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# FOR LEASE

320 TEXAS AVE. EL PASO, TX  
79901

3,336 SF



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FOR LEASE

MARKET OVERVIEW, 320 Texas Ave.



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.

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.





**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     | Full service gross |
| Zoning         | C-5                |

AVAILABLE SPACE  
**3,336 SF**

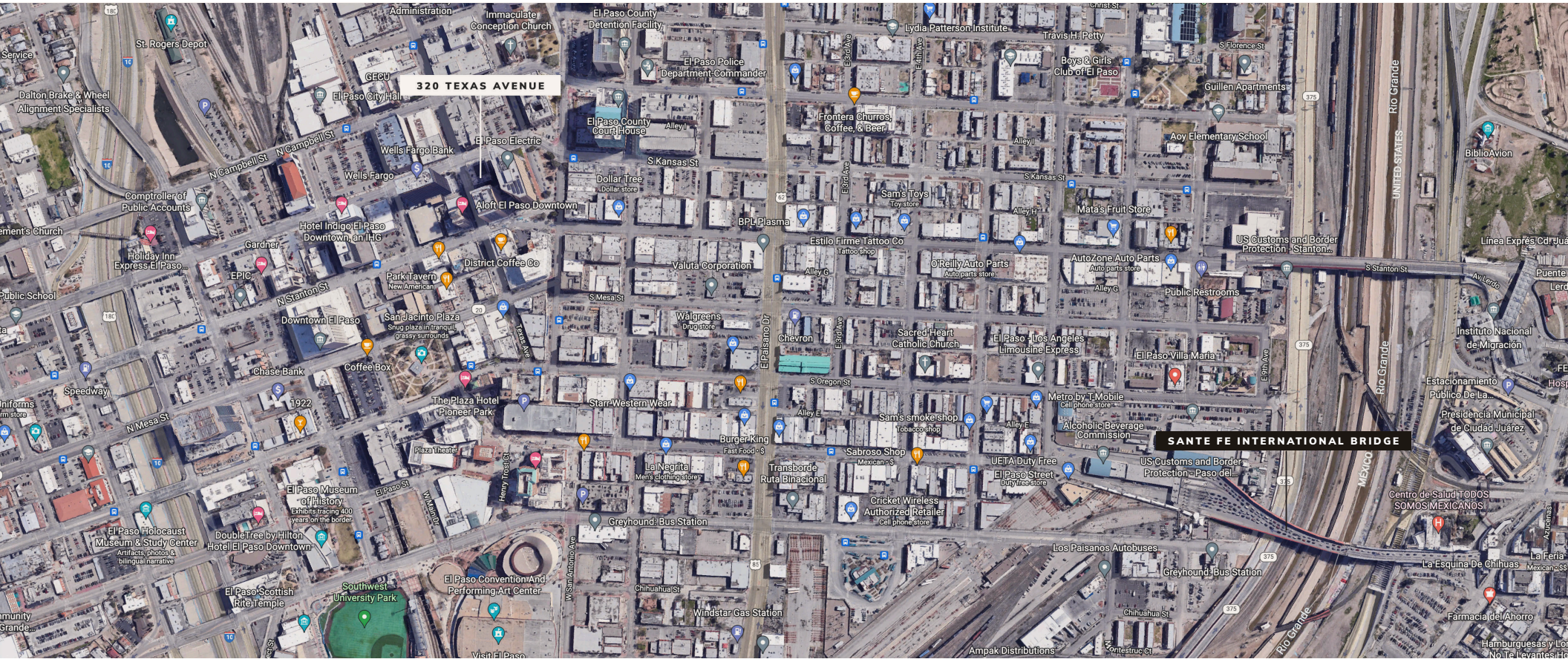
## PROPERTY INFORMATION

- Ground floor and penthouse suite available
- Full service gross
- Designated underground parking for tenant and visitors
- Concessions
- Signage Opportunity



