

## LAND LEASE OR BUILD TO SUIT COMMERCIAL LAND

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.



# 4471 E Lohman Ave Las Cruces, NM 88011

### PRICING

Contact Broker

TOTAL LOT SIZE

±7.82 Acres

4471 E Lohman Avenue offers prime land for ground lease or build-to-suit opportunities at the signalized intersection of E Lohman Avenue and Sonoma Ranch Boulevard. Located across from Walmart Neighborhood Market and adjacent to MountainView Regional Medical Center, this high-visibility corner lot is ideal for retail, office, or medical development.

### PROPERTY HIGHLIGHTS

- Ground lease or build-to-suit land options
- One of the few remaining corner lots on E Lohman Ave, one of Las Cruces' primary commercial corridors
- Directly across from Walmart Neighborhood Market
- Adjacent to MountainView Regional Medical Center campus
- Nearby retailers include Walmart Neighborhood Market, Walgreens, Mister Car Wash, and Citizens Bank

For more information:

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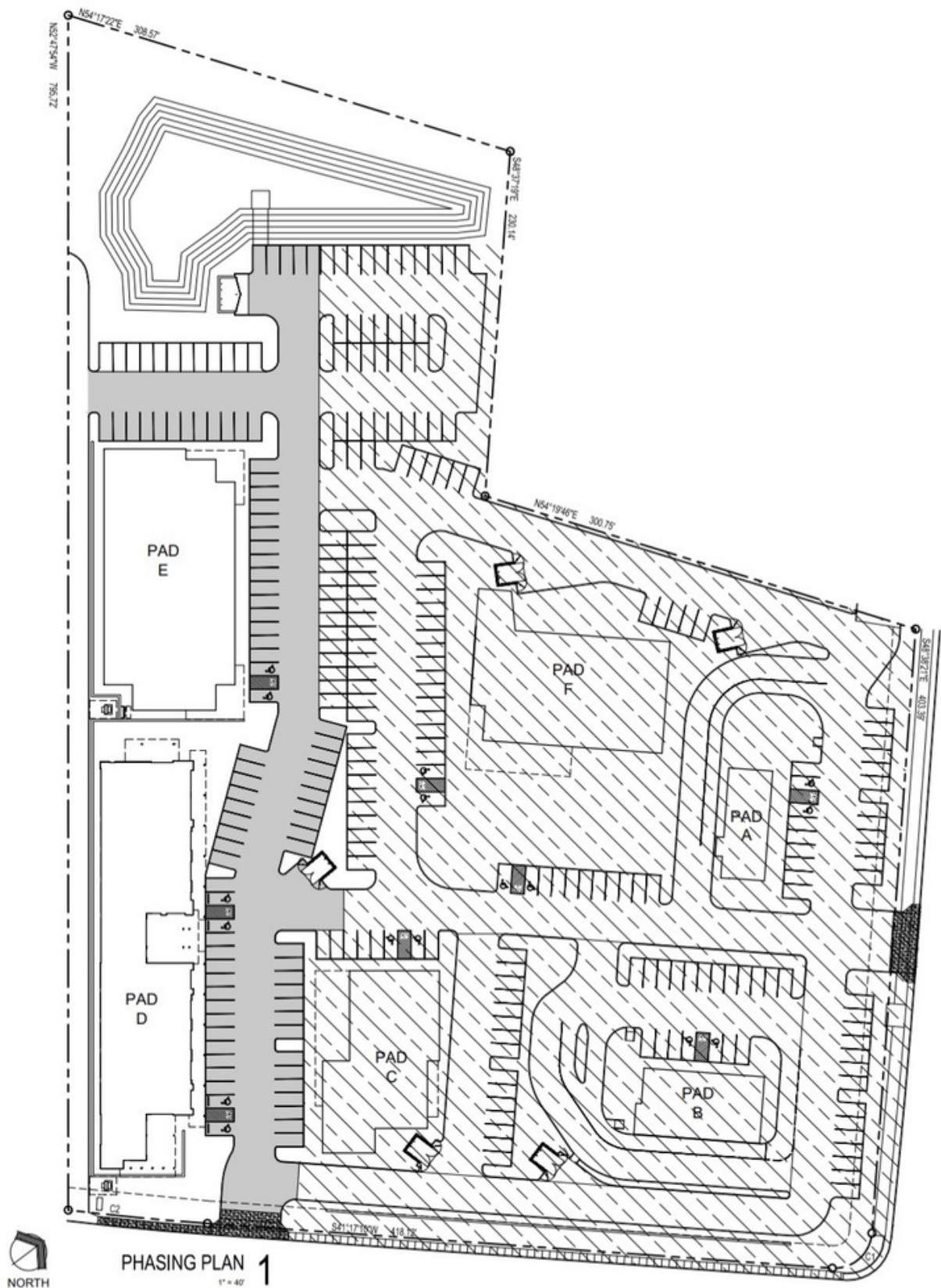


Conceptual Renderings

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Conceptual Site Plan

Lot sizes and configurations have the potential to be changed.



