

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, enclosed within a white rectangular border. Below the text is a horizontal bar with a color gradient from yellow to red.The background of the advertisement is a photograph of a large, single-story commercial building with a white facade and a corrugated metal roof. The building has a series of dark-framed windows and doors along its side. The sky is a clear, bright blue. In the foreground, there is a large, empty asphalt parking lot with yellow painted lines. A large blue semi-transparent rectangle is overlaid on the left side of the image, containing white text. Another smaller white rectangle is overlaid on the bottom left, containing blue text. The bottom of the image has a solid blue banner with white text.

*Your Sign Here*

# Former Call Center For Lease

2303 Divot Ave  
Las Cruces, NM 88001

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2303 Divot Ave | For Lease

# Property Overview

Civic Address 2303 Divot Ave Las Cruces, NM 88001

Area ± 1.27 Acres

Lease Rate Contact Broker

Zoning C-3

GLA ± 11,910 SF

Parking Paved on-site parking

## Features

- Former Call Center
- Most FF&E on site
- Full networking throughout
- 2 Full IT closets
- Open work area
- Private offices
- Separate kitchen/staff break room
- ADA restrooms
- Storage
- Full security system
- Prominent signage
- Excellent visibility

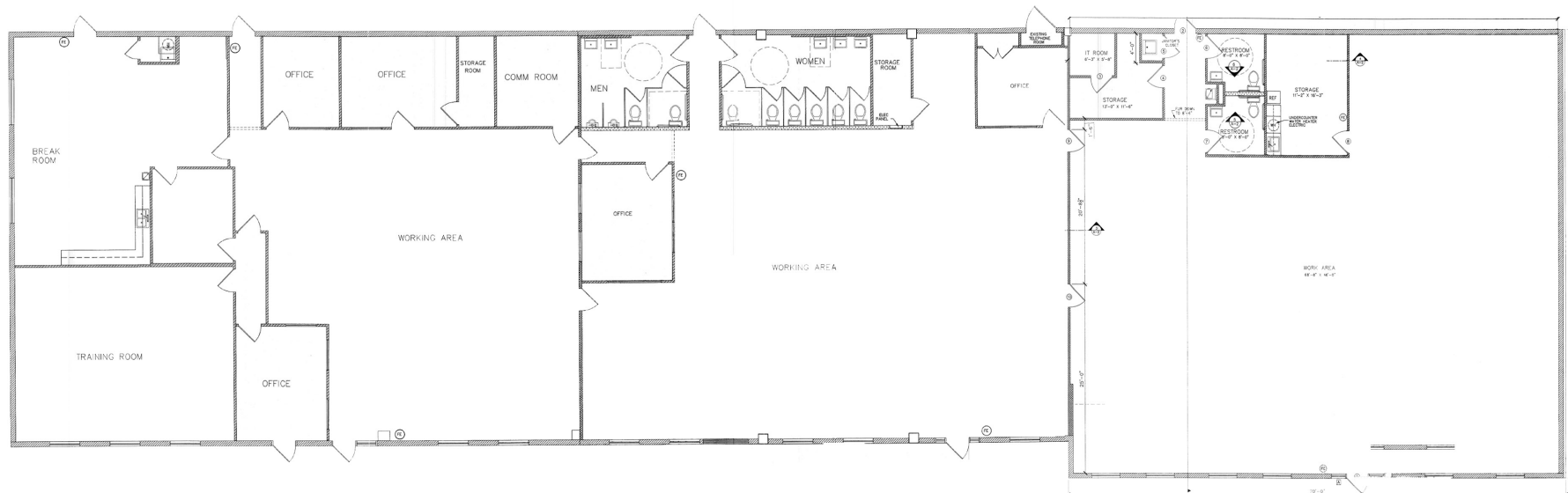
Lease Rate: Contact Broker



## Key Highlights

- Easy access to highway
- Ample parking

# Floor Plan



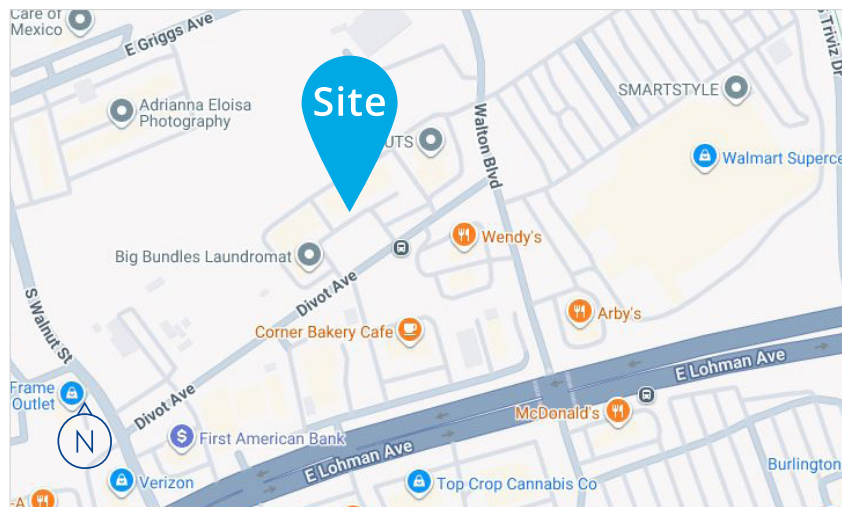
2303 Divot Ave | For Lease

# Location

Located near I-10 in industrial zoning.

