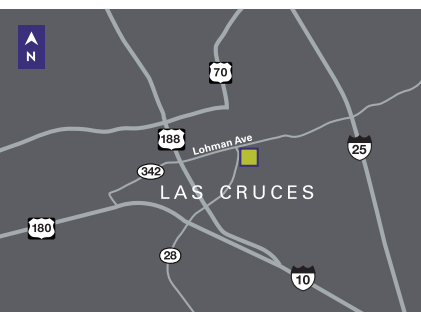


► LORETTO TOWNE CENTRE

505 S Main St in Las Cruces, New Mexico 88001



FEATURES A VARIETY OF SERVICE USES & OFFICE SPACES



VEHICLES PER DAY

Main Street south of Lohman Ave	18,190
Main Street north of Lohman Ave	15,198
Lohman Ave east of Main Street	14,475
Lohman Ave west of Main Street	9,254

AVERAGE INCOME

1 Mile	\$45,056
3 Miles	\$45,056
5 Miles	\$78,415

POPULATION

1 Mile	9,991
3 Miles	80,837
5 Miles	115,511



Katy Fitzgerald

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EXCELLENT ACCESS FROM BOTH THOROUGHFARES



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505 S Main St in Las Cruces, New Mexico 88001



5,526 SF

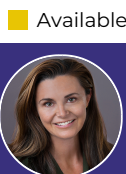


Tenant List

Tenant	Address	SF/Acres
A ■ Department of Workforce Solutions	505 S Main St #115	
B ■ NM Public Defender	505 S Main St #121	
C ■ Help-New Mexico	505 S Main St #141	
1 ■ NM Regulations and Licensing	505 S Main St #103	
2 ■ GC Consulting	505 S Main St #129	
3 ■ Positive Innovations	505 S Main St #149-A	
4 ■ AVAILABLE	505 S Main St #149	5,526
5 ■ Wells Fargo Advisors	505 S Main St #126	

Tenant List (continued)

Tenant	Address	SF/Acres
6 ■ SCORE	505 S Main St #125	
7 ■ General Services Administration	505 S Main St #114	
8 ■ Raxis Engineering	505 S Main St #118	
9 ■ Kindred at Home	505 S Main St #132-B	
10 ■ Nevcam	505 S Main St #134	
11 ■ NM Division of Vocational Rehabilita	505 S Main St #142	
12 ■ Farmers Insurance	505 S Main St #145	
13 ■ Quantum Home Care	505 S Main St #148	
14 ■ New Mexico Commission for the Blind	505 S Main St #150	



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■ Available ■ Lease Pending ■ Executed

► LORETTO TOWNE CENTRE

505 S Main St in Las Cruces, New Mexico 88001



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/loretto-towne-center

Lat/Lon: 32.3059/-106.7768

Loretto Towne Centre Las Cruces, NM 88001	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,991	80,837	115,511
2028 Projected Population	10,068	82,006	117,973
2020 Census Population	9,812	79,550	114,117
2010 Census Population	10,029	78,764	108,829
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2023	-	0.2%	0.5%
2023 Median Age	35.6	32.7	34.2
Households			
2023 Estimated Households	4,542	33,730	47,852
2028 Projected Households	4,544	33,899	48,412
2020 Census Households	4,415	32,744	46,636
2010 Census Households	4,286	31,630	43,543
Projected Annual Growth 2023 to 2028	-	0.1%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.8%
Race and Ethnicity			
2023 Estimated White	49.6%	49.3%	50.6%
2023 Estimated Black or African American	3.0%	4.0%	3.7%
2023 Estimated Asian or Pacific Islander	0.9%	4.9%	4.1%
2023 Estimated American Indian or Native Alaskan	3.3%	2.3%	2.1%
2023 Estimated Other Races	43.1%	39.6%	39.4%
2023 Estimated Hispanic	71.5%	63.1%	61.8%
Income			
2023 Estimated Average Household Income	\$45,056	\$64,836	\$78,415
2023 Estimated Median Household Income	\$33,959	\$47,934	\$59,192
2023 Estimated Per Capita Income	\$20,603	\$27,422	\$32,768
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	9.5%	6.4%	5.7%
2023 Estimated Some High School (Grade Level 9 to 11)	7.2%	7.2%	6.6%
2023 Estimated High School Graduate	29.0%	22.5%	21.3%
2023 Estimated Some College	20.4%	22.1%	21.8%
2023 Estimated Associates Degree Only	7.3%	8.6%	8.9%
2023 Estimated Bachelors Degree Only	13.3%	17.5%	19.9%
2023 Estimated Graduate Degree	13.2%	15.7%	15.8%
Business			
2023 Estimated Total Businesses	1,323	4,303	5,382
2023 Estimated Total Employees	10,222	38,732	47,391
2023 Estimated Employee Population per Business	7.7	9.0	8.8
2023 Estimated Residential Population per Business	7.6	18.8	21.5



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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