NAI 1st Valley
Commercial Real Estate Services, Worldwide.

FOR LEASE | RETAIL & OFFICE SPACE



PROPOSED ELEVATION
SCALE: 1/16" = 1'-0"

4205 White Sage Arc

Las Cruces, NM 88011

LEASE RATE	*Contact Broker (NNN)*
AVAILABLE SPACE	± 1,400 - 8,500 SF
UNITS AVAILABLE	6
LOT SIZE	± 0.99 Acres
ZONING	NH-3.S

PROPERTY HIGHLIGHTS

- Pre-Leasing new retail and office center
- Strategically positioned in the city's fastest-growing quadrant, capturing strong residential expansion, expanding household incomes, and robust local consumer demand.
- Direct exposure at the Highway 70 & Sonoma Ranch Boulevard interchange, offering seamless regional connectivity, effortless ingress/egress, and maximum daily vehicular exposure.
- ± 8,500 SF building
- 6 units ranging from ± 1,400 square feet to ± 8,500 square feet
- Up to 2,400 SF of drive thru space at north end of center
- Estimated construction start date is either Q1 / Q2 2027



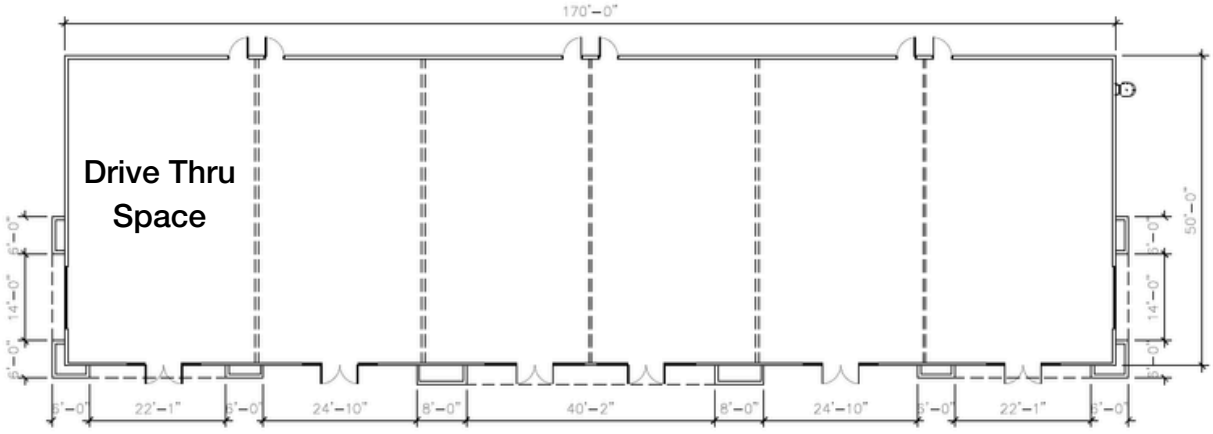
For more information:

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Floor Plan

Not to scale; for illustrative purposes only.



PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"



