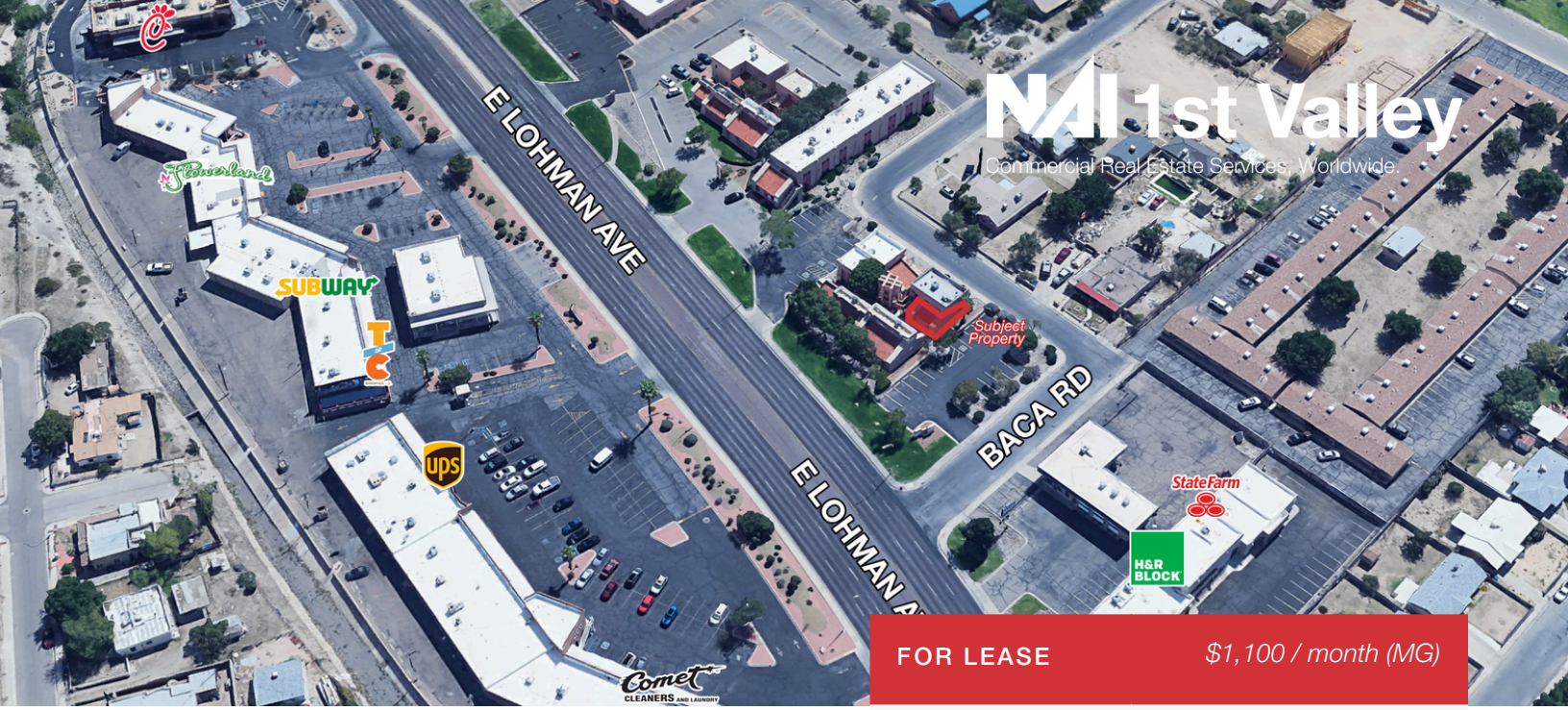



NAI 1st Valley
Commercial Real Estate Services, Worldwide.

**FOR LEASE** *$1,100 / month (MG)*

SPACE AVAILABLE **±1,035 SF**

# 1980 E Lohman Ave

Suite E, Las Cruces, NM 88001

Position your business for success in this highly visible, ±1,035 SF self-contained office suite. Situated on one of Las Cruces' most active and heavily traveled commercial corridors, this private suite offers the rare opportunity to completely control your business environment, from custom branding to flexible operating hours and a tailored client experience. The versatile layout is exceptionally well-suited for professional service providers, medical practitioners, counselors, legal firms, or administrative teams. Boasting unparalleled convenience, the property is just minutes from Interstate 25, vibrant downtown Las Cruces, and an array of premier retail, dining, and financial institutions.

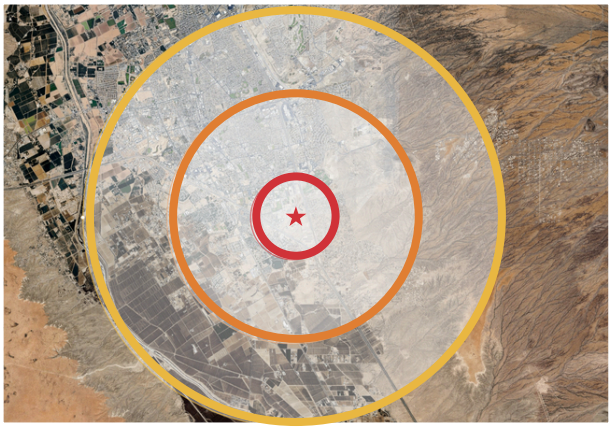
## PROPERTY HIGHLIGHTS

- Offered at $1,100 per month (with tenant responsible for electric, gas, phone, and internet), this space delivers the perfect blend of professional independence, premium exposure, and local accessibility

For more information:

