

# PRIME HARD CORNER **RETAIL INVESTMENT**

**FOR SALE** / 750 S MAIN ST. LAS CRUCES, NM 88001



**SALE PRICE:** \$499,999.00

**AVAILABLE SPACE** +/- 2,879 SF

**ACRES** 0.52

## FEATURES

- Excellent visibility
- Hard Corner Lit Intersection
- Abundant Parking
- Cannabis Tenant
- Recently Remodeled
- Great Signage
- Refrigerated Air
- Next Door 0.30 Acre Parcel Available For Sale



131 Madison St NE Suite 200  
Albuquerque, NM 87108

RITA CORDOVA (505) 489-8538 rita@go-absolute.net  
ANDRIA BARRENECHEA (505) 718-9548 andria@go-absolute.net

# DESCRIPTION



Absolute Investment Realty has been chosen as the exclusive representative of the owner of the Off the Charts Dispensary, located on a hard corner lit intersection. This property currently has a brand-new tenant with a 3-year lease.

The property is located on the corner where S Alameda Blvd and S Main St intersect. The property boasts an abundance of parking and excellent building and street signage for exceptional advertisement of the building and business.

Fields of Dreams dispensary is opening their second location in Las Cruces. The dispensary currently has high Google ratings with over 1k reviews!

Don't let your client miss out on this amazing building opportunity!

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## PROPERTY SUMMARY

PROPERTY ADDRESS	750 S Maint St., Las Cruces, NM 88001
PROPERTY DESCRIPTION	Hard Corner Retail
AVAILABLE SPACE	(+/-) 2879 SF
SALE PRICE	\$499,999.00
ZONING	MX-M
FEATURES	Cannabis Tenant, Hard Corner Lit Intersection, Excellent Visibility and Signage
ACCESS	Excellent
VISIBILITY	Excellent
SIGNAGE	Excellent

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

# SITE CLOSE UP



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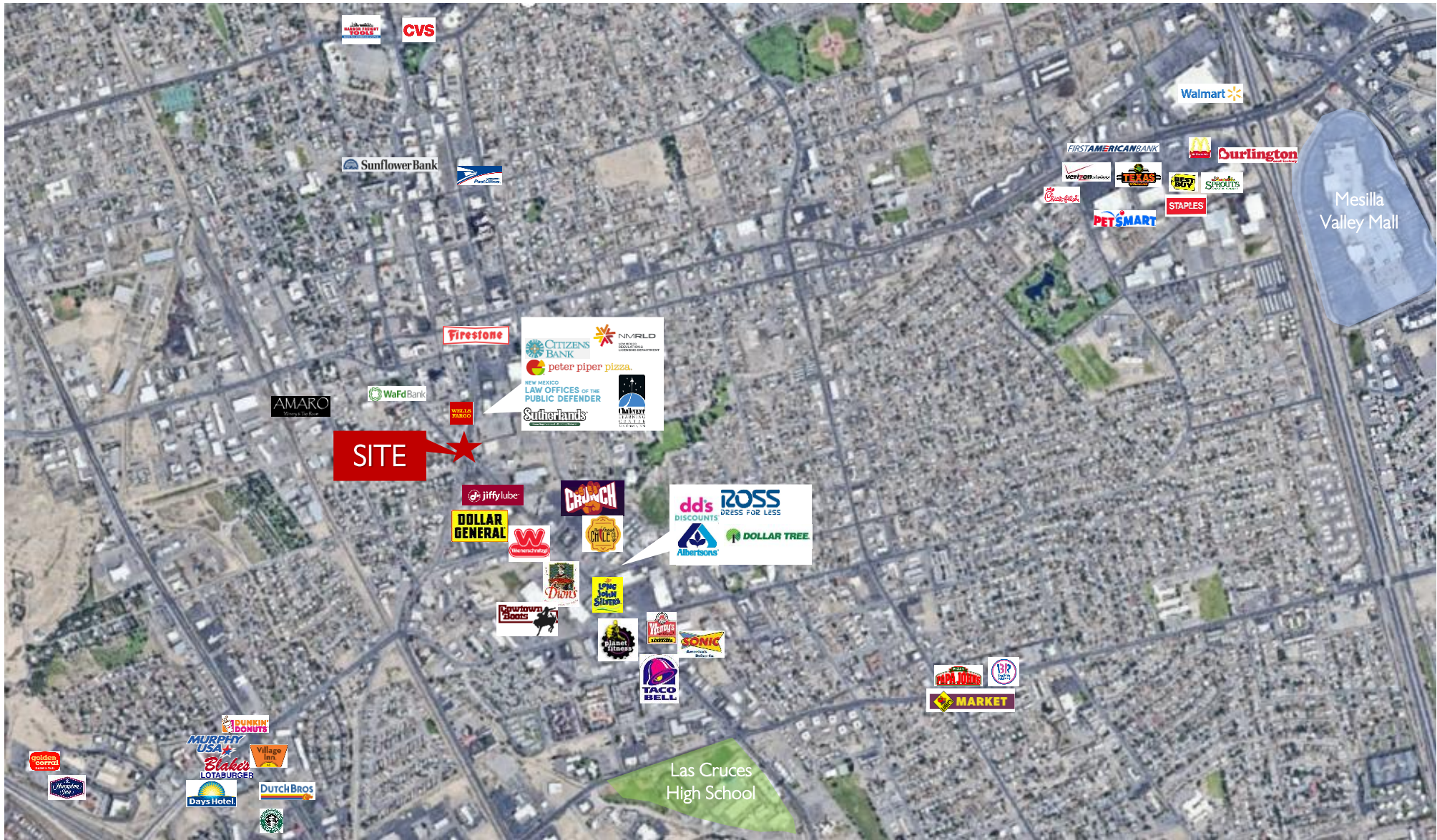
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131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

