NAI 1st Valley
Commercial Real Estate Services, Worldwide.

FOR SALE | RETAIL & OFFICE SPACE



523 E Idaho Ave

Las Cruces, NM 88001

SALE PRICE	*$1,400,000.00*
BUILDING SIZE	± 6,904 SF
LOT SIZE	± 1.72 Acres

PROPERTY HIGHLIGHTS

- Features an established drive-thru lane and window, capturing high-margin, quick-service traffic and meeting the growing consumer demand for off-premise dining.
- Designed to support high-volume back-of-house operations, catering services, or ghost kitchen concepts alongside traditional dine-in service.
- High-capacity, dedicated parking lot ensures convenient access for high-volume lunch and dinner rushes, bus tours, and large private events.
- Additional acreage on-site allows for immediate or future development, such as outdoor patio dining, building expansion, additional parking, or a secondary revenue-generating structure.
- Zoned CR.U, permitting a wide variety of commercial applications beyond standard dining—including brewpubs, entertainment venues, drive-thru retail, mixed-use commercial, or regional franchise locations.

For more information:

Jessie Carreon
575.649.8157 | jessie@1stvalley.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos









We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





NEARBY TRAFFIC COUNTS

E IDAHO AVE	7,394 AADT
EL PASEO RD	13,522 AADT

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.