4761 Sonoma Ranch Blvd
Las Cruces, New Mexico 88012

Property Highlights

- Lease Rate: $18-24 PSF/YR
- Excellent visibility and access from Hwy 70
- Within the fastest developing sub-market of Las Cruces
- Development located at Intersection of Sonoma Ranch & Hwy 70
- Join Starbucks, Denny’s, and Carl’s Jr. in this new mixed-use development
- Shop space and pad sites available

Property Description

Centrally located in the Sonoma Ranch area of Las Cruces, with increased activity for both residential and commercial growth, making this a highly desirable area and the fastest growing trade area. Sonoma Ranch is driven by traffic leading to Metro Verde, a 2,200 acre newly developed and growing subdivision, with a golf course, expecting to build 200+ homes a year. Metro Verde is master planned for a grand total of 7,000 single family homes and is anchored by Red Hawk Golf Course with a planned 13,000 SF +/- clubhouse expected to be completed in 2019.

For more information

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OFFERING SUMMARY

Available SF 1,200-6,000
Lease Rate Build to Suit or Ground Lease

DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Stats</th>
<th>Population</th>
<th>Avg. HH Income</th>
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</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>2,760</td>
<td>$61,140</td>
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<tr>
<td>3 Miles</td>
<td>15,726</td>
<td>$61,352</td>
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<tr>
<td>5 Miles</td>
<td>66,187</td>
<td>$51,863</td>
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