# TRADE AREA



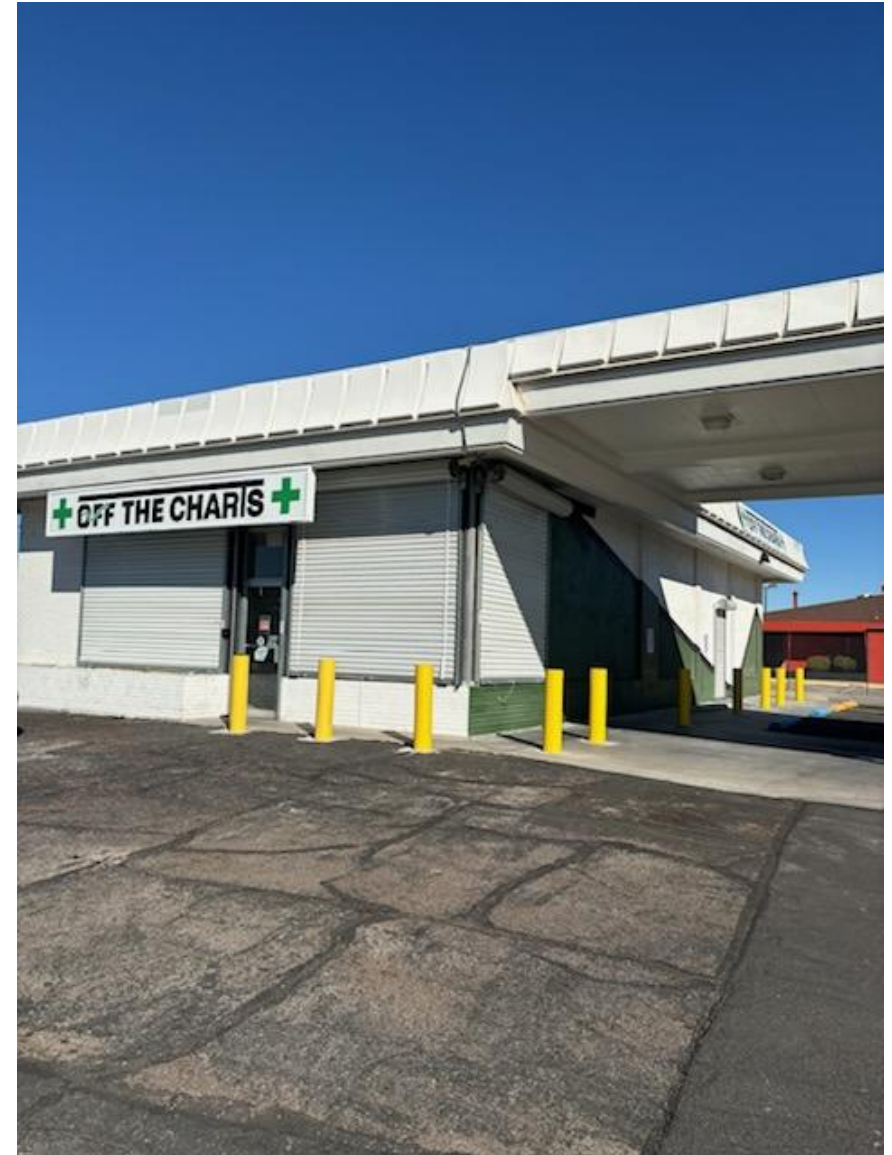
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# PROPERTY PHOTOS