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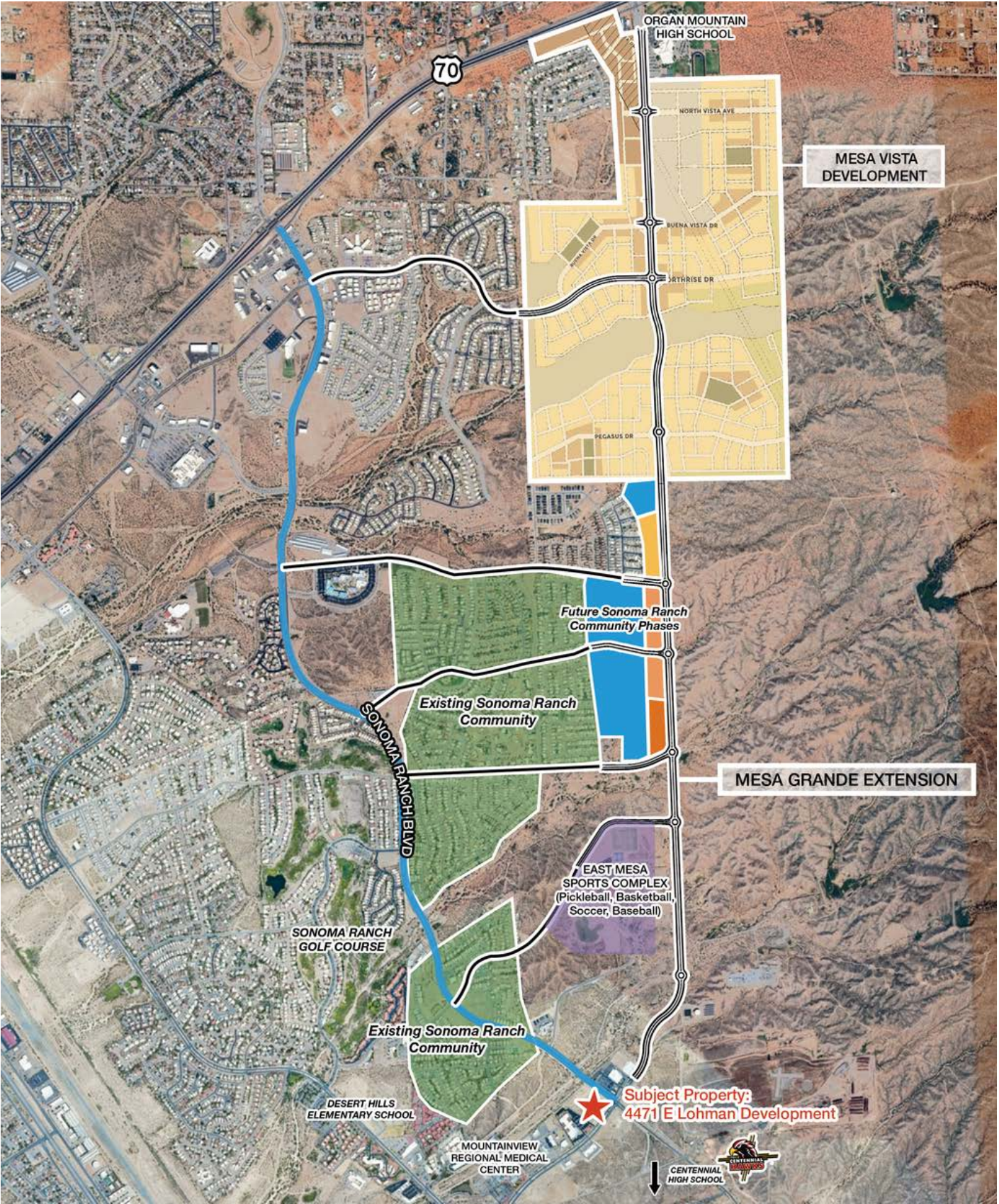
# Additional Photos

Parcel outlines are approximate; for illustrative purposes only.

