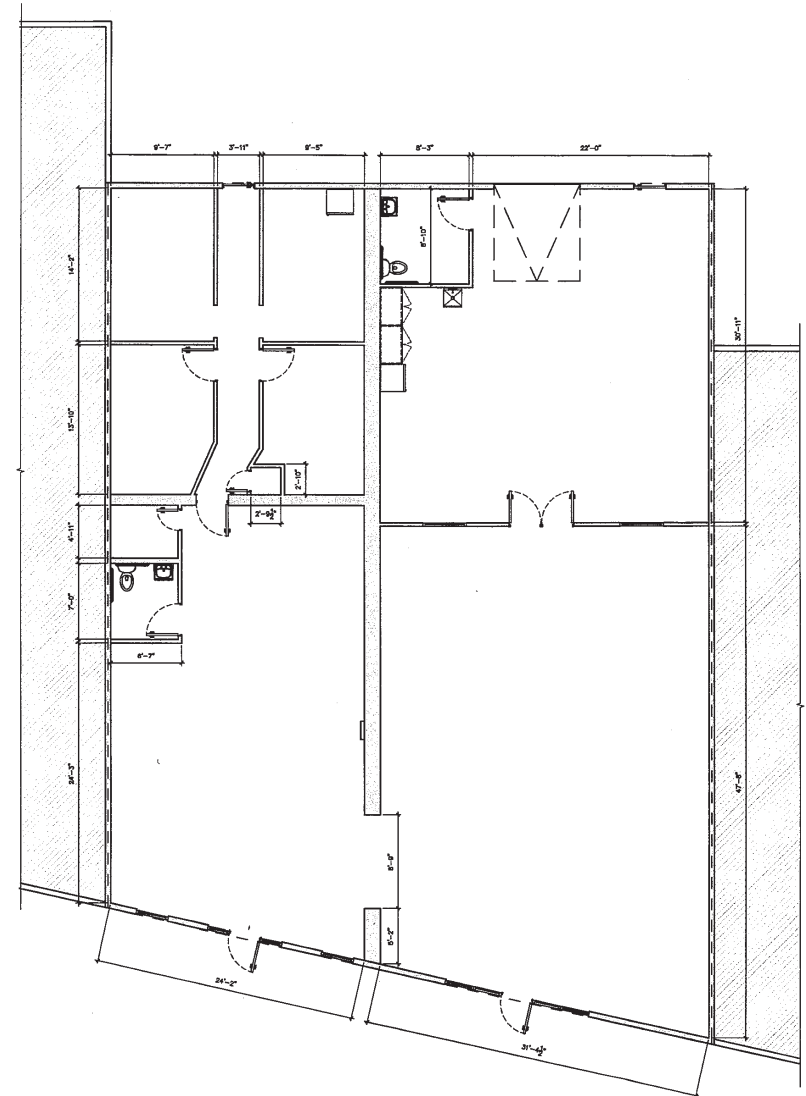
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812-816 Spruce Ave



Lease Rate	\$5,144/month (MG)
Available Space	±4,257 SF

Suite may be demised; contact broker for more information.



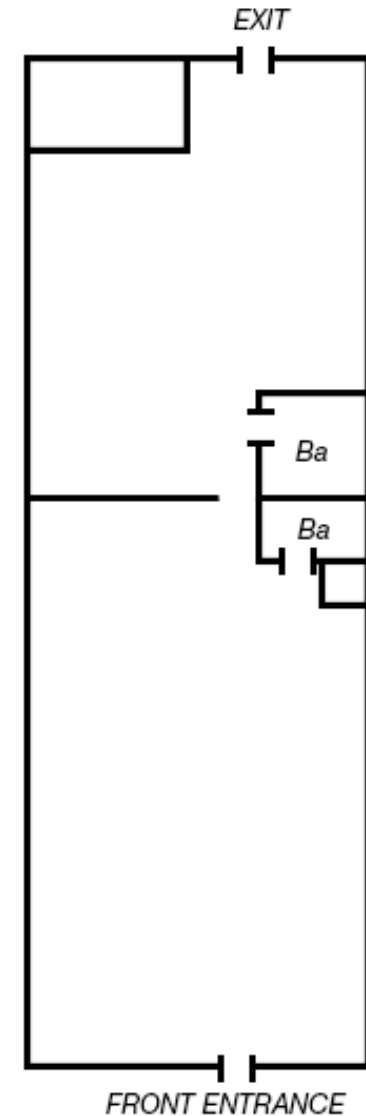
* Floor plan not to scale; for illustrative purposes only.

