

FOR LEASE
RETAIL SPACE / RESTAURANT READY

NAI 1st Valley
Commercial Real Estate Services, Worldwide.



3330 Rinconada Blvd

Las Cruces, NM 88011

LEASE RATE

\$25.00/SF/Yr (NNN)

AVAILABLE SPACE

±1,850 SF

Available for lease at 3330 Rinconada Blvd, this ±1,850 SF restaurant-ready space sits directly across from the Walmart Supercenter with strong visibility and convenient access to Highway 70. Nearby national tenants include Wendy's, Taco Bell, Panda Express, and Walgreens, and proximity to Doña Ana Community College and two elementary schools supports consistent daily traffic from surrounding neighborhoods and students.

PROPERTY HIGHLIGHTS

- ±1,850 SF restaurant-ready space
- Excellent visibility in a high-growth corridor
- Situated directly across from Walmart Supercenter
- Located near Doña Ana Community College (DACC)
- Surrounded by established national franchises and retail, such as Sally Beauty Supply, Wendy's, Taco Bell, Walgreens, and more
- Quick, convenient access to Highway 70

For more information:

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Additional Photos



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NEARBY TRAFFIC COUNTS

RINCONADA BLVD	4,803 AADT
NORTHRISE DR	7,639 AADT
SONOMA RANCH BLVD	13,924 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.mvreda.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.visittascruces.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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