

FOR SALE / LEASE
RESTAURANT-READY SPACE WITH DRIVE THRU



1009 El Paseo Rd

Las Cruces, NM 88001

PROPERTY HIGHLIGHTS

- Fully equipped and ready for immediate operation, significantly reducing initial capital expenditure and ramp-up time for a new concept
- High-efficiency drive-thru window with an optimized stacking lane
- Generous parking ratio with dedicated surface spaces
- Expanded seating capacity via an attractive outdoor patio
- Prime street-side pylon signage providing maximum exposure to high daily traffic counts
- Prominent corner location offering dual-street visibility, multiple access points, and superior curb appeal
- Purpose-built quick-service facility (former Burger King) with a legacy of high-volume fast-casual dining operations including Filiberto's and El Cometa
- Versatile CR.U.MX zoning supports a wide range of high-density commercial, restaurant, and retail uses

SALE PRICE

Contact Broker

LEASE RATE

\$19.50 SF/Yr (NNN)

BUILDING SIZE

± 3,189 SF

LOT SIZE

± 1.08 Acres



For more information:

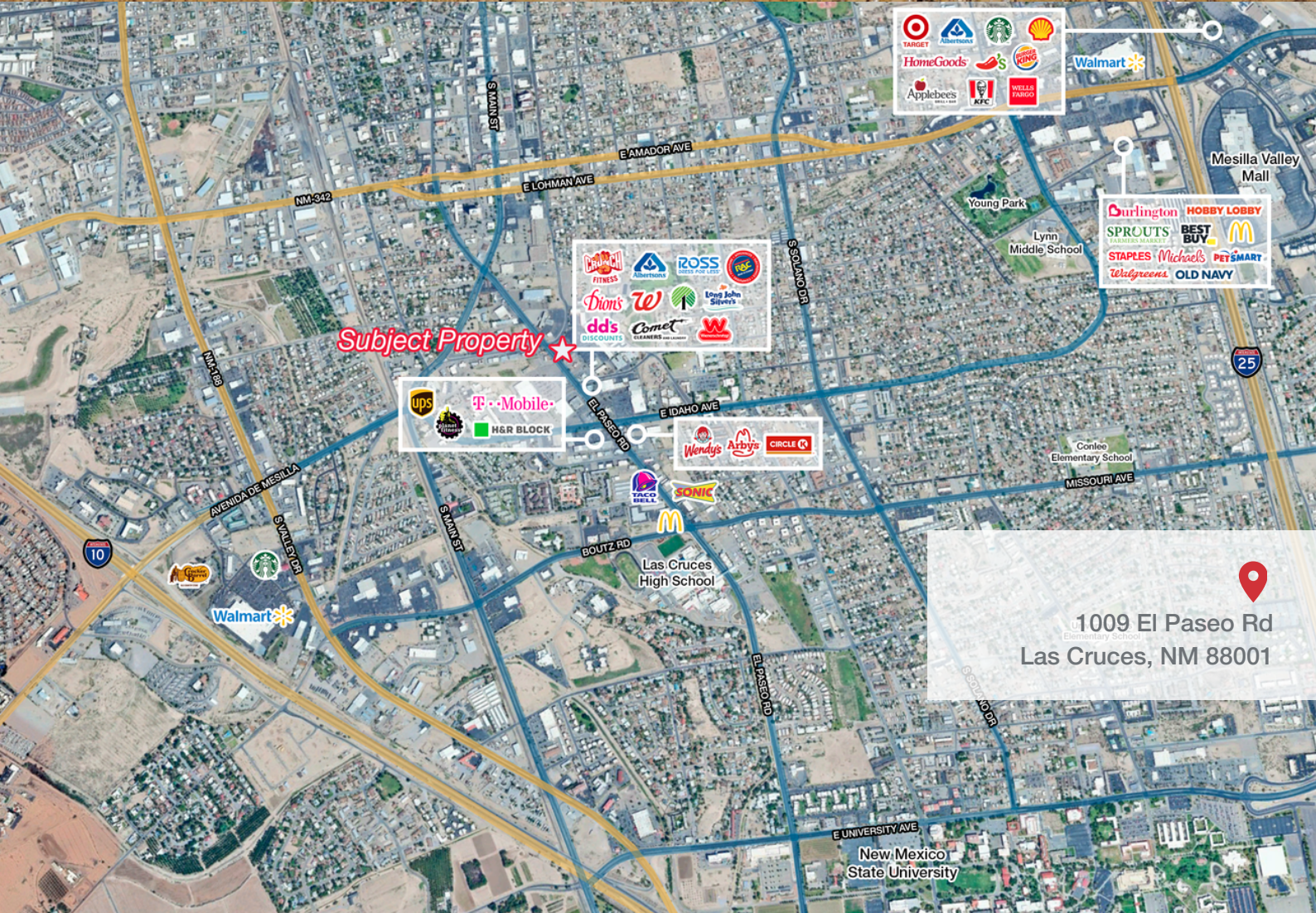
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NEARBY TRAFFIC COUNTS

EL PASEO RD	16,205 AADT
E IDAHO AVE	11,436 AADT

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