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845 Spruce Ave

Lease Rate	\$2,381/month (MG)
Available Space	±1,970 SF



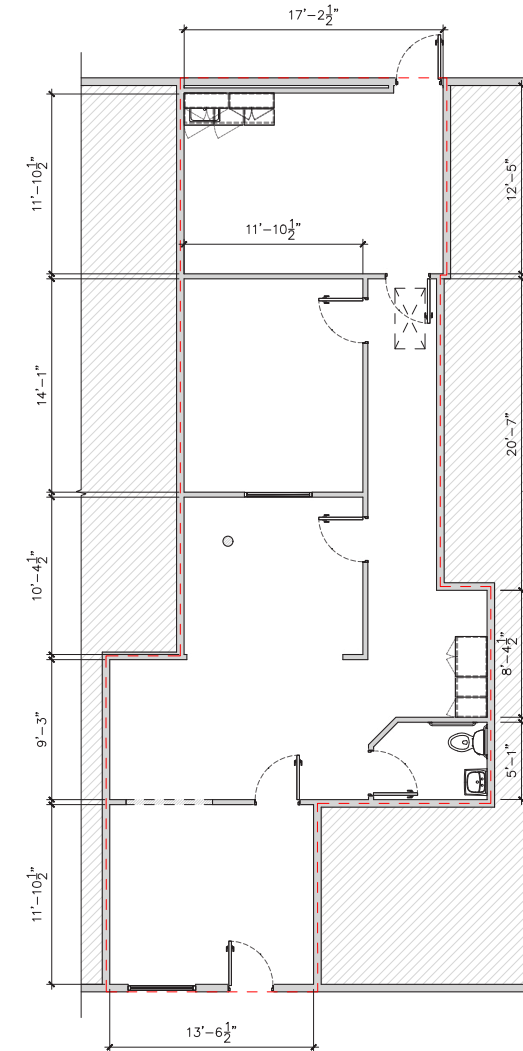
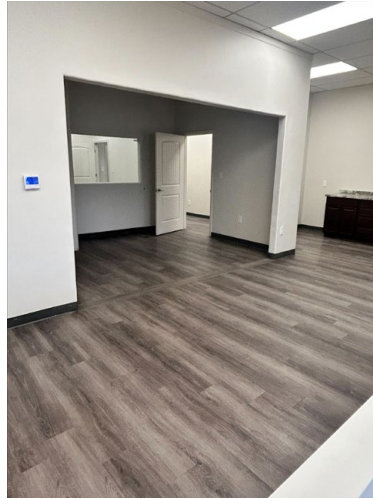
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1061 N Solano Dr

