FOR LEASE
RETAIL/OFFICE SPACE

NAI 1st Valley
Commercial Real Estate Services, Worldwide.



2808 N Telshor Blvd

Suite 2
Las Cruces, NM 88011

LEASE RATE	$25.00/SF/Yr (NNN)
AVAILABLE SPACE	±1,756 SF

2808 N Telshor Blvd offers ±1,756 SF of retail or office space within an established retail center along the Telshor Blvd corridor. The space sits at a signalized intersection with strong visibility, and both building and monument signage are available. The center is anchored by nearby Sam's Club and Telshor 12 Theatre, which draw steady traffic to the area, and co-tenants include AT&T and Starbucks. The space is suited to a range of retail, service, or professional office uses.

PROPERTY HIGHLIGHTS

- ±1,756 SF suite suited to retail or office use
- High-visibility retail center at a signalized intersection
- Building and monument signage available
- Co-tenants include AT&T and Starbucks
- Near Sam's Club and Telshor 12 Theatre



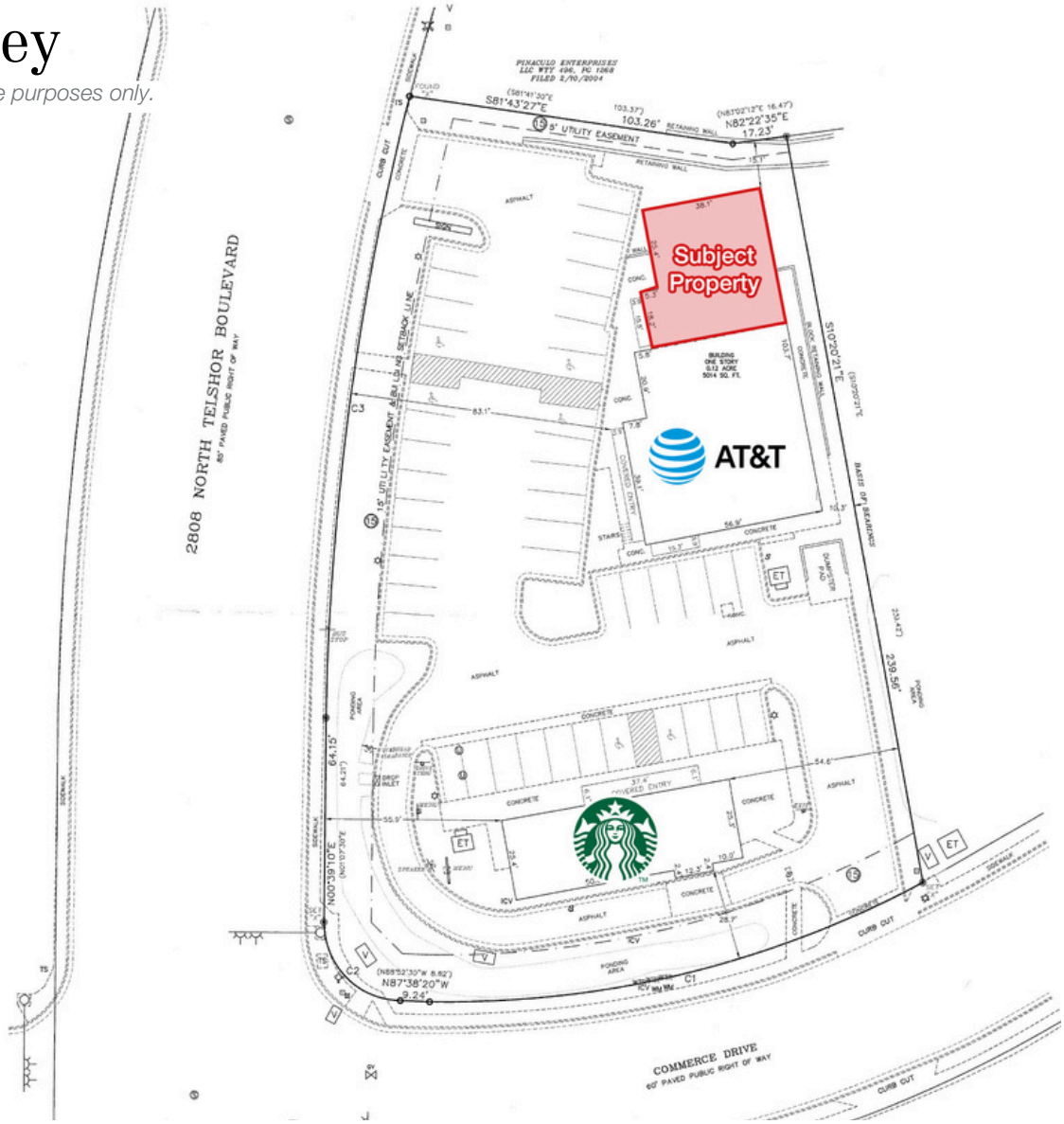
For more information:

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Survey

For illustrative purposes only.





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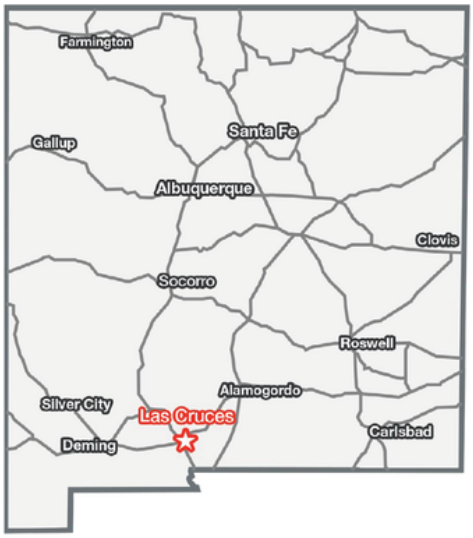
NEARBY TRAFFIC COUNTS

N TELSHOR BLVD	13,022 AADT
INTERSTATE 25	20,568 AADT
HIGHWAY 70	37,215 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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