



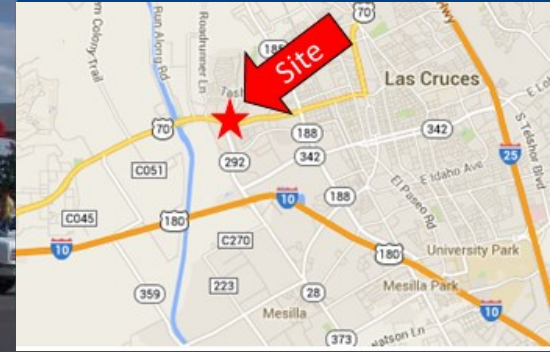
Las Cruces Circle K Center

NEC Motel Boulevard & Highway 70, Las Cruces || New Mexico

Join Circle K

2014 Demographic Profile

	3 Miles	5 Miles
Population	37,305	99,848
Med. HH Income	\$36,982	\$38,868



Highlights:

- New existing Circle K strip center
- 1,200—3,000 sf available
- Ideal for food uses
- Great access on Hwy 70 & Motel Blvd
- High visibility from the corner
- Average Daily Traffic— 15,870 ADT
- #1 intersection in West Las Cruces
- Recently opened adjacent Dollar General & Walgreens

Property Description:

A Circle K anchored retail site either for sale or lease situated on a hard corner with great visibility and access. The space is easily divisible due to the location of front entrances. Interstate 10 exit at Motel Blvd is less than 1/2 a mile and Highway 70 is a main thoroughfare. Nationally known retailers have located in close proximity to the site including Walgreens, AutoZone and Dollar General in the last several months. The Field of Dreams sports complex is 2 blocks away and contains football, track, baseball and soccer fields with paved parking. The immediate area has seen a significant growth in housing in recent years. The county has also recently constructed a newly built government facility within walking distance of the site. Multiple organizations with expansion plans will likely continue to relocate in close proximity.

