

# For Sale



## Commercial Land in a Growth Corridor

SURROUNDED BY NEW AND ESTABLISHED DEVELOPMENT



### WELL-POSITIONED SITE

±0.66 Ac. Available

4540 N. Sonoma Ranch Blvd. | Las Cruces, NM 88011

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**NASunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Land: ±0.66 Acres (±28,750 SF)

### SALE PRICE

\$661,240 (\$24.00/SF)

### HIGHLIGHTS

- Located within one of Las Cruces' fastest-growing areas
- Surrounded by new retail, hospitality, schools and residential homes
- Good visibility and quick access to N. Sonoma Ranch Blvd.
- 16,700 cars per day at Northrise & Sonoma Ranch intersection
- Strong surrounding demographics
- Graded lot with utilities running to the property

### ZONING C3 & R3

- Provides flexibility for a variety of commercial uses

### LOCATION

SEQ Northrise Dr. & Sonoma Ranch Blvd.



# For Sale

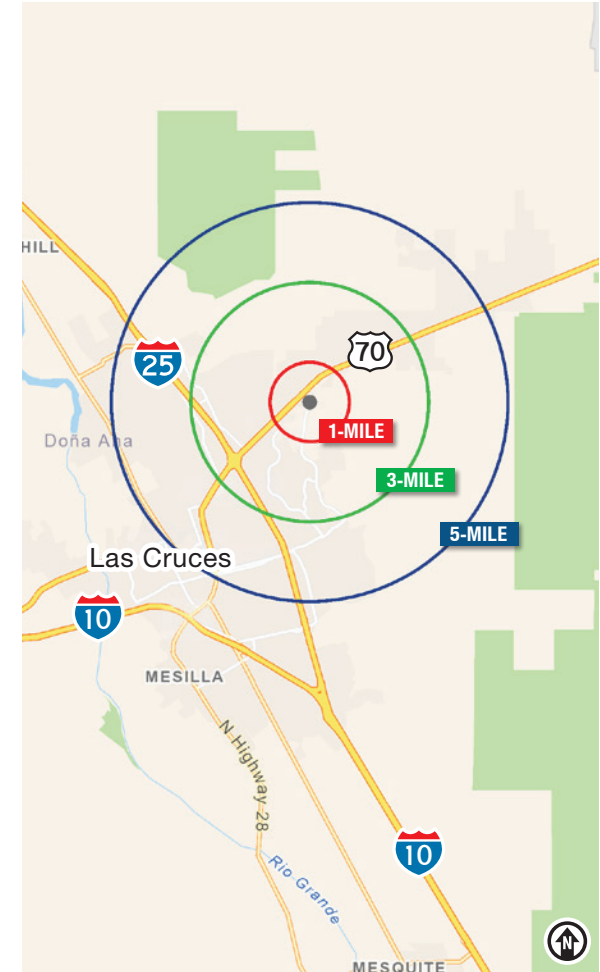
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## LOCATION

| Demographics       | 1 Mile    | 3 Mile    | 5 Mile   |
|--------------------|-----------|-----------|----------|
| Total Population   | 5,562     | 47,332    | 101,466  |
| Average HH Income  | \$121,276 | \$114,335 | \$90,364 |
| Daytime Employment | 1,306     | 7,961     | 30,843   |

