



FOR LEASE

AVAILABLE SPACE
1,200 SF

CALL LISTING AGENT FOR
MORE INFORMATION

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PROPERTY HIGHLIGHTS

New shopping center under construction in one of the fastest areas of growth in El Paso. Great accessibility from Montana Ave, Loop 375 and Rich Beem. This property is located across the street from WalMart Supercenter and Lowe’s Home Improvements. Other retailers in the area include Chase Bank, Taco Bell, Whataburger, Cinemark, Famous Dave’s and many more to mention.

The available spaces range from 1,200 Sq. Ft. up to 18,300 Sq. Ft. in addition to 3 padsites for land lease. Current tenants in the development include Pocket’s and a Chevron gas station and convenience store.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



96,430
POPULATION
3-MILE RADIUS



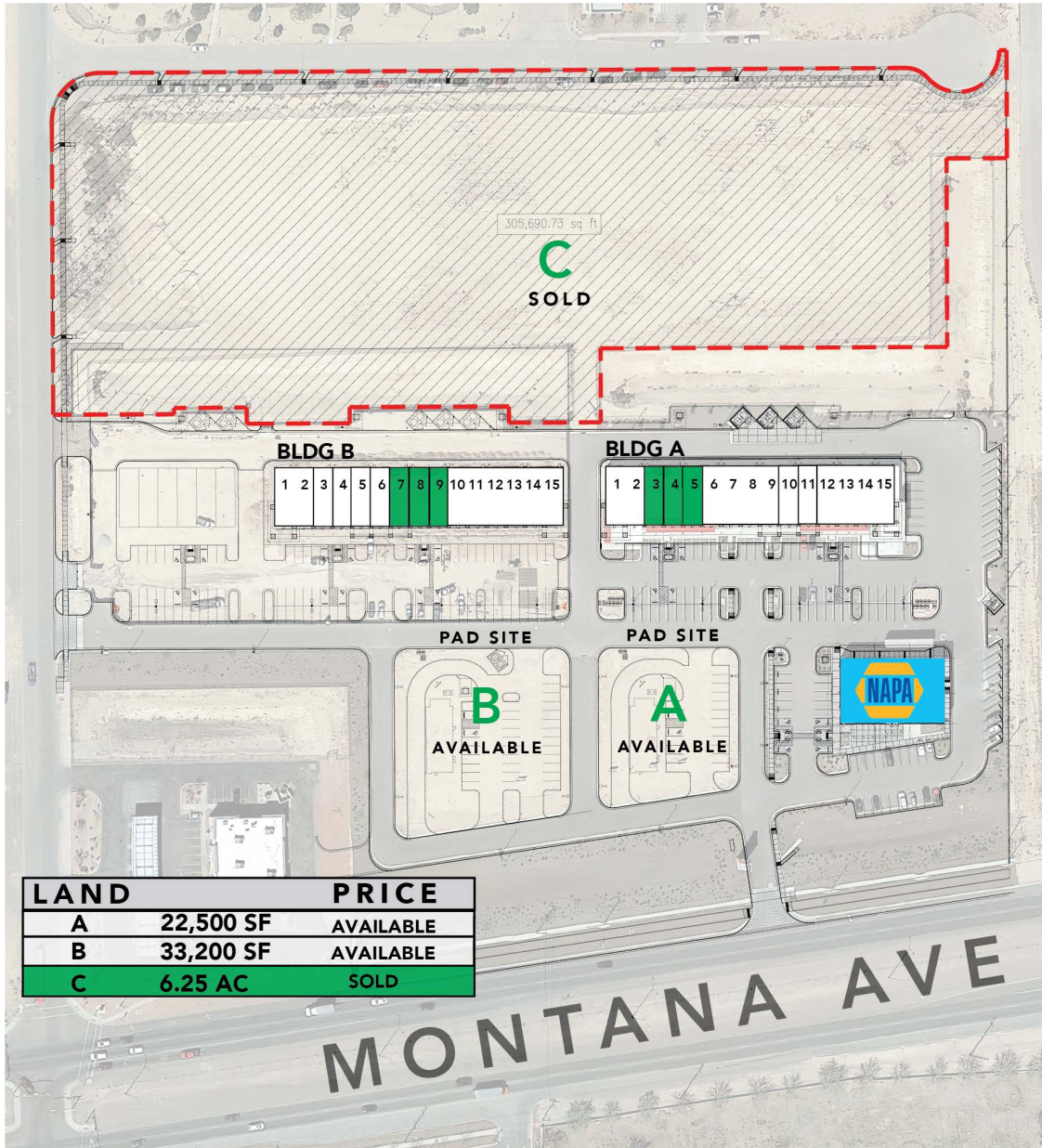
\$80.5K
AVG HH INCOME
3-MILE RADIUS






\$1.4B
TOTAL CONSUMER
SPENDING





TRAFFIC COUNTS
MONTANA AVE: 36,926 VPD
JOE BATTLE BLVD: 70,699 VPD
(TDT)



BLDG A

- 1. 
- 2. 
- 3. VACANT- 1,200 SF
- 4. VACANT- 1,200 SF
- 5. VACANT- 1,200 SF
- 6. |
- 7. 
- 8. |
- 9. |
- 10. 24/7 GEAR
- 11. FANCY PUP
- 12. |
- 13. ALADDIN DAYCARE CENTER
- 14. |
- 15. |

BLDG B

- 1. 
- 2. 
- 3. INSURANCE COMPANY
- 4. NAIL SALON
- 5. SMOKE SHOP
- 6. BARBER SHOP
- 7. VACANT- 1,200 SF
- 8. VACANT- 1,200 SF
- 9. VACANT- 1,200 SF
- 10. |
- 11. |
- 12. PIZXA ZONE
- 13. |
- 14. |
- 15. |