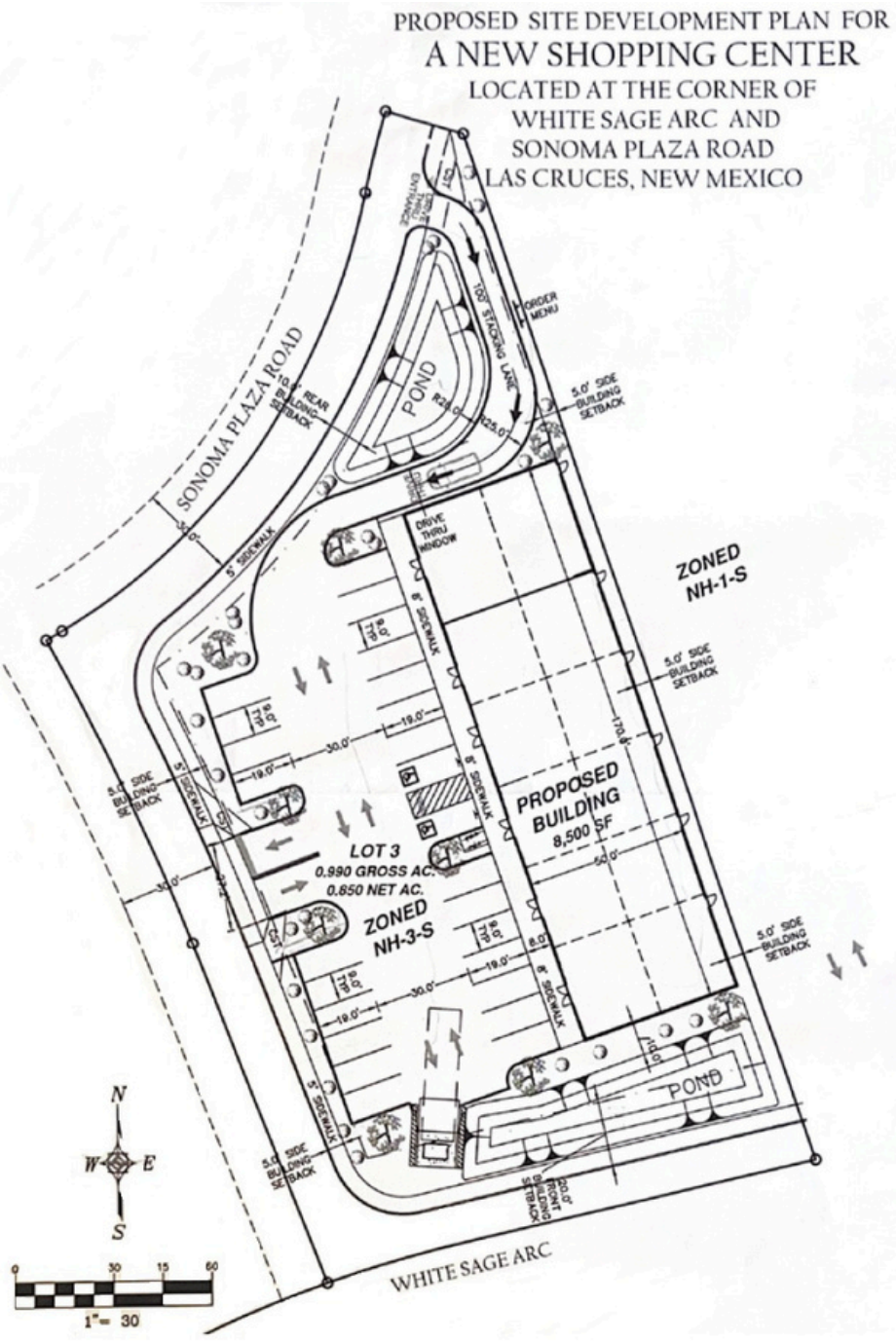
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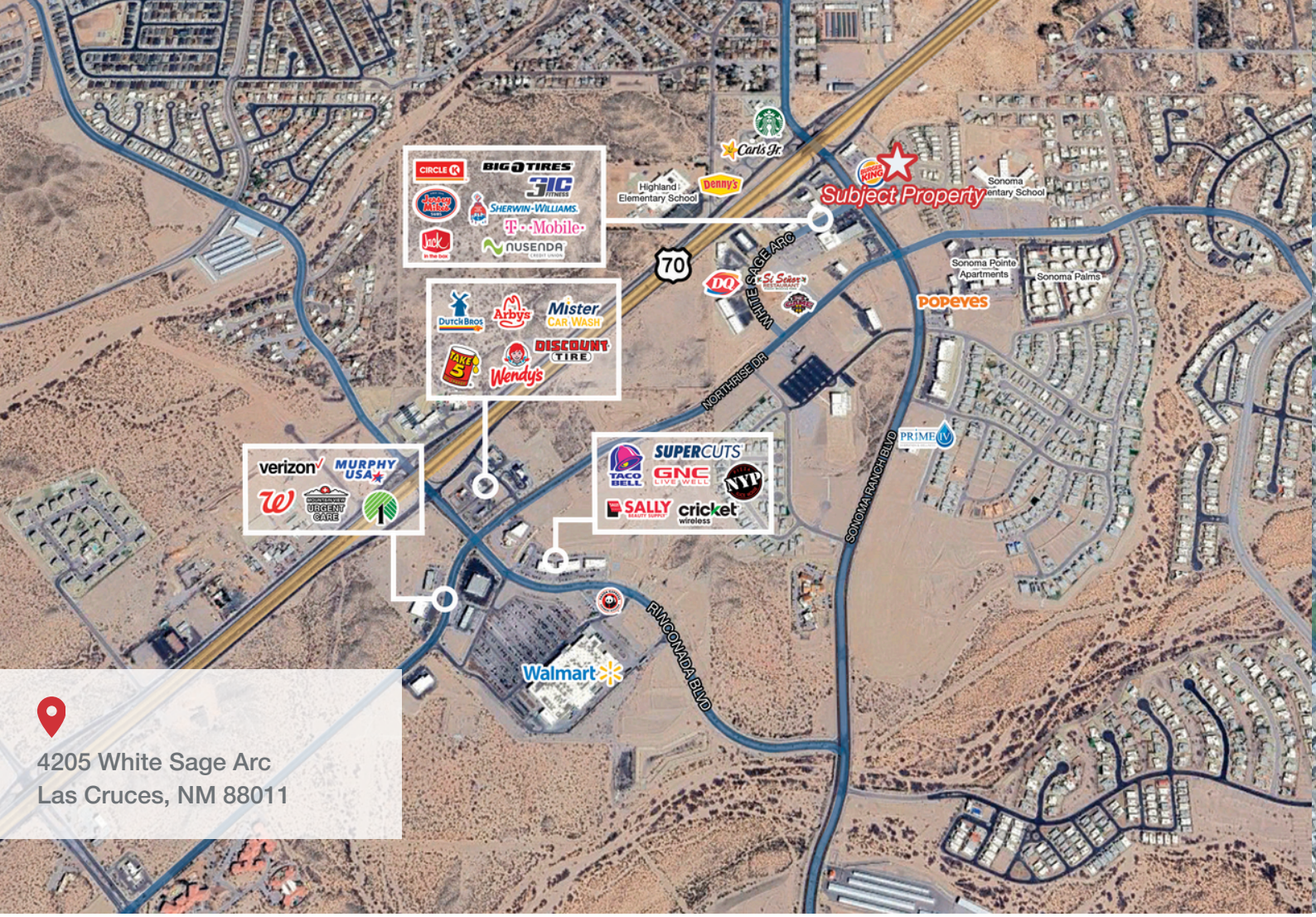
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Site Development Plan

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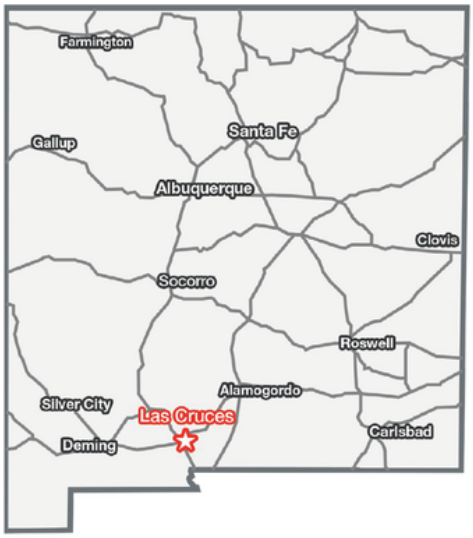
NEARBY TRAFFIC COUNTS

SONOMA RANCH BLVD	12,805 AADT
U.S. HWY 70	44,681 AADT
BATAAN MEMORIAL E	20,990 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 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.

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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