

SHOPPING CENTER FOR LEASE

## Looking for Recession-Resistant Tenants?

110 W. PICACHO AVE. • LAS CRUCES, NM



### PROPERTY OVERVIEW

This facility is centered on value. If you cater to a thrifty and unique shopping base this would be a great location to make your focal point. The Downtown Las Cruces shopping market is in need of unique retail anchors that can provide a fresh perspective to the local scene. This center is an immediate walking distance to "Main Street" Las Cruces which has seen multiple new facilities surface in recent years with more on the way. There has been a major commitment to infrastructure improvements and beyond You can make a strong case that unique opportunities exist for grocery concepts, entertainment venues, specialized retail, general merchandise and beyond that add value added retail to the area. This location has historically proved to be a very solid location for recession resistant retailers that cater to a frugal and budget minded shopper due to surrounding demographics. However, with the expansion of the downtown revitalization and the desire for additional concepts within walking distance, the doors appear to be open for a wide variety of other possibilities. The existing traffic here is solid and very visible. It is well known due to it being right across the street from the main district courthouse, Branigan Library and the newly built Las Cruces City Hall. It truly has and will be one of the primary shopping centers in this corridor for years to come and possibly one of its biggest opportunities. Please give us a call today to discuss.

**Located in the Heart  
of Downtown Las Cruces**

**Space Available: 986 - 15,110 SF**

**Lease Price: \$6 - 13.50 PSF  
(ANNUAL)**

### QR Code

Scan this image with your mobile device:



TCN  
WORLDWIDE

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# Aerial Graphic

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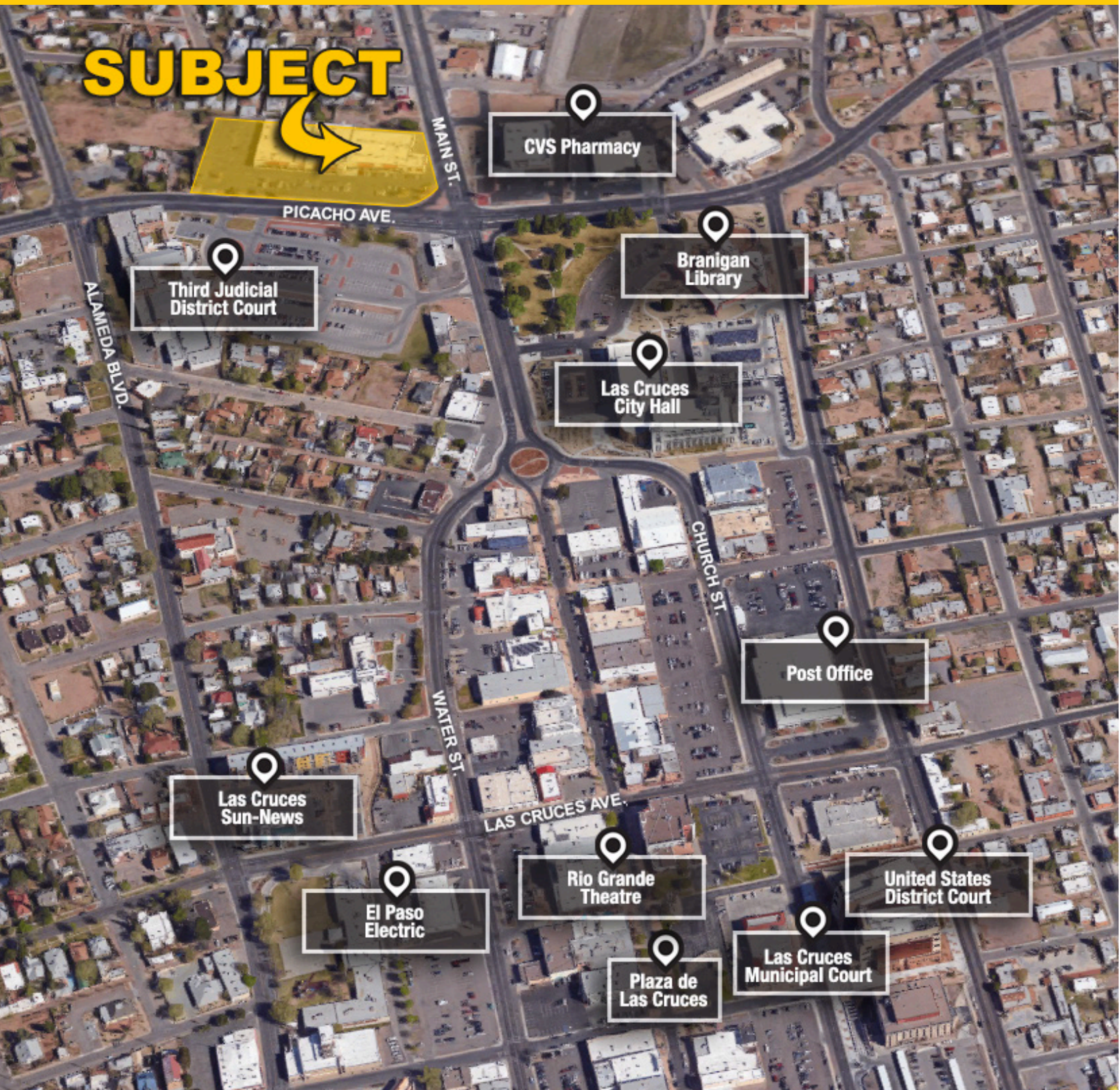
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# Aerial Graphic Showing Area Landmarks

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