



1300 El Paseo Rd

Las Cruces, NM 88001

PROPERTY HIGHLIGHTS

- Center is located at lighted intersection and fronts on El Paseo Rd, which is one of the major North/South thoroughfares in the city
- Center is anchored by Planet Fitness and other junior anchors that include The UPS Store, H&R Block, and Metro by T-Mobile
- Las Cruces is the second largest city in the state and the largest in Southern New Mexico
- Priced at \$109.42 per square foot, which is well below replacement cost.
- Current occupancy is 95%.

SALE PRICE \$6,700,000.00

PRICE PER SF \$109.42

BUILDING SIZE ± 61,232 SF

LOT SIZE ± 5.5 Acres



For more information:

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Retail Center

Not to scale; for illustrative purposes only.

Bldg 200

Ste 202, 208, 214	Ste 220	Ste 226	Ste 232	Ste 238	Ste 244	Ste 250	Ste 256	Ste 262	Ste 268	Ste 274	Ste 280	Ste 286	Ste 292
Planet Fitness	H&R Block	MRI Exray Group	Church	Petra Estrada Thrift Store	Political Office	Iglesia Yo Soy	T-Mobile	Optical Shoppe	UPS Store	World Finance	State Farm	Elite Meals	Church
19,330 SF	2,212 SF	2,470 SF	1,300 SF	1,300 SF	1,300 SF	1,300 SF	1,300 SF	975 SF	1,625 SF	1,950 SF	1,300 SF	1,300 SF	1,300 SF

Bldg 100

Ste 102 Flowerama 3,270 SF

Bldg 300

Ste 302 Restaurant 4,000 SF
Ste 306 A Vacant 3,000 SF
Ste 306 B Belen Reyes 4,000 SF
Ste 308 Liao Dentistry 7,700 SF

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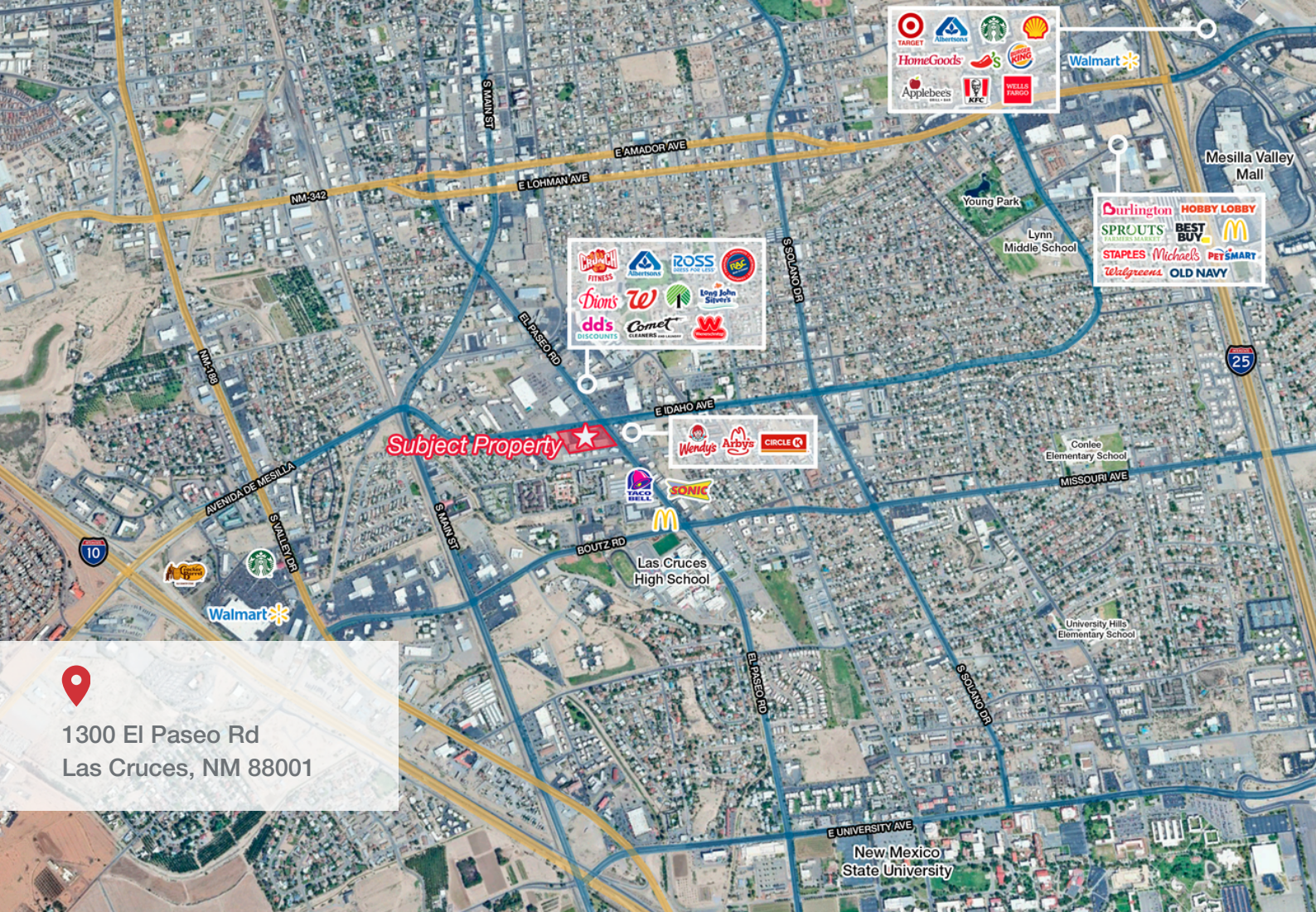
Rent Roll