+/- 11,910 SF

Available



Parking  
+40 Spaces



Accessibility



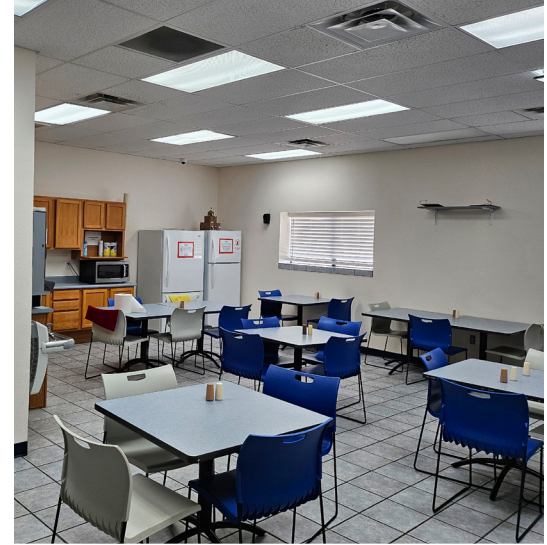
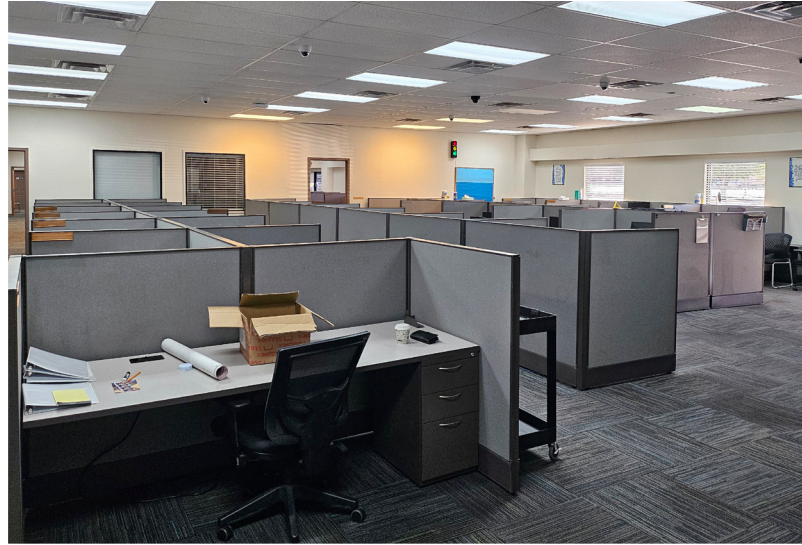
<5 minutes  
from I-10



<5 minutes  
from I-25

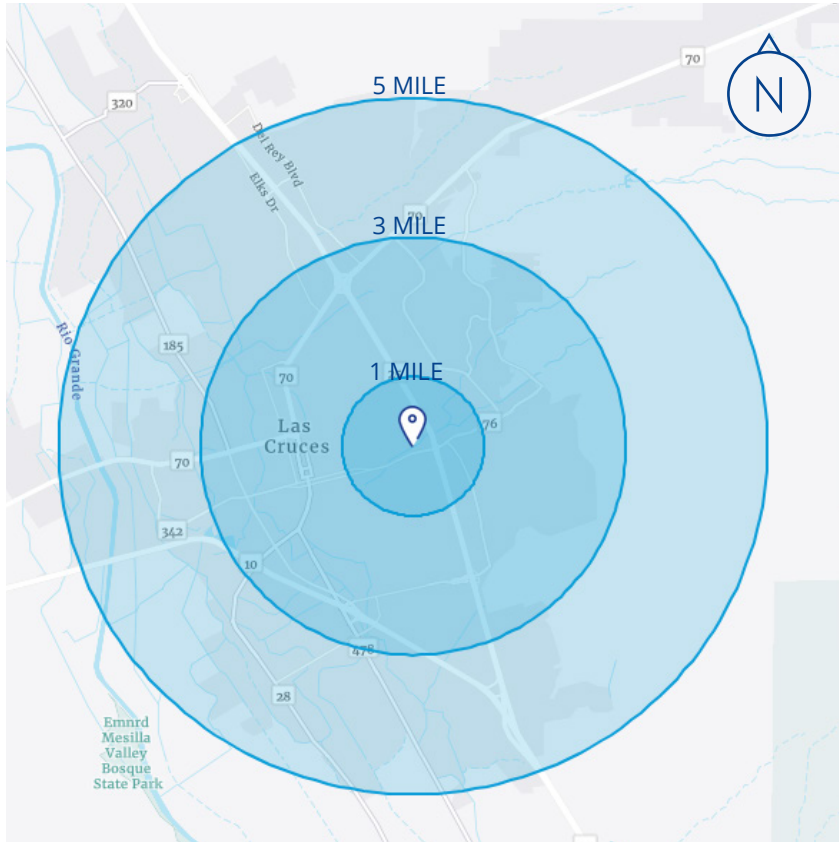
2303 Divot Ave | For Lease

# Interior Photos



# Demographics\*

\* Demographic data derived from esri® 2020



|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Population        | 2,507    | 45,038   | 101,396  |
| Households        | 788      | 18,214   | 41,622   |
| Average HH Income | \$64,111 | \$49,955 | \$57,115 |
| Per Capita Income | \$20,733 | \$20,219 | \$20,369 |
| Total Businesses  | 216      | 2,326    | 3,743    |

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