

FOR SALE

CALL FOR PRICE



CONTACT

 swalker@mimcoproperties.com

 915.779.6500

 www.mimcoproperties.com

PROPERTY & MARKET HIGHLIGHTS

- 90% occupied, multi-tenant retail center with a tenant base of service, office, and fitness tenants
- Situated near the intersection of Montana Ave and U.S. 54, the city's major highway transversing from north to south which sees over 65,000 VPD
- Surrounding area is densely populated, with over 88,000 residents in a 3-mile radius

10,624 SF
GLA

0.627 AC
LAND AREA

MULTI-TENANT
BUILDING

PROPERTY OVERVIEW

ZONING	C-2
YEAR BUILT	1930
REMODELED	2018
LEASE TYPE	NNN



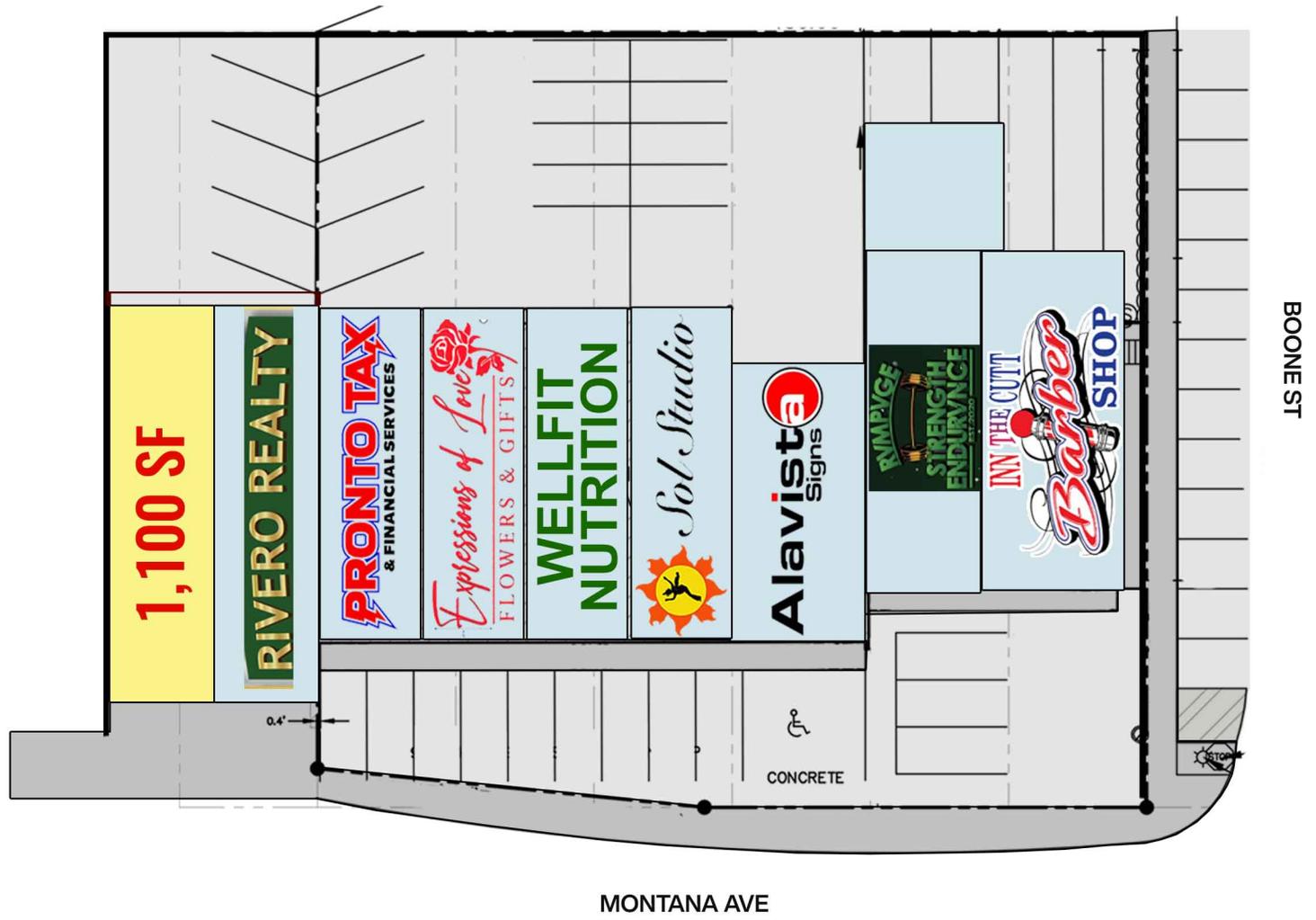
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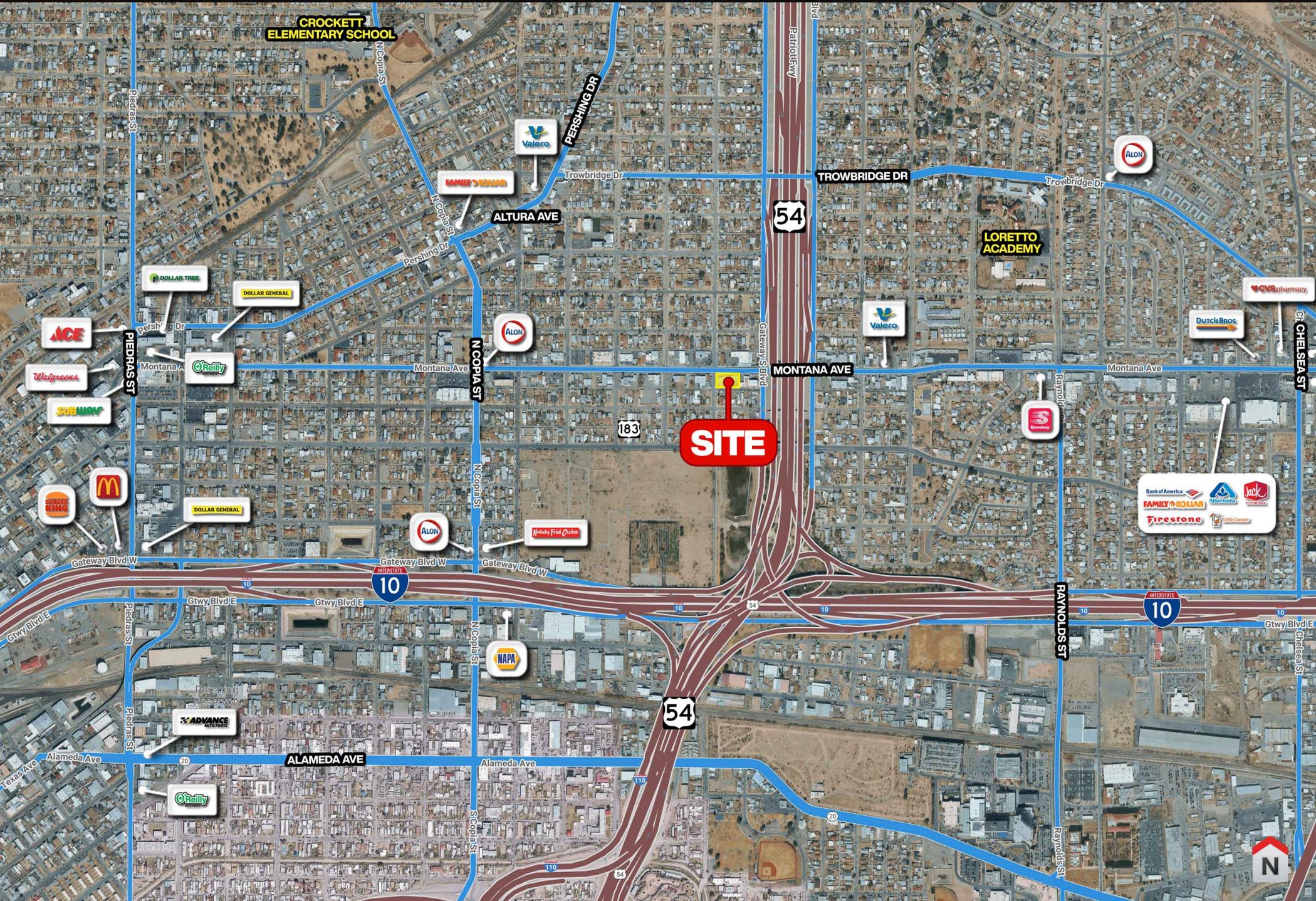
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TENANTS

UNIT	TENANT	SF
4100-A	INN THE CUTT BARBER SHOP	1,600 SF
4100-B	RAMPAGE STRENGTH & ENDURANCE	1,100 SF
4104	A-AVISTA SIGNS	980 SF
4106	SOL STUDIO	1,186 SF
4108	WELLFIT NUTRITION	1,186 SF
4110	EXPRESSIONS OF LOVE FLOWERS & GIFTS	1,186 SF
4110.5	PRONTO TAX	1,186 SF
4112	RIVERO REALTY	1,100 SF
4114	AVAILABLE	1,100 SF