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SUITE	TENANT	SIZE SF	MONTHLY RENT	CAM	WATER	PRO-RATA SHARES	LEASE EXPIRES
102	Flowerama	± 3,270 SF	\$4,480.18	\$565.01	\$0.00	5.34%	12/31/2026 + Option
202 / 208 / 214	Planet Fitness	± 19,330 SF	\$8,662.50	\$0.00	\$0.00	31.57%	08/31/2026 + Option
220	H&R Block	± 2,212 SF	\$2,166.00	\$350.00	\$80.00	3.61%	04/30/2031
226	MRI Exray	± 2,470 SF	\$3,437.50	\$336.00	\$0.00	4.03%	12/31/2028
232	Church	± 1,300 SF	\$1,500.00	\$0.00	\$80.00	2.12%	04/30/2026
238	Estrada Thrift Store	± 1,300 SF	\$1,470.00	\$230.00	\$80.00	2.12%	04/30/2027
244	Lorena Hage	± 1,300 SF	\$1,500.00	\$230.00	\$60.00	2.12%	06/31/2026
250	Iglesia Yo Soy	± 1,300 SF	\$1,470.00	\$230.00	\$40.00	2.12%	09/31/2027
256	T-Mobile	± 1,300 SF	\$1,600.00	\$230.00	\$90.00	2.12%	07/01/2028
262	Optical Shoppe	± 975 SF	\$1,658.80	\$0.00	\$90.00	1.59%	06/30/2029
268	UPS Store	± 1,625 SF	\$2,000.00	\$300.00	\$90.00	2.65%	04/30/2028
274	World Finance	± 1,950 SF	\$2,415.00	\$0.00	\$90.00	3.18%	02/29/2032
280	State Farm	± 1,300 SF	\$1,400.00	\$230.00	\$70.00	2.12%	04/31/2030
286	Elite Meals	± 1,300 SF	\$1,400.00	\$0.00	\$90.00	2.12%	12/31/2026
292	Lighthouse Church	± 1,300 SF	\$1,500.00	\$0.00	\$40.00	2.12%	08/31/2026
302	Restaurant	± 4,000 SF	\$4,000.00	\$0.00	\$90.00	6.53%	2 yr lease
306 A	Vacant	± 4,000 SF	\$0.00	\$0.00	\$0.00	12.58%	
306 B	Belen Reyes	± 3,000 SF	\$3,000.00	\$0.00	\$0.00		08/31/2027
308	Liao Dentistry	± 7,700 SF	\$5,133.00	\$0.00	\$0.00	11.92%	05/31/2027
TOTALS		60,932 SF	\$48,562.98	\$2,483.01	\$1,060.10		

Property Taxes	\$52,845.30
Insurance	\$18,771.00

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NEARBY TRAFFIC COUNTS

EL PASEO RD	14,637 AADT
E IDAHO AVE	11,436 AADT

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