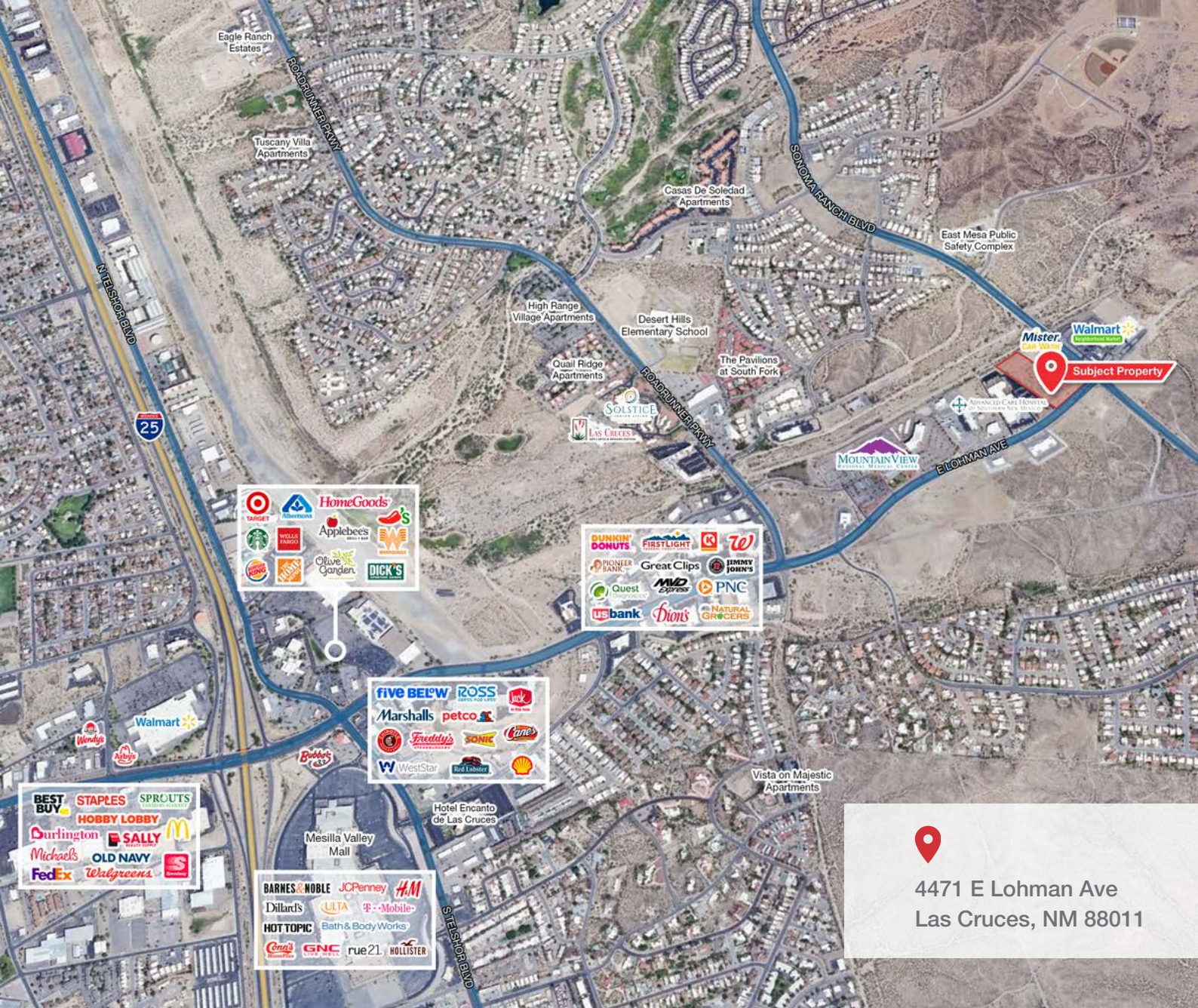


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# Sonoma Ranch - Future Growth



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4471 E Lohman Ave  
Las Cruces, NM 88011

## NEARBY TRAFFIC COUNTS

|                   |             |
|-------------------|-------------|
| E LOHMAN AVE      | 15,142 AADT |
| SONOMA RANCH BLVD | 14,807 AADT |
| ROADRUNNER PKWY   | 8,401 AADT  |

Source: NMDOT, 2026

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# Las Cruces, New Mexico



| DOÑA ANA COUNTY  |          |
|------------------|----------|
| POPULATION       | 229,091  |
| MEDIAN HH INCOME | \$56,848 |
| # OF HOUSEHOLDS  | 84,889   |

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.

The city has a population of 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

### MAJOR EMPLOYERS

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mvveda.com](http://www.mvveda.com)

### AWARDS & RECOGNITION

- America’s Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor’s degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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