



AVAILABLE
3,330 SQ. FT. CAN BE SPLIT INTO 2

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FOR LEASE

AVAILABLE SPACE
1,400 SF

LOT SIZE
4.29 AC

ZONING
C-3

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PROPERTY HIGHLIGHTS

This 3,300 SF inline space, formerly a vape shop, is now available for lease in Surety Village, a highly trafficked shopping center in northern El Paso. Anchored by Dollar Tree and home to a strong mix of national and local tenants—including Cricket Wireless, H&R Block, and the United States Army—Surety Village offers excellent visibility and easy access for your business. The center is mostly occupied, providing a built-in customer base and regular foot traffic. With ample parking and a variety of service and retail businesses nearby, this space is ideal for a new retail concept, specialty shop, or service-oriented business. Don't miss the opportunity to join a well-established center in a prime El Paso location!



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



66,617
POPULATION
3-MILE RADIUS



\$54,223
AVG HH INCOME
3-MILE RADIUS



\$40,828
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
DYER ST: 22,621 VPD
HONDO PASS DR: 17,365 VPD
(TDT)