Lease Rate	\$1,330/month (MG)
Available Space	±1,100 SF



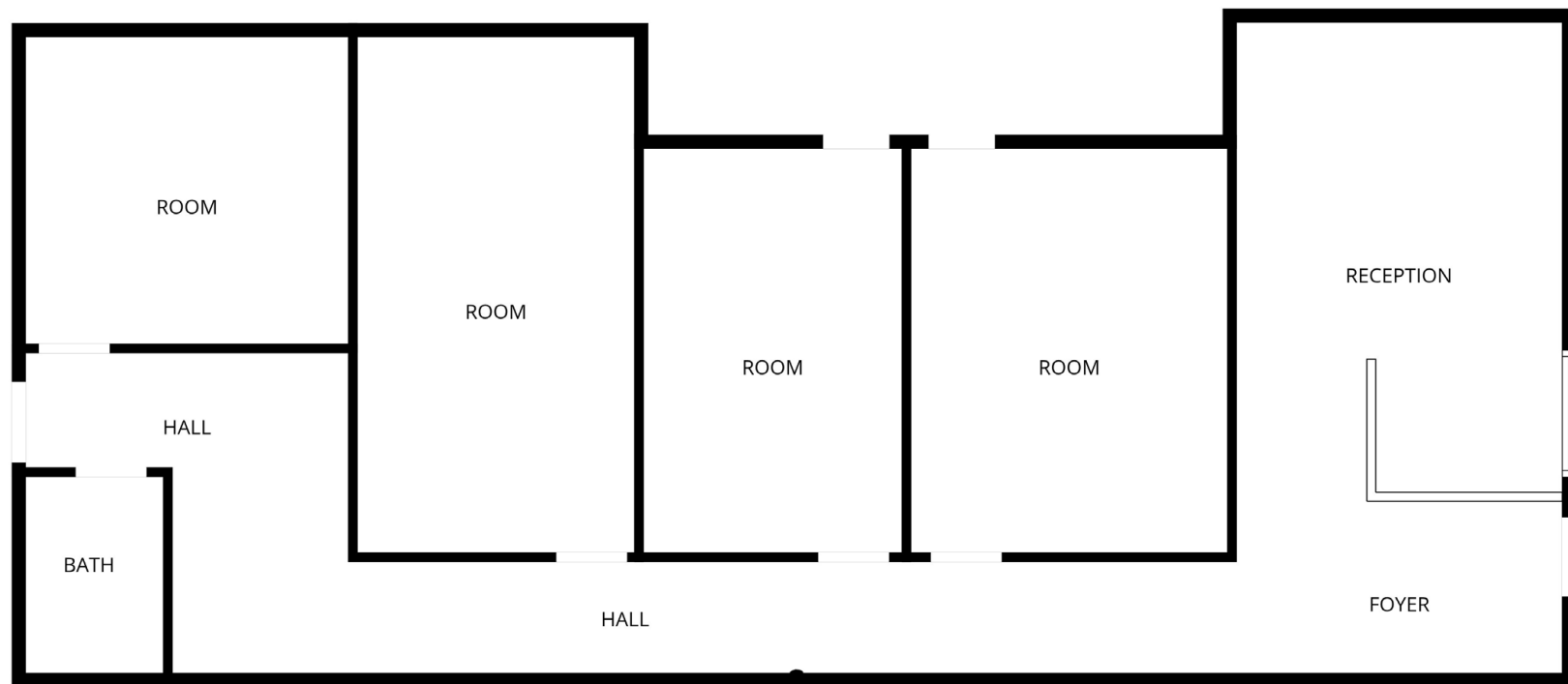
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1051 N Solano Dr