2026 Forecasted by Esri



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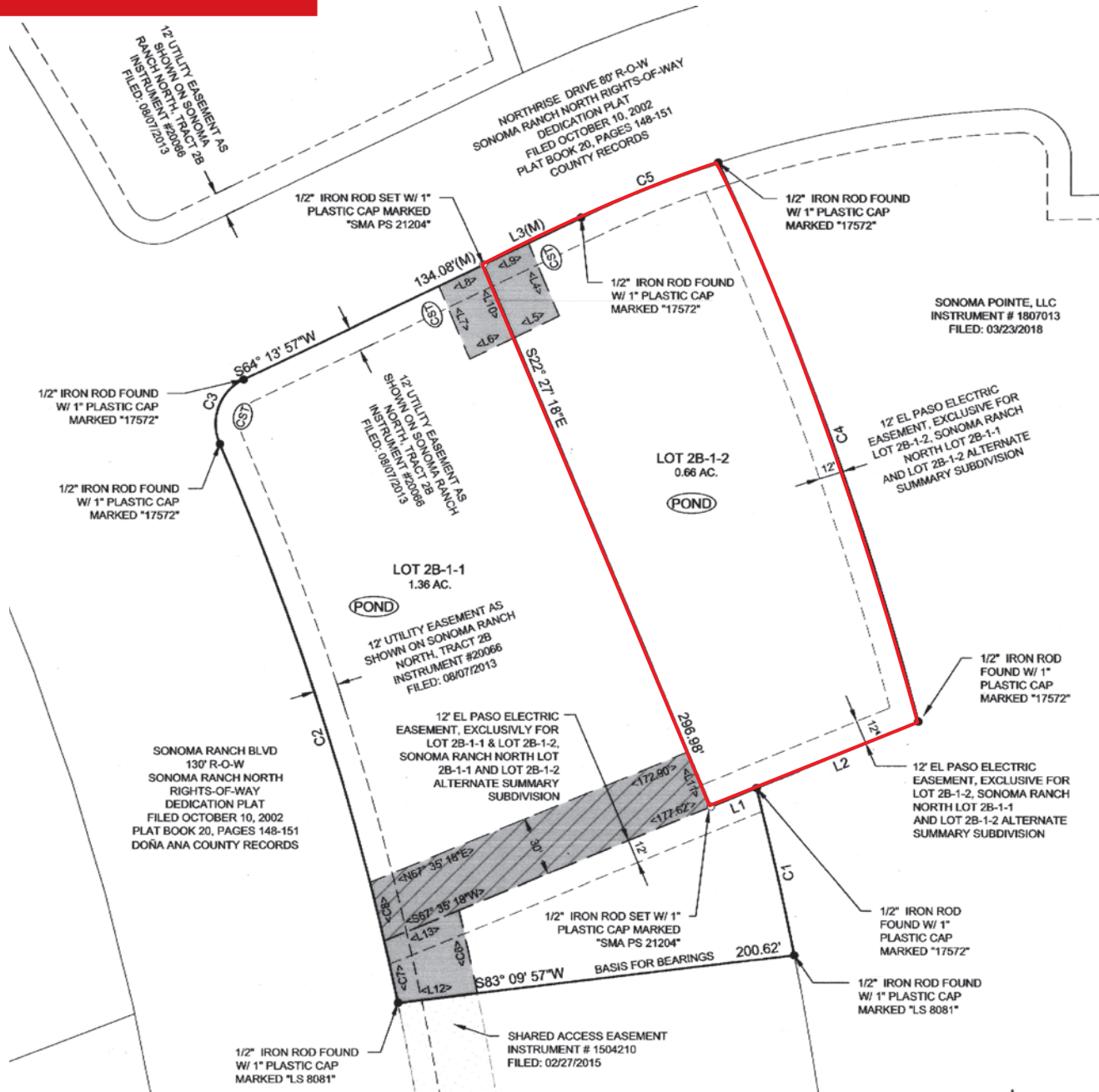
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## SITE SURVEY

**AVAILABLE**

Lot 2B-1-2:  
±0.66 Acres (±28,750 SF)



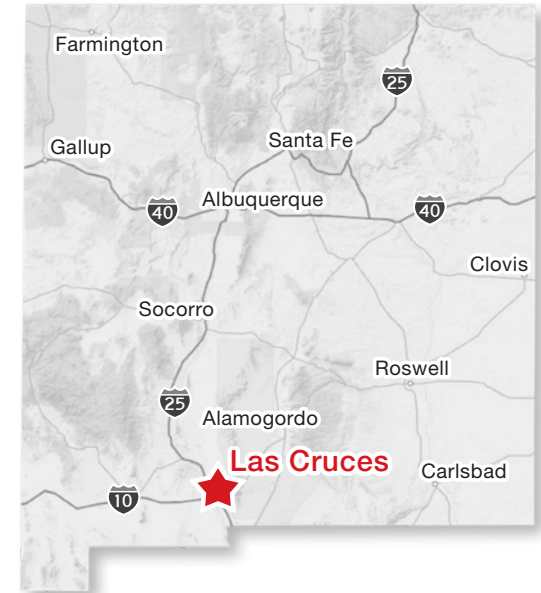
# Las Cruces

## 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.

**2**  
**2nd Largest**  
City in  
New Mexico



#### LAS CRUCES BY THE NUMBERS (ESRI 2026 Demographics)

  
**118,343**  
City Population

  
**49,746**  
Households

  
**\$84,146**  
Avg. Household Income

  
**\$52,421**  
Md. Disposable Income

  
**3,887**  
Total Businesses

  
**52,480**  
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%)