



FOR LEASE

AVAILABLE SPACE  
2,200-8,000 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

Chris Duncan  
CDuncan@REPcre.com  
915.479.3508

PROPERTY HIGHLIGHTS

- Walmart Anchored Development
- Area's busiest intersection
- Within strong retail corridor
- Numerous national retailers
- Close proximity to Fort Bliss



AREA TRAFFIC GENERATORS



Chris Duncan  
CDuncan@REPcre.com | 915.479.3508

DEMOGRAPHIC SNAPSHOT 2023



62,976  
POPULATION  
3-MILE RADIUS



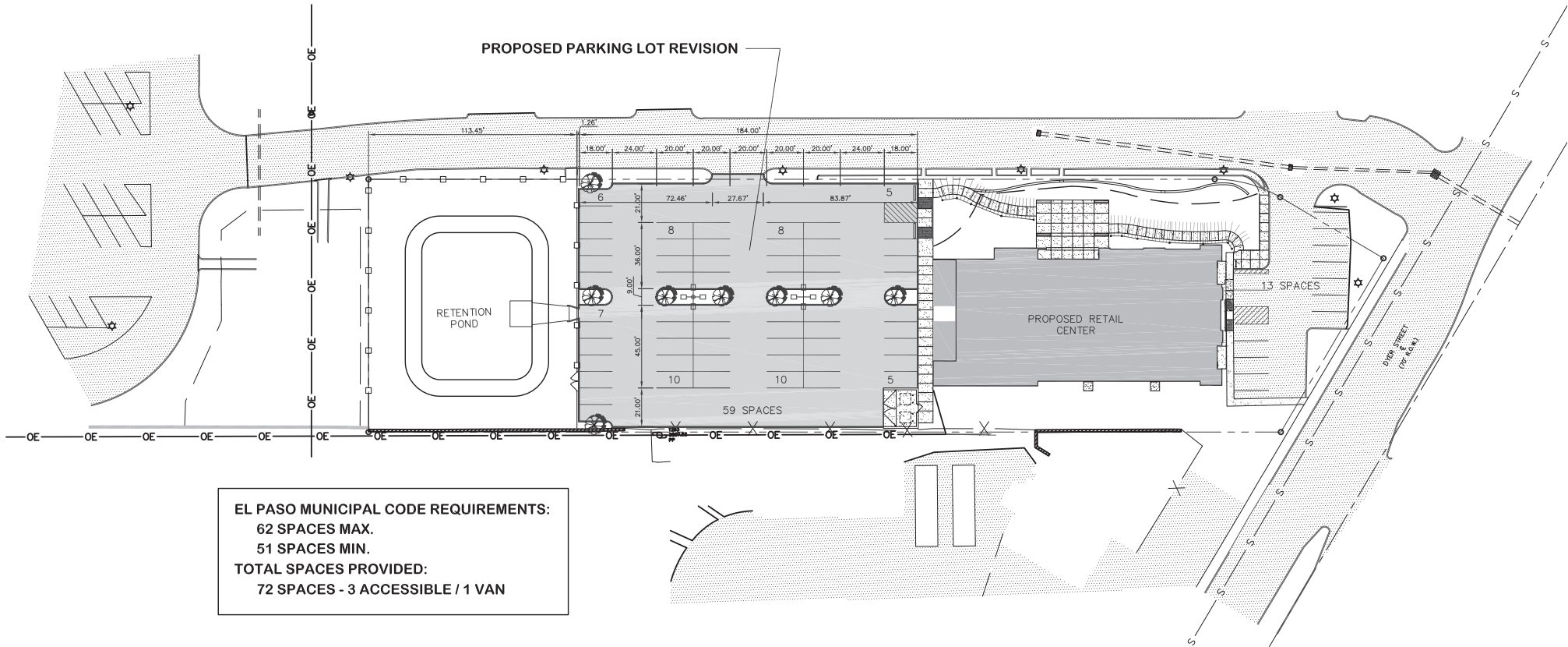
\$57K  
AVG HH INCOME  
3-MILE RADIUS



\$45.8K  
MEDIAN HH  
INCOME



TRAFFIC COUNTS  
HONDO PASS DR: 8,513 VPD  
DYER ST: 23,330 VPD  
(TDT)



**EL PASO MUNICIPAL CODE REQUIREMENTS:**  
62 SPACES MAX.  
51 SPACES MIN.  
**TOTAL SPACES PROVIDED:**  
72 SPACES - 3 ACCESSIBLE / 1 VAN



U.S. CUSTOMS AND BORDER PROTECTION

PATRIOT FREEWAY

HONDO PASS DR.

DYER ST.

PANDA SELF STORE

H.R. MOYE ELEMENTARY SCHOOL

Butter Smith  
 VALERO  
 DOLLAR GENERAL  
 Bank of America  
 DOLLAR TREE  
 ExtraSpace Storage  
 TACO BELL  
 CRUNCH FITNESS  
 Little Caesars

DUNKIN'  
 BOSS  
 SUPERCUTS  
 metro

IHOP  
 CALIBER COLLISION

SONIC  
 America's Drive-In.  
 DISCOUNT TIRE  
 TACO CABANA  
 THE ORIGINAL MEXICAN PASTO CAFE  
 Walmart

CVS pharmacy  
 BURGER KING  
 T-Mobile  
 Jack in the box  
 O'Reilly AUTO PARTS  
 Krups Home

MCCOY'S BUILDING SUPPLY