Lease Rate	\$1,730/month (MG)
Available Space	±1,432 SF



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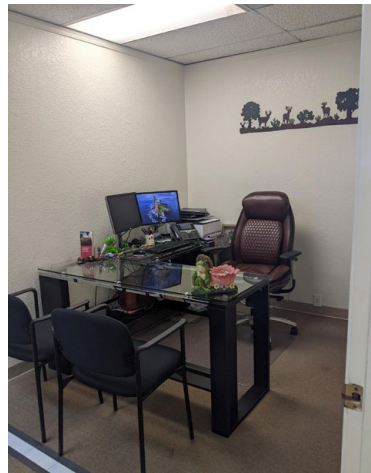
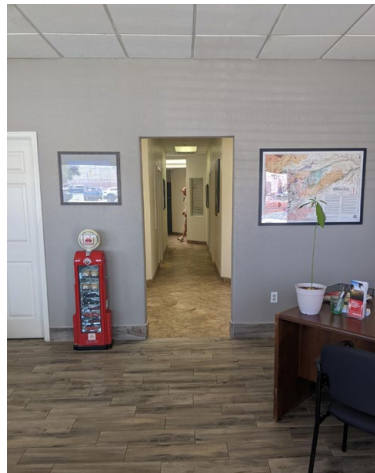
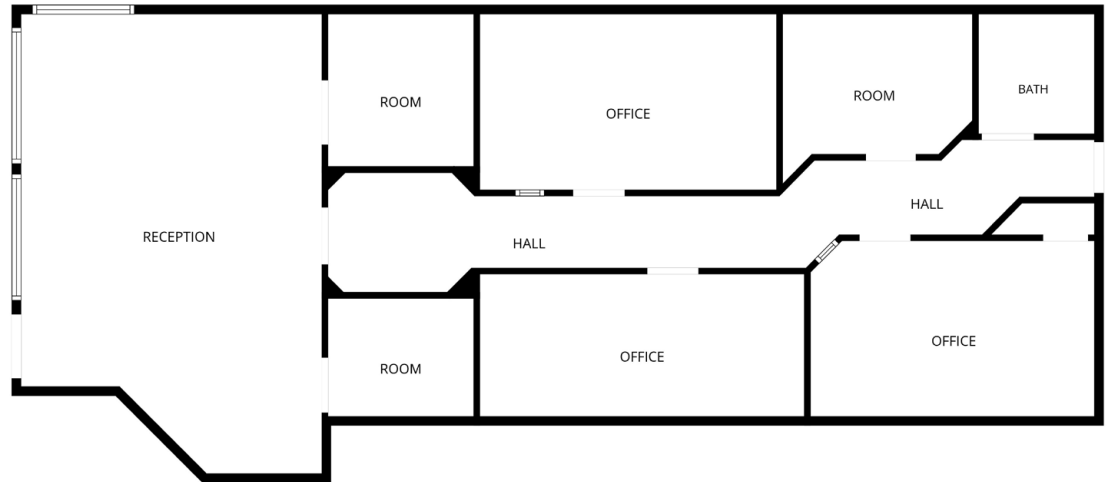
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1101 N Solano Dr

Lease Rate \$1,595/month (MG)

Available Space ±1,320 SF

Available September 1st, 2026



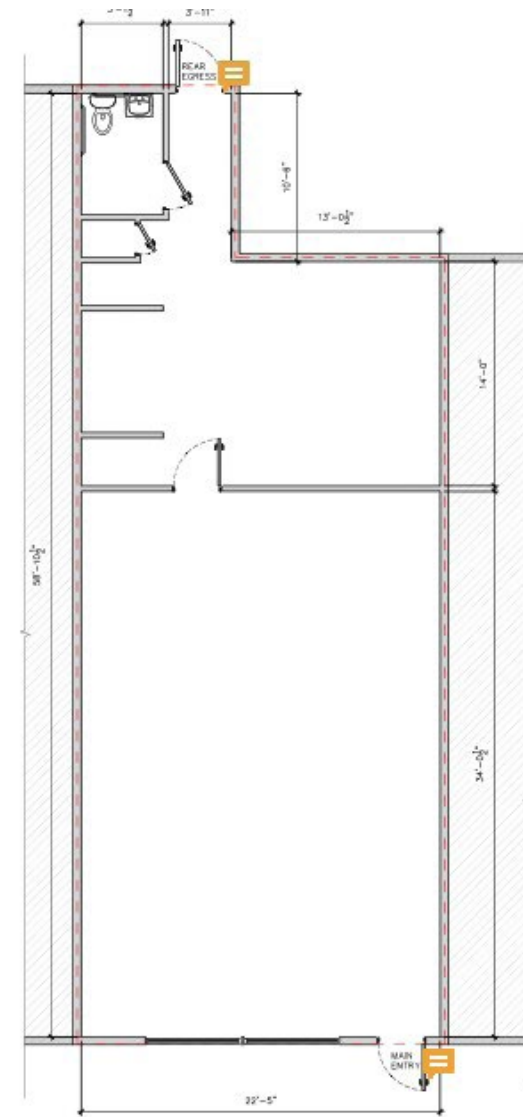
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1115 N Solano Dr

