

www.grayce.us



FOR LEASE

320 TEXAS AVE. EL PASO, TX
79901

3,336 SF



Sarah Dominguez
President
915-433-0800
sarah@grayce.us

Charlee Lopez
Commerical Agent
915-316-1682
charlee@grayce.us

Taylor Dominguez
Commerical Agent
915-373-8617
taylor@grayce.us



WELCOME TO EL PASO, A CITY WHERE HERITAGE MEETS INNOVATION, CREATING A VIBRANT TAPESTRY OF COMMERCIAL REAL ESTATE POSSIBILITIES. THIS MARKET OVERVIEW WILL SHED LIGHT ON THE DYNAMIC LANDSCAPE OF EL PASO, SHOWCASING ITS ECONOMIC PROWESS, STRATEGIC ADVANTAGES, AND THE LIMITLESS POTENTIAL IT OFFERS TO INVESTORS AND DEVELOPERS IN THE REALM OF COMMERCIAL REAL ESTATE.

EL PASO'S ECONOMY HAS BEEN EXPERIENCING CONSISTENT GROWTH, DRIVEN BY DIVERSE SECTORS INCLUDING HEALTHCARE, EDUCATION, MANUFACTURING, AND TRADE. THIS ROBUST ECONOMIC FOUNDATION PROVIDES A SOLID BACKDROP FOR COMMERCIAL REAL ESTATE ENDEAVORS. SITUATED AT THE CROSSROADS OF THE UNITED STATES AND MEXICO, EL PASO ENJOYS A PIVOTAL ROLE IN INTERNATIONAL TRADE. ITS BORDER LOCATION MAKES IT A HUB FOR LOGISTICS, DISTRIBUTION, AND CROSS-BORDER BUSINESS ACTIVITIES, ATTRACTING A WIDE RANGE OF COMMERCIAL VENTURES.



FOR LEASE
OFFICE BUILDING, 320 Texas Ave.



SITE SPECIFICATIONS

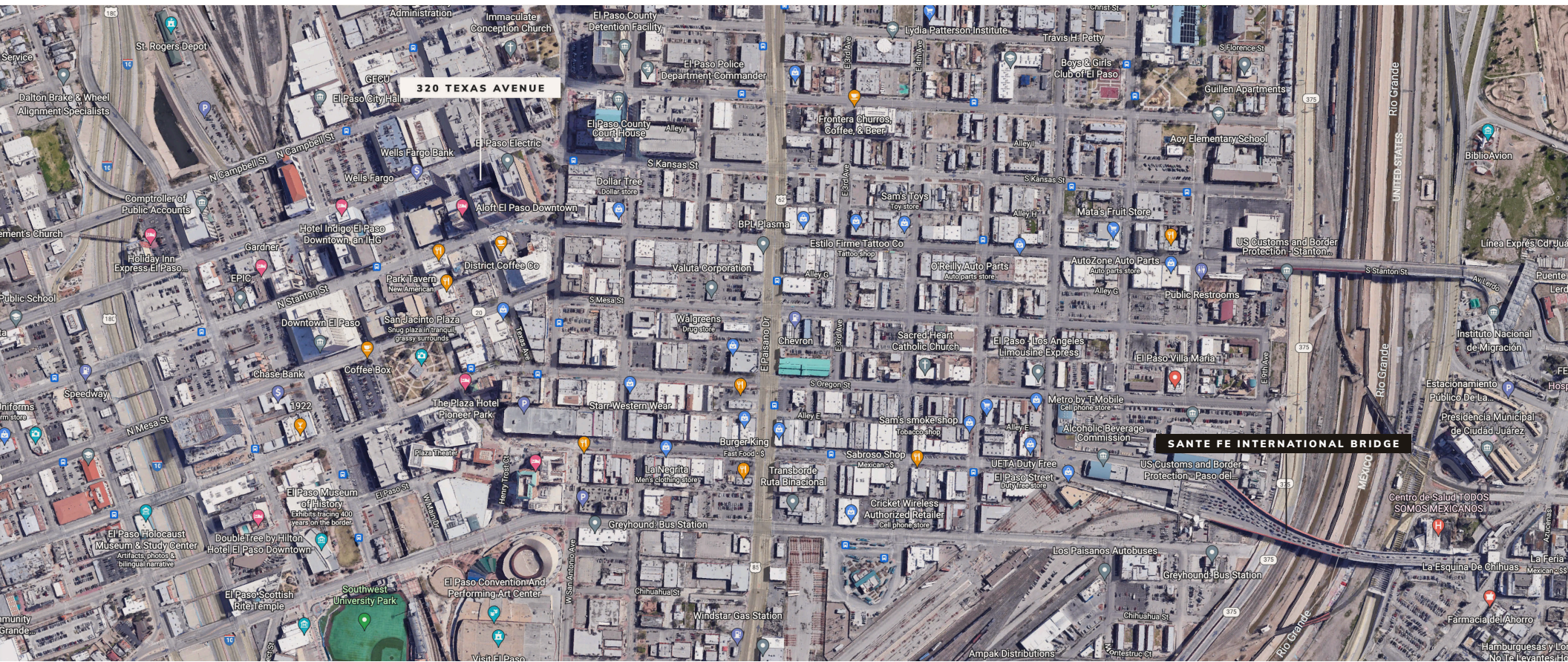
Total SF	26,178 SF
Stories	3
Building Class	B
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C-5

