

For Sale



Hard-Corner Retail Pad Site

FRONTAGE VISIBILITY ALONG EL PASEO RD.



**±726 SF on ±0.23 Ac.
Available**

1601 El Paseo Rd. | Las Cruces, NM 88001

John Algermissen CCIM
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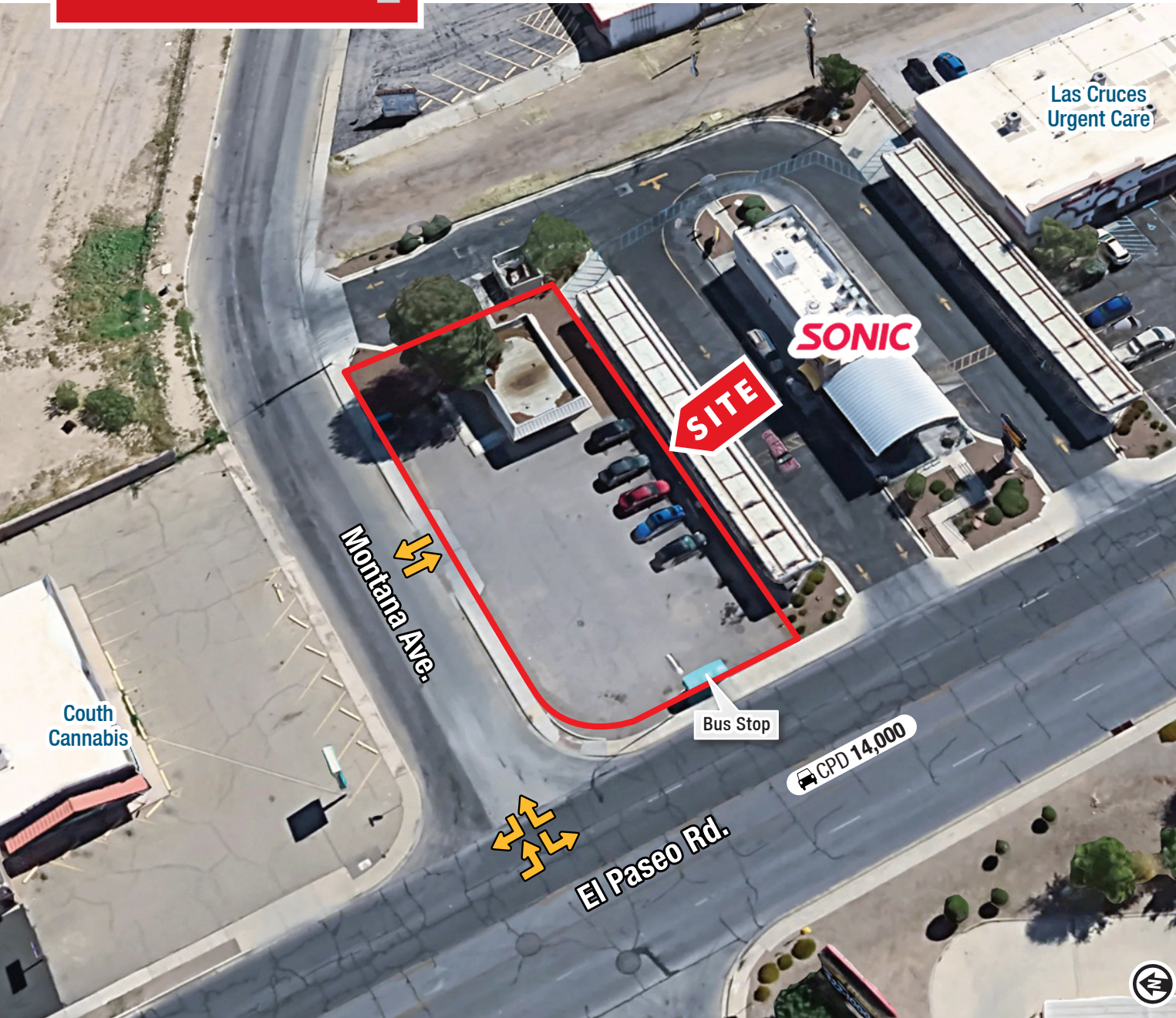
Genieve Posen
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NA SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

1601 El Paseo Rd. | Las Cruces, NM 88001



PROPERTY

AVAILABLE

Building: ±726 SF
Land: ±0.23 Acres

SALE PRICE

\$150,000

ZONING

- C-2, Community Commercial
- Allows for a drive-thru

HIGHLIGHTS

- Corner pad site surrounded by national and local retailers
- Positioned on El Paseo Rd. just minutes from NMSU and Downtown
- Bite-size parcel ideal for small retail, quick service restaurant, or other service development
- Excellent visibility with 14,000 cars per day
- Adjacent to Las Cruces High School and surrounded by multifamily and residential neighborhoods

LOCATION

NEC El Paseo Rd. & Montana Ave.