Lease Rate	\$1,489/month (MG)
Available Space	±1,232 SF

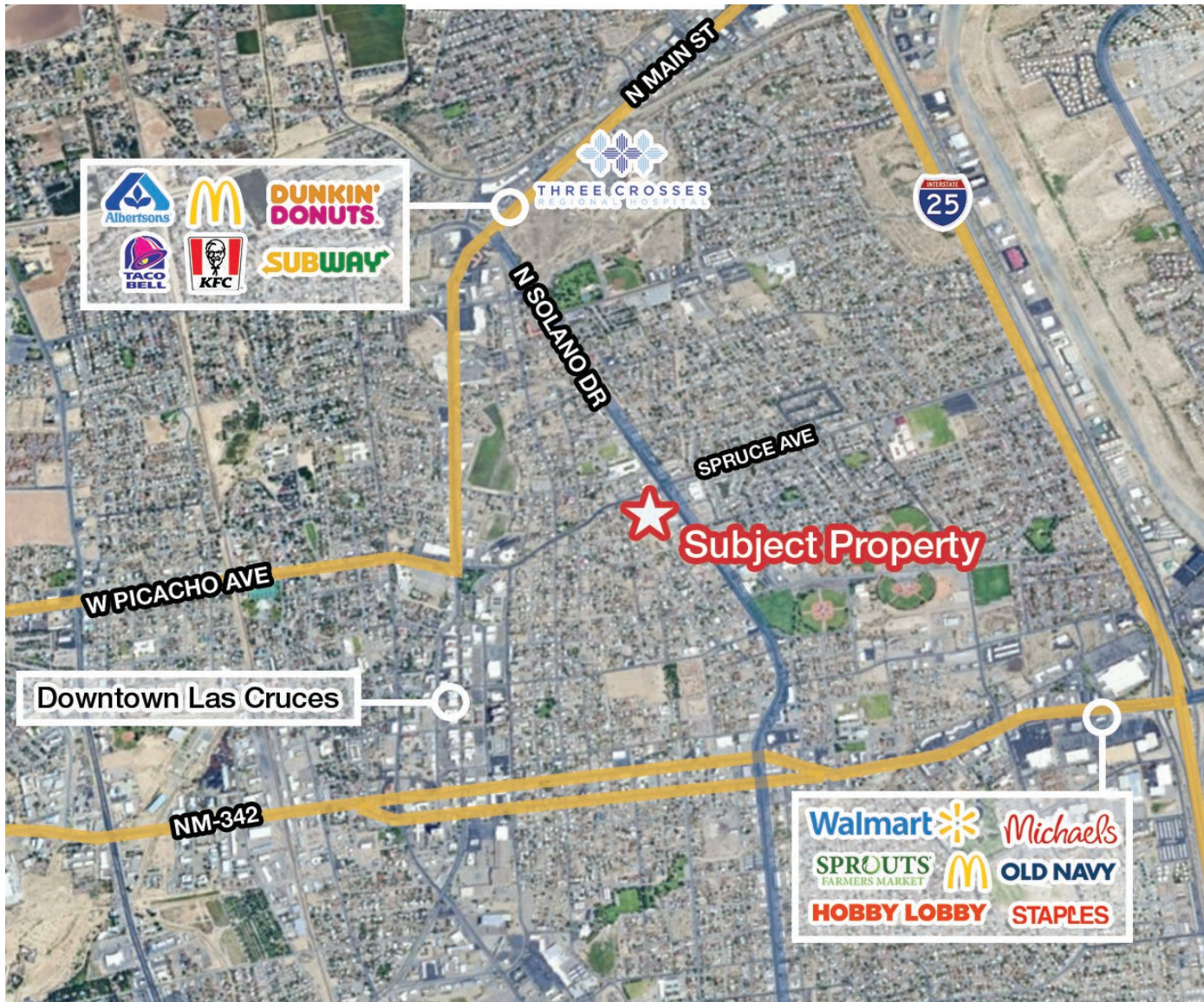


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Location Overview



Nearby Traffic Counts:

Spruce Ave	12,775 AADT
N Solano Dr	14,286 AADT

Source: NMDOT, 2024

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