AVAILABLE SPACE
3,336 SF

PROPERTY INFORMATION

- Ground floor
- Triple net
- Designated underground parking for tenant and visitors
- Concessions
- Signage Opportunity

FOR LEASE
ROAD + HIGHWAY AERIAL, 320 Texas Ave.





FOR LEASE

BUSINESS SUMMARY, 320 Texas Ave.



Business Summary

320 Texas Ave, El Paso, Texas, 79901
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 31.75965

Longitude: -106.48551

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	28	0.1%	6	0.2%	54	0.1%	8	0.1%	62	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	19	0.0%
Utilities	3	0.2%	394	1.9%	5	0.1%	416	0.9%	9	0.2%	463	0.6%
Construction	49	2.9%	541	2.6%	153	4.1%	1,956	4.2%	249	4.3%	3,863	5.3%
Manufacturing	37	2.2%	499	2.4%	114	3.1%	1,796	3.9%	169	2.9%	3,996	5.5%
Wholesale Trade	56	3.3%	654	3.1%	157	4.2%	1,442	3.1%	220	3.8%	2,179	3.0%
Retail Trade	217	12.8%	1,625	7.7%	442	11.8%	3,124	6.8%	810	14.0%	6,753	9.3%
Motor Vehicle & Parts Dealers	17	1.0%	91	0.4%	50	1.3%	240	0.5%	124	2.1%	1,097	1.5%
Furniture & Home Furnishings Stores	4	0.2%	24	0.1%	18	0.5%	148	0.3%	25	0.4%	198	0.3%
Electronics & Appliance Stores	7	0.4%	47	0.2%	16	0.4%	108	0.2%	29	0.5%	207	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	8	0.5%	138	0.7%	27	0.7%	242	0.5%	46	0.8%	366	0.5%
Food & Beverage Stores	26	1.5%	409	1.9%	62	1.7%	774	1.7%	109	1.9%	1,345	1.8%
Health & Personal Care Stores	19	1.1%	98	0.5%	36	1.0%	233	0.5%	71	1.2%	437	0.6%
Gasoline Stations	2	0.1%	8	0.0%	11	0.3%	50	0.1%	24	0.4%	114	0.2%
Clothing & Clothing Accessories Stores	69	4.1%	526	2.5%	80	2.1%	580	1.3%	136	2.3%	1,021	1.4%
Sport Goods, Hobby, Book, & Music Stores	13	0.8%	35	0.2%	24	0.6%	105	0.2%	37	0.6%	150	0.2%
General Merchandise Stores	20	1.2%	131	0.6%	32	0.9%	220	0.5%	59	1.0%	1,160	1.6%
Miscellaneous Store Retailers	30	1.8%	117	0.6%	73	2.0%	422	0.9%	110	1.9%	633	0.9%
Nonstore Retailers	2	0.1%	1	0.0%	12	0.3%	2	0.0%	39	0.7%	26	0.0%
Transportation & Warehousing	32	1.9%	812	3.9%	65	1.7%	1,118	2.4%	96	1.7%	1,740	2.4%
Information	36	2.1%	1,143	5.4%	82	2.2%	1,877	4.1%	118	2.0%	2,476	3.4%
Finance & Insurance	128	7.5%	1,399	6.6%	233	6.2%	1,837	4.0%	372	6.4%	2,797	3.8%
Central Bank/Credit Intermediation & Related Activities	64	3.8%	985	4.7%	100	2.7%	1,188	2.6%	149	2.6%	1,536	2.1%
Securities, Commodity Contracts & Other Financial	34	2.0%	191	0.9%	58	1.6%	274	0.6%	89	1.5%	451	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	31	1.8%	224	1.1%	75	2.0%	376	0.8%	134	2.3%	810	1.1%
Real Estate, Rental & Leasing	66	3.9%	350	1.7%	128	3.4%	607	1.3%	239	4.1%	1,665	2.3%
Professional, Scientific & Tech Services	284	16.7%	2,069	9.8%	490	13.1%	3,350	7.3%	652	11.2%	4,558	6.2%