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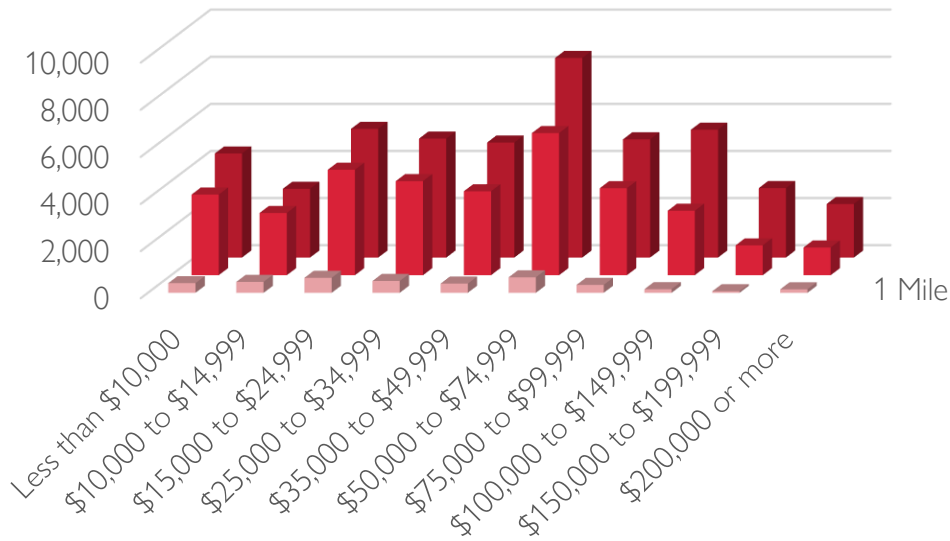
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**ABSOLUTE**  
Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

Radius	Population	Median HH Income	Median Age
1 Mi	8,007	\$39,761	38.
3 Mi	79,169	\$49,175	34.7
5 Mi	114,581	\$60,707	36.2

## TRAFFIC COUNTS

ALAMEDA BLVD 13,738 VPD

S MAIN STREET 14,614 VPD



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# LAS CRUCES, NM

Las Cruces, nestled in the Mesilla Valley of southern New Mexico, blends a rich cultural heritage with the vibrancy of a growing city. Situated roughly 225 miles south of Albuquerque and 42 miles northwest of El Paso, Texas, it offers a unique Southwestern experience with stunning desert landscapes and a welcoming community. Las Cruces is the second largest city in New Mexico.

As of the 2020 census, Las Cruces had a population of 111,385, making it the most populous city in both Doña Ana County and southern New Mexico. The city has experienced steady growth, with the metropolitan area reaching approximately 221,665 residents in 2023. The median age is 34, and the median household income increased to \$55,663 in 2023, reflecting an 8.65% rise from the previous year.

## City Facts:

- Population: Approximately 114,892 residents (as of 2023).
- Known for: Its agricultural roots (especially pecans and chile), proximity to the Organ Mountains-Desert Peaks National Monument, New Mexico State University the state's only land grant university, which serves over 20,000 students, and its vibrant arts and culture scene.

## LAS CRUCES MSA DEMOGRAPHICS



Population

114,892



Growth Since 2020

4.77%



Median HH Income

\$60,707  
2020 Estimates



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# BROKERS



**RITA CORDOVA** Vice President

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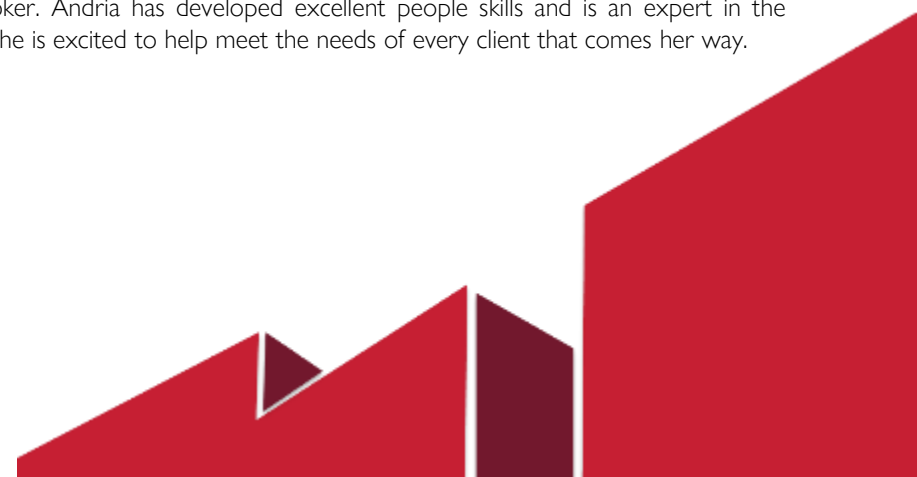
Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, insurance and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



**ANDRIA BARRENECHEA** Associate Broker

(505) 718-9548 / [andria@go-absolute.net](mailto:andria@go-absolute.net)

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for six years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client that comes her way.





## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.