NAISunVista

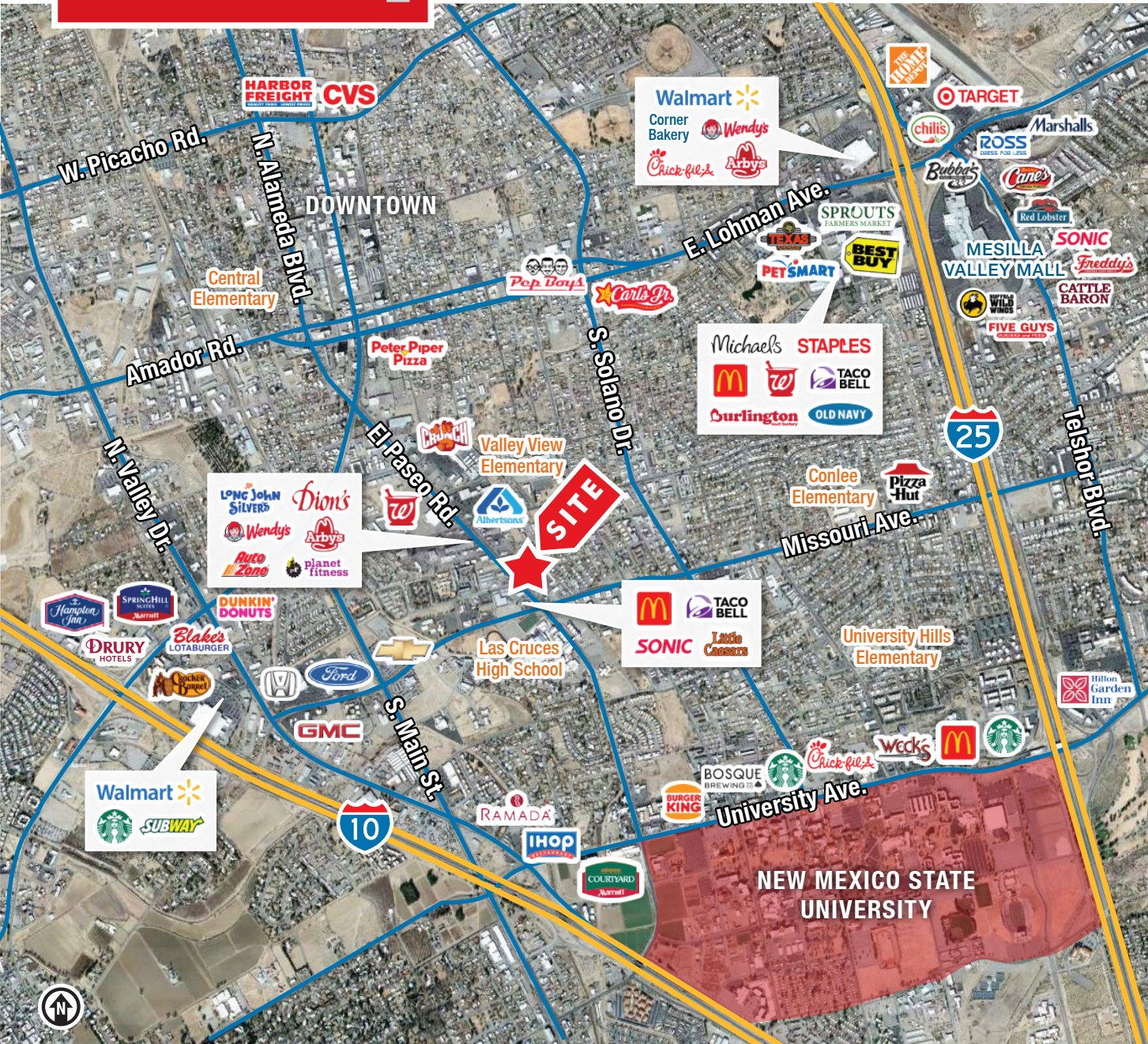
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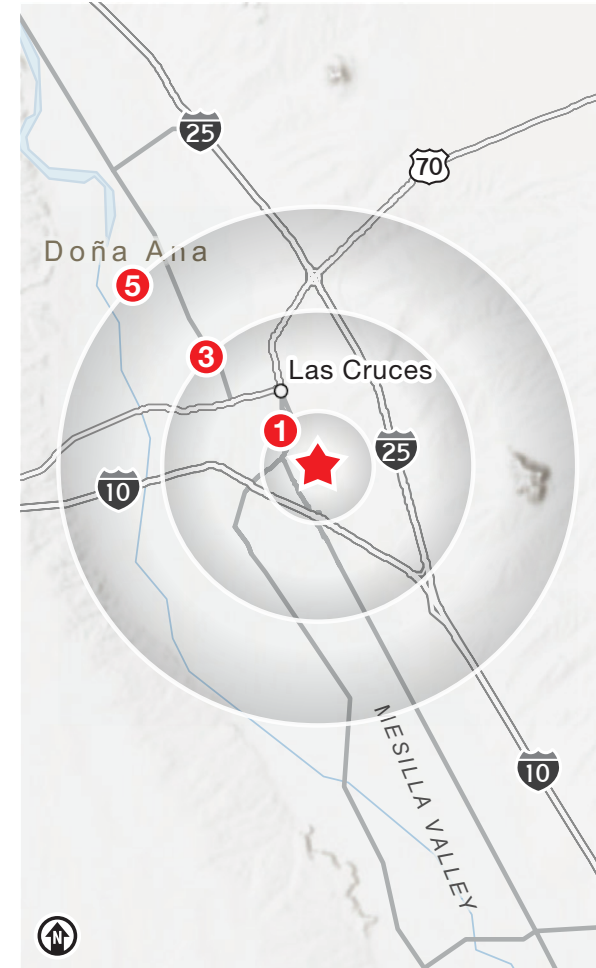
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,651	70,845	109,151
Average HH Income	\$46,927	\$61,161	\$75,146
Daytime Employment	9,016	52,039	61,554