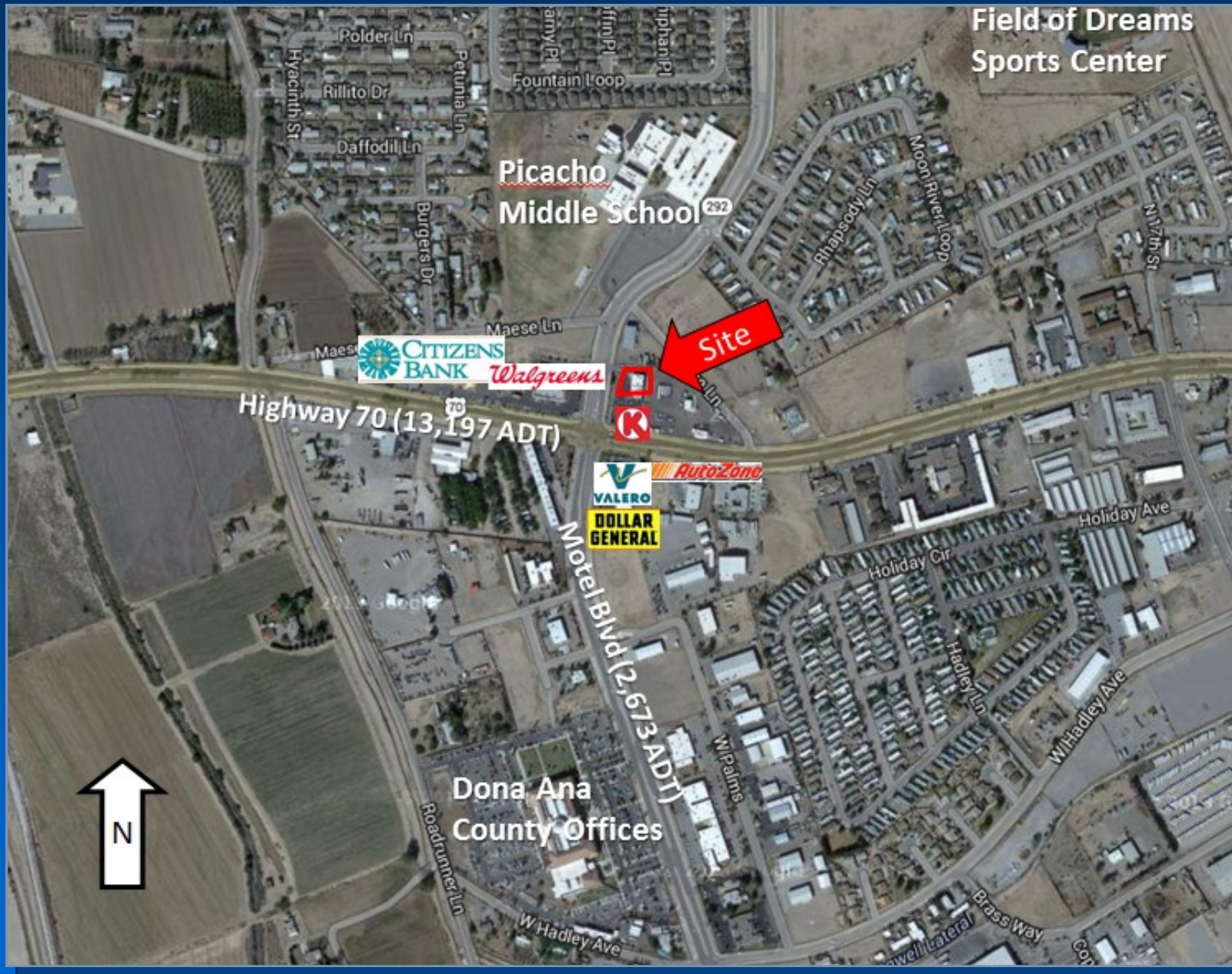
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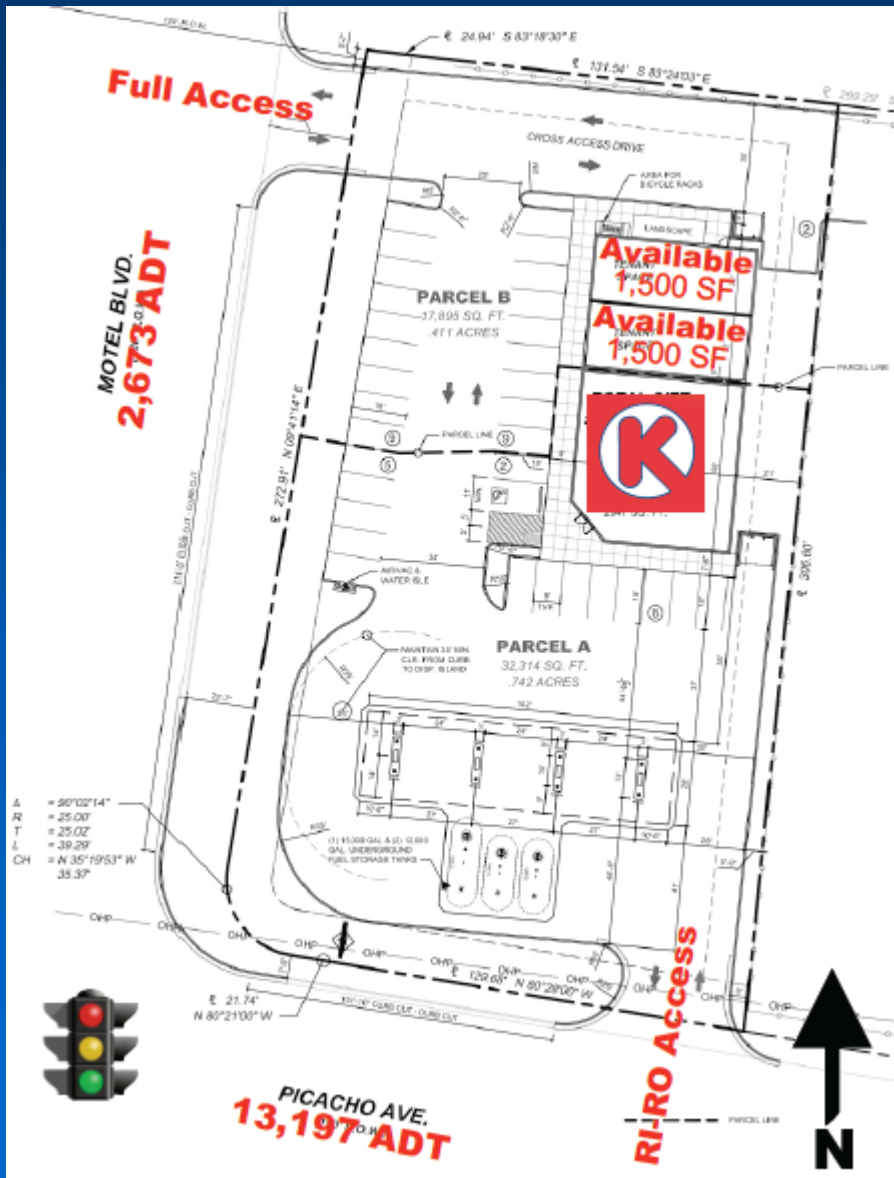
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Site Plan



Location Map

