

FOR LEASE

PREMIER RETAIL / MEDICAL / OFFICE

# 2460 MISSOURI AVENUE

LAS CRUCES, NM 88011

## PRIME HARD CORNER HIGH TRAFFIC LOCATION

EXCEPTIONAL VISIBILITY.  
STRONG DEMOGRAPHICS.  
ENDLESS POTENTIAL.



HIGH TRAFFIC COUNTS  
MISSOURI AVE: ±32,000 VPD



PRIME HARD CORNER  
SIGNALIZED INTERSECTION



EXCELLENT VISIBILITY  
& FRONTAGE



NMSU UNIVERSITY  
IS MINUTES AWAY



±4,475 SF  
STANDALONE  
BUILDING



0.75 ACRES  
AMPLE PARKING  
& EASY ACCESS



PREMIER LOCATION  
IN ESTABLISHED RETAIL &  
MEDICAL CORRIDOR



STRONG DAYTIME  
POPULATION &  
SOLID DEMOGRAPHICS



### PROPERTY HIGHLIGHTS

- > ±4,475 SF standalone building on ±0.75 acres
- > Prime hard corner with outstanding visibility and frontage on Missouri Avenue
- > High traffic counts – ±32,000 VPD
- > Signalized intersection with multiple access points
- > Ample parking with excellent circulation
- > Strong retail and medical synergy in the area
- > Flexible layout – ideal for medical, retail, professional office and more

### IDEAL FOR



URGENT CARE /  
MEDICAL USERS



PHARMACY / HEALTH  
& WELLNESS



PREMIUM RETAIL /  
SPECIALTY USERS



FINANCIAL /  
PROFESSIONAL SERVICES



STRATEGIC LOCATION  
IN A GROWING MARKET

Surrounded by strong national retailers, medical providers, restaurants and service users.



NMSU UNIVERSITY  
IS MINUTES AWAY

Consistent demand drivers from the university, healthcare, government, and regional employers.

PRESENTED BY:

MARY ANN LUEVANO



575-680-0303



maryann@glitz.edu



EXPERIENCED.  
LOCAL.  
RESULTS DRIVEN.

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