2025 Forecasted by Esri



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STREET VIEW



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Las Cruces

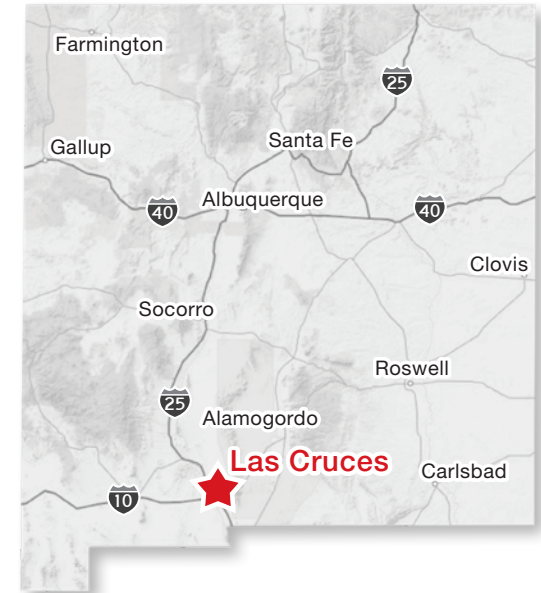
TRADE AREA ANALYSIS

LAS CRUCES | THE "CITY OF CROSSES"

Las Cruces is the economic and geographic center of the agricultural region on the floodplain of the Rio Grande that extends from Hatch, New Mexico, to the west side of El Paso, Texas. Las Cruces is home to 17,000 students from New Mexico State University, the state's only land-grant university. Downtown Las Cruces is an Old West-style historic district converted to a pedestrian mall. The city is also the gateway to historic, geologic and recreational sites, including White Sands National Monument. The Organ Mountains, 10 miles to the east, are dominant in the city's landscape, along with the Doña Ana Mountains, Robledo Mountains and Picacho Peak. Las Cruces is 225 miles south of Albuquerque, 48 miles northwest of El Paso and 46 miles north of the Mexican border at Santa Teresa.



2nd Largest
City in
New Mexico



LAS CRUCES BY THE NUMBERS (ESRI 2025 Demographics)



117,138
City Population



49,082
Households



\$77,797
Avg. Household Income



\$48,582
Md. Disposable Income



3,882
Total Businesses

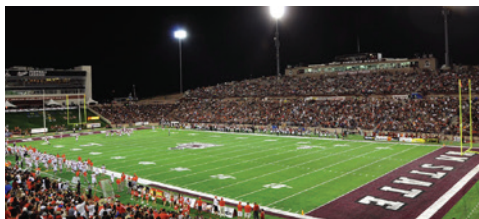


53,255
Total Employees

Named **"Best Retirement Destination"** by US News & World Report

Higher Education

Las Cruces is home to New Mexico State University (NMSU), the state's oldest public institution of higher education. Established as Las Cruces College in 1888 and later renamed New Mexico College of Agriculture and Mechanic Arts, it received its present name in 1960. NMSU offers over 180 degree programs, including 28 doctoral, 58 master's, and 96 baccalaureate programs. It has an enrollment of approx. 21,700, with a faculty-to-student ratio of roughly 1 to 16.



MILITARY MIGHT

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.



Area Top Employers

- Las Cruces Public Schools
- New Mexico State University
- City of Las Cruces
- White Sands Test Facility

Employment Report Card

Primary Employment Sectors and Their Total Employment

- Government Services (29.9%)
- Education (17.8%)
- Trade/Transportation/Utilities (14.3%)
- Leisure/Hospitality (10.5%)
- Professional/Business Services (9.5%)
- Construction/Mining (5.2%)
- Manufacturing (4.2%)
- Financial Activities (3.6%)
- Other Services (2.8%)