


# 3398, 3342, 3324 Northrise Dr

## Las Cruces, NM 88011

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|---|---|
| **PRICING** | Contact Broker |
| **ZONING** | Commercial |

**AVAILABLE LOTS**

- Lot 1 (3398 Northrise): ±1.0 Acre
- Lot 2 (3342 Northrise): ±1.03 Acres
- Lot 3 (3324 Northrise): ±2.58 Acres

These prime commercial lots are situated in Las Cruces' fastest-growing retail and residential corridor. Positioned between the Metro Verde and Sonoma Ranch master-planned communities, the site offers exceptional visibility from Highway 70. Its proximity to major national retailers and multiple schools makes it an ideal location for businesses seeking high-traffic exposure in a thriving trade area.

### PROPERTY HIGHLIGHTS

- Located in Las Cruces' premier growth corridor
- Situated between Metro Verde and Sonoma Ranch communities
- High visibility and easy access from Highway 70
- Close proximity to Walmart Supercenter and national retailers

For more information:

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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.



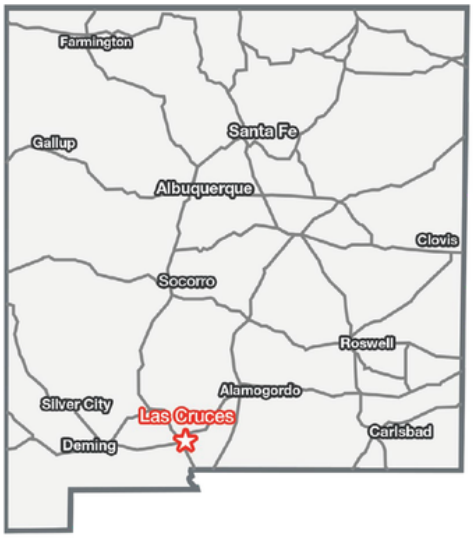

## NEARBY TRAFFIC COUNTS

| | |
|---|---|
| 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 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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