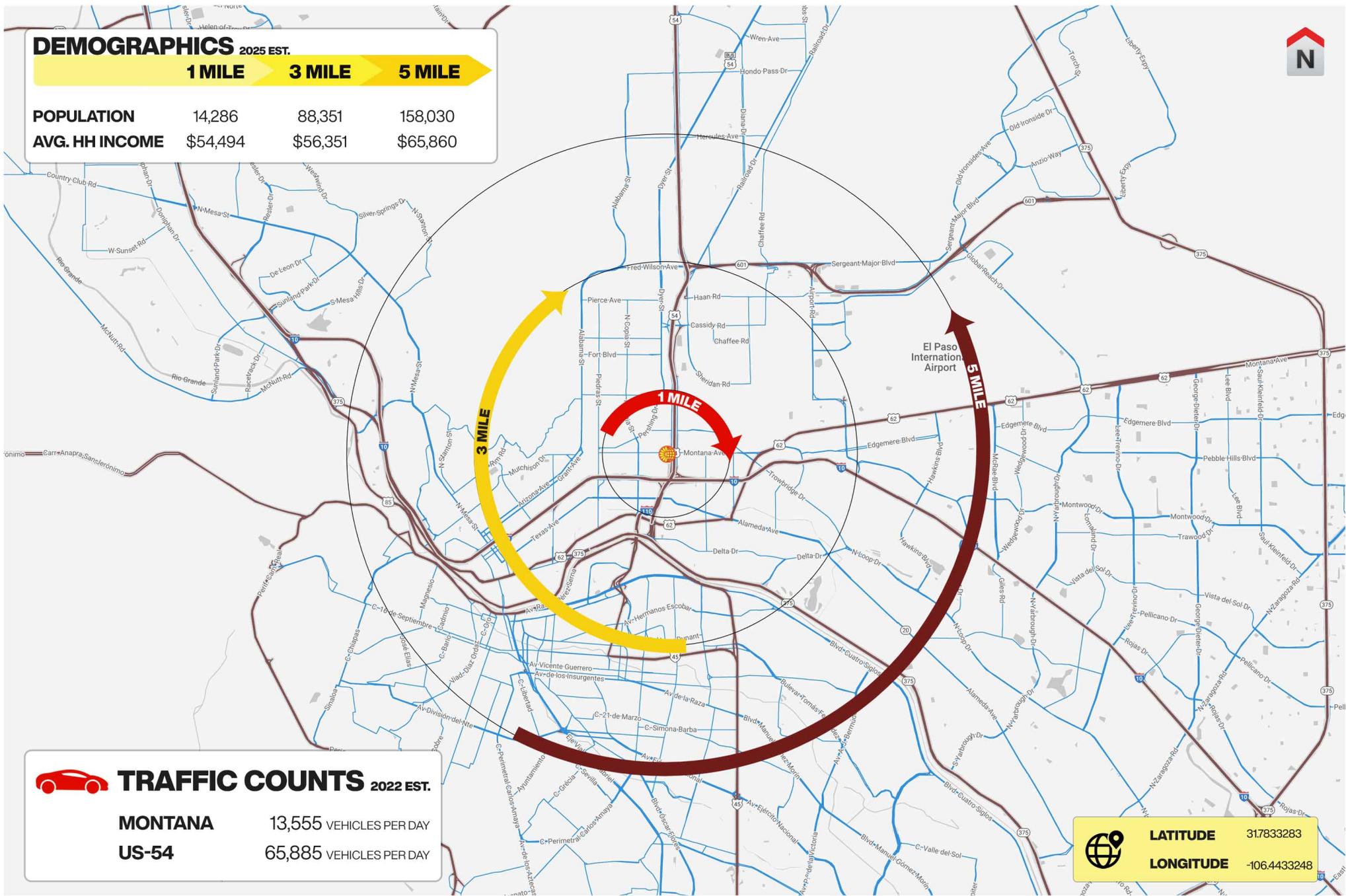
AREA MAP & DEMOGRAPHICS

RETAIL SHOPPING CENTER
4100-4114 Montana • El Paso, TX

DEMOGRAPHICS 2025 EST.

1 MILE **3 MILE** **5 MILE**

POPULATION	14,286	88,351	158,030
AVG. HH INCOME	\$54,494	\$56,351	\$65,860



TRAFFIC COUNTS 2022 EST.

MONTANA	13,555 VEHICLES PER DAY
US-54	65,885 VEHICLES PER DAY



LATITUDE 31.7833283
LONGITUDE -106.4433248

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