**Steve T Mims**
o: 575 642 5603
e: steve@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.



| BUILDING NAME | Lohman Atrium Offices |
|---|---|
| LOT SIZE | 0.10 AC |
| ZONING | NH-3.U.MX |
| YEAR BUILT | 1984 |

## DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| POPULATION | 12,158 | 76,611 | 119,890 |
| BUSINESSES | 673 | 3,473 | 4,136 |
| MEDIAN AGE | 35.7 | 35.7 | 36.8 |
| MEDIAN HH INCOME | $41,136 | $51,401 | $60,512 |
| DAYTIME POPULATION | 15,798 | 96,504 | 133,248 |

*Data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri*

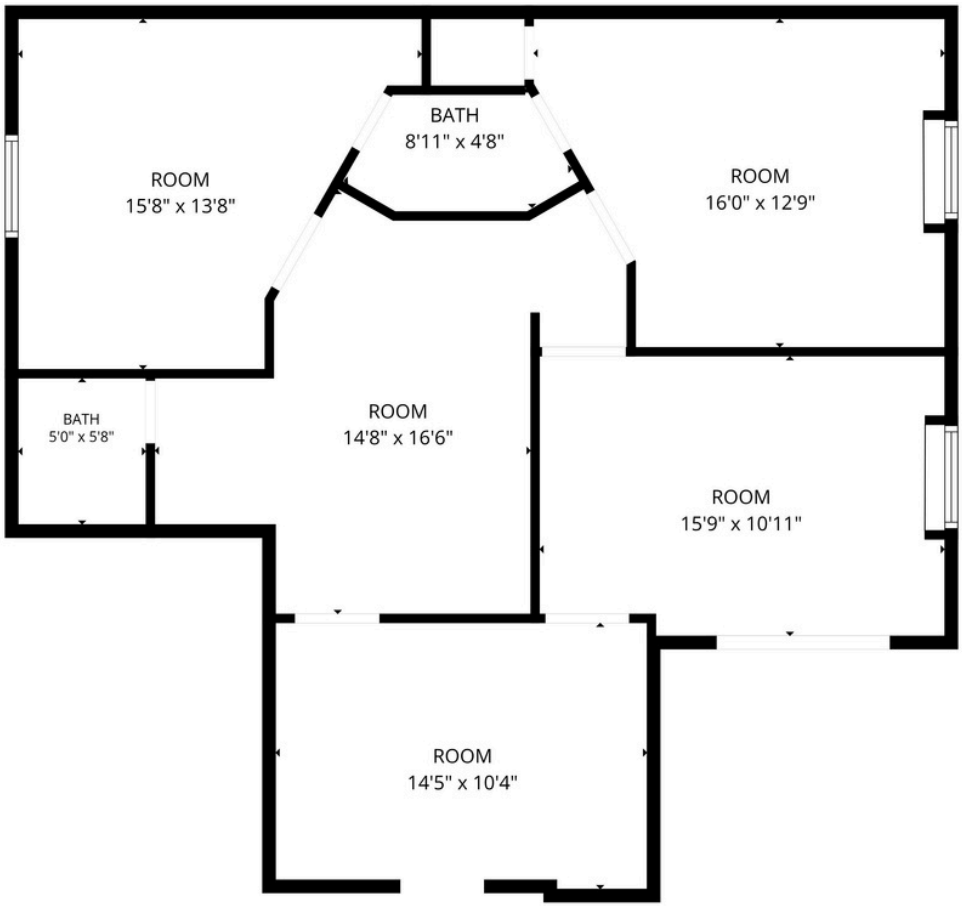
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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

# Floorplans

Floorplan not to scale; for illustrative purposes only.

## FIRST FLOOR




FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.

## LOCATION HIGHLIGHTS

### Premium Location

Highly visible position on E. Lohman Avenue—one of Las Cruces' busiest and most sought-after commercial corridors.

### Convenient Access

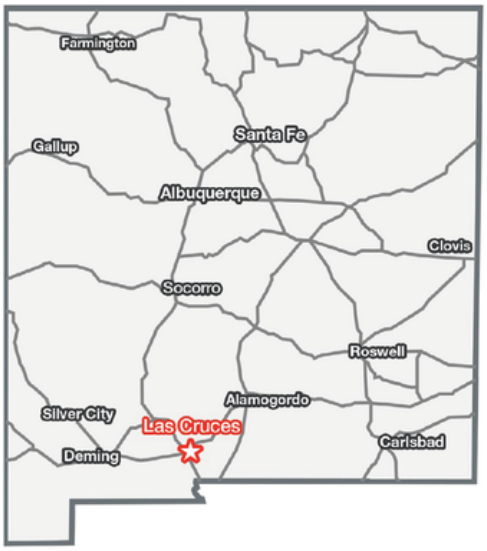
Located just minutes from Interstate 25, downtown Las Cruces, and close to essential retail, dining, and banking.

## NEARBY TRAFFIC COUNTS

| | |
|---|---|
| E LOHMAN AVE | 20,904 AADT |
| S WALNUT ST | 5,574 AADT |
| E AMADOR AVE | 10,692 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.

# Las Cruces, New Mexico




Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuhuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.

The city has a population of 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

## DOÑA ANA COUNTY

| | |
|---|---|
| POPULATION | 229,091 |
| MEDIAN HH INCOME | $56,848 |
| # OF HOUSEHOLDS | 84,889 |

## MAJOR EMPLOYERS

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

*Source: www.mveda.com*

## AWARDS & RECOGNITION

- America's Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

*Source: www.visitlascruces.com*

Home to New Mexico State University, with ±36.7% of residents holding a Bachelor's degree or higher.

A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.

Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.

Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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.

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

NAI 1st Valley