



1201 E Amador Ave

Las Cruces, NM 88011

PROPERTY HIGHLIGHTS

- A generous 45,509 square feet offering ample room for various business opportunities, from retail to office spaces
- A property with significant potential for value appreciation after renovations. Ideal for investors or businesses looking to customize the space
- The large footprint allows for flexible design options, enabling you to create a space tailored to your specific business needs
- There are 136 parking spots on property
- 1201 E Amador is situated just minutes from Downtown Las Cruces and on one of the busiest roadways in town, ensuring excellent visibility and accessibility for customers
- It is centrally located and easy to find
- Close to local schools, parks, and residential neighborhoods, contributing to a steady flow of clientele.
- While the property requires major repairs, it presents a unique chance to revitalize and modernize a significant space, adding value
- Priced competitively considering the necessary repairs, offering potential buyers or tenants significant upside after renovations

For more information:

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SALE PRICE

\$900,000.00

BUILDING SIZE

± 45,509 SF

LOT SIZE

± 1.72 Acres

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.

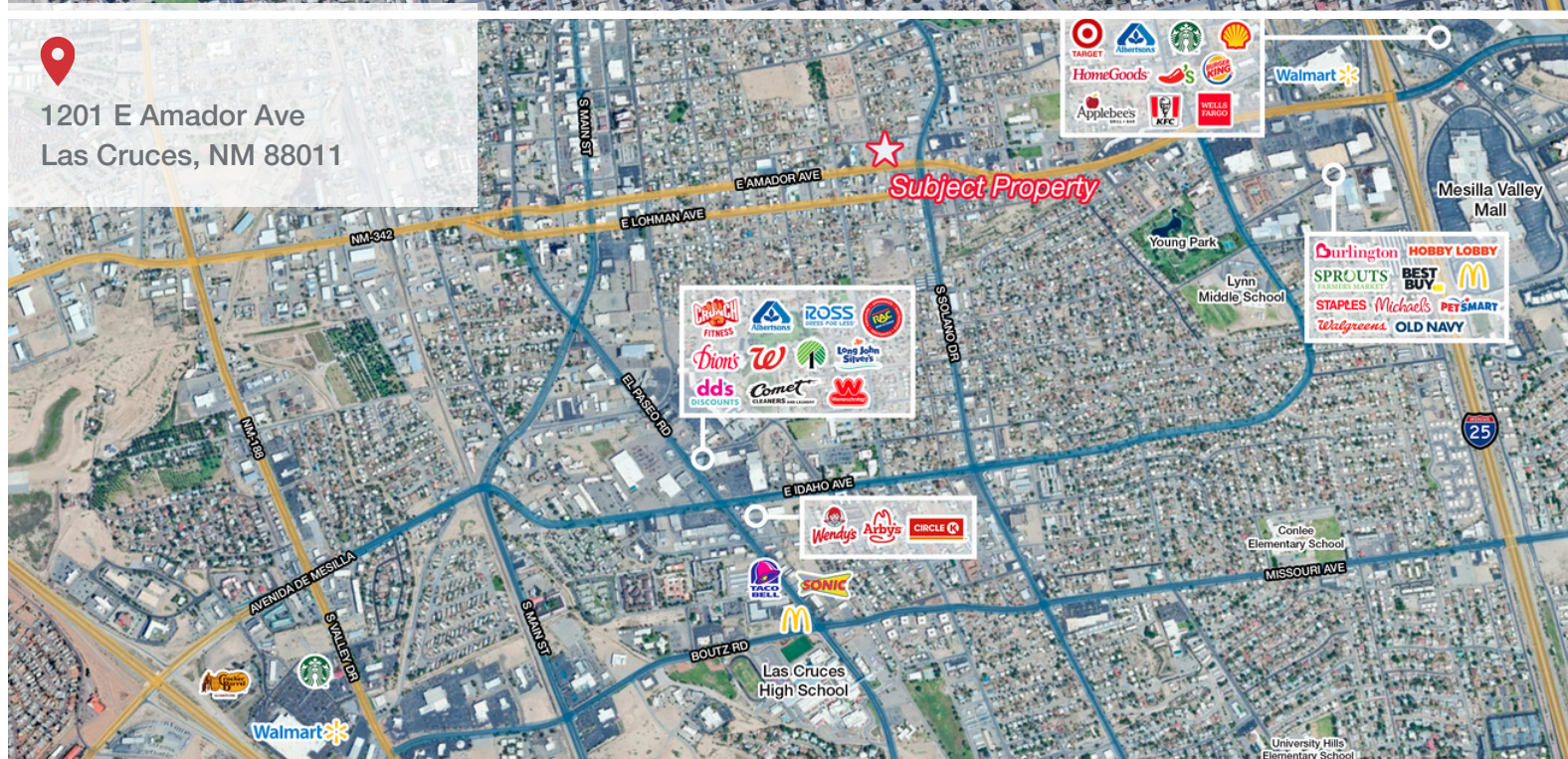
Additional Photos



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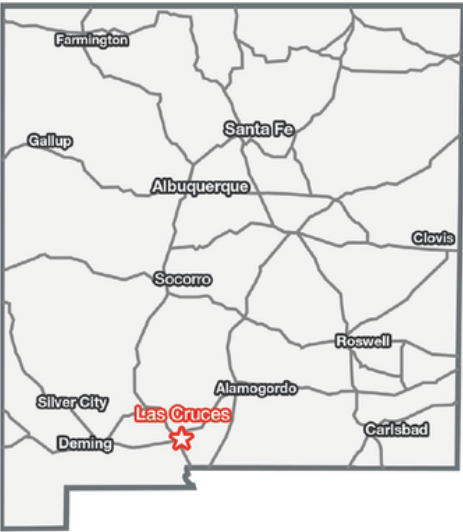
NEARBY TRAFFIC COUNTS

E AMADOR AVE	10,560 AADT
S SOLANO DR	13,932 AADT
E LOHMAN AVE	9,519 AADT

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Las Cruces, New Mexico



DOÑA ANA COUNTY	
POPULATION	229,091
MEDIAN HH INCOME	\$56,848
# OF HOUSEHOLDS	84,889

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan 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.

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.

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