

LOOKING FOR RECESSION RESISTANT TENANTS

110 W Picacho Ave, Las Cruces, NM 88005



Listing ID: 30019607
 Status: Active
 Property Type: Shopping Center For Lease
 (also listed as Retail-Commercial, Office)
 Retail Type: Mixed Use, Neighborhood Center
 Contiguous Space: 986 - 15,110 SF
 Total Available: 24,695 SF
 Lease Rate: \$6 - 13.50 PSF (Annual)
 Base Monthly Rent: \$1,109 - 10,073
 Lease Type: NNN



Overview/Comments

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.

More Information Online

<https://steinborn.catylist.com//listing/30019607>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Dona Ana County	Zoning:	C-3
Tax ID/APN:	4-007-134-128-484	Gross Building Area:	52,197 SF
Retail Type:	Mixed Use, Neighborhood Center, Strip Center, Other	Usable Size (USF):	52,197 SF

Available Space

Suite/Unit Number:	110	Date Available:	11/14/2016
Space Available:	986 SF	Lease Rate:	\$13.50 PSF (Annual)
Minimum Divisible:	986 SF	Lease Type:	NNN
Maximum Contiguous:	986 SF	Parking Spaces:	0
Space Type:	Relet	CAM Expenses:	\$1.50 PSF (Annual)

Available Space

Suite/Unit Number:	140	Space Type:	Relet
Space Available:	8,599 SF	Date Available:	11/14/2016
Minimum Divisible:	2,866 SF	Lease Rate:	\$6 - 10 PSF (Annual)
Maximum Contiguous:	8,599 SF		

Lease Type: NNN
CAM Expenses: \$1.50 PSF (Annual)

Available Space

Suite/Unit Number:	170	Date Available:	04/01/2017
Space Available:	15,110 SF	Lease Rate:	\$8 PSF (Annual)
Minimum Divisible:	15,110 SF	Lease Type:	NNN
Maximum Contiguous:	15,110 SF	CAM Expenses:	\$1.50 PSF (Annual)
Space Type:	Relet		

Area & Location

Retail Clientele:	General, Family, Business, Recreation, Other	Property Visibility:	Excellent
Property Located Between:	Corner of Picacho & Main	Airports:	ELP & Las Cruces International

Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good	Heat Type:	Natural Gas
Year Built:	1955	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System

Land Related

Zoning Description:	C-3 per City of Las Cruces Guidelines
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	110 W Picacho Ave, Las Cruces, NM 88005
County:	Dona Ana
MSA:	Las Cruces



Property Images



110-Picacho



IMG_0904



IMG_0907

Property Contacts



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