Legal Services	160	9.4%	983	4.7%	223	6.0%	1,239	2.7%	259	4.5%	1,459	2.0%
Management of Companies & Enterprises	4	0.2%	32	0.2%	6	0.2%	41	0.1%	6	0.1%	43	0.1%
Administrative & Support & Waste Management & Remediation	51	3.0%	777	3.7%	104	2.8%	1,270	2.8%	168	2.9%	2,461	3.4%
Educational Services	26	1.5%	607	2.9%	58	1.6%	2,019	4.4%	115	2.0%	3,785	5.2%
Health Care & Social Assistance	104	6.1%	2,183	10.4%	449	12.0%	12,276	26.6%	665	11.5%	16,770	23.0%
Arts, Entertainment & Recreation	33	1.9%	310	1.5%	82	2.2%	711	1.5%	121	2.1%	1,073	1.5%
Accommodation & Food Services	121	7.1%	1,432	6.8%	280	7.5%	3,331	7.2%	459	7.9%	6,102	8.4%
Accommodation	15	0.9%	261	1.2%	22	0.6%	338	0.7%	36	0.6%	640	0.9%
Food Services & Drinking Places	106	6.2%	1,170	5.6%	258	6.9%	2,993	6.5%	423	7.3%	5,462	7.5%
Other Services (except Public Administration)	135	8.0%	1,005	4.8%	340	9.1%	2,925	6.3%	573	9.9%	4,215	5.8%
Automotive Repair & Maintenance	18	1.1%	327	1.6%	63	1.7%	464	1.0%	139	2.4%	898	1.2%
Public Administration	117	6.9%	4,016	19.1%	142	3.8%	4,564	9.9%	168	2.9%	6,430	8.8%
Unclassified Establishments	193	11.4%	1,179	5.6%	395	10.6%	1,357	2.9%	580	10.0%	1,480	2.0%
Total	1,696	100.0%	21,056	100.0%	3,731	100.0%	46,073	100.0%	5,797	100.0%	72,931	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

FOR LEASE
HIGHLIGHTS, 320 Texas Ave.



Discover the perfect office space in the vibrant heart of downtown El Paso, located at the bustling intersection of Texas Ave and Kansas Street! This stylish three-story executive building offers an array of fantastic amenities, including convenient underground designated parking, making it a premier choice for professionals.

Embrace the historic charm of downtown while taking advantage of its strategic location within an Empowerment Zone (EZ), Enterprise Community (EC), and Renewal Community (RC). Depending on your business, you could qualify for exciting grants, tax incentives, and other opportunities designed to support growth and community development.

With easy access to I-10, Paisano St., and HW 375, plus its proximity to one of the busiest international ports of entry, this building is perfect for businesses looking to thrive in a dynamic, fast-paced environment. Long-term tenants can also enjoy signage opportunities and the chance to apply for El Paso's Downtown Management District Facade Grant, among other benefits.



www.grayce.us



FOR LEASE

320 TEXAS AVE. EL PASO, TX
79901

3,336 SF



Sarah Dominguez
President
915-433-0800
sarah@grayce.us

Charlee Lopez
Commerical Agent
915-316-1682
charlee@grayce.us

Taylor Dominguez
Commerical Agent
915-373-8617
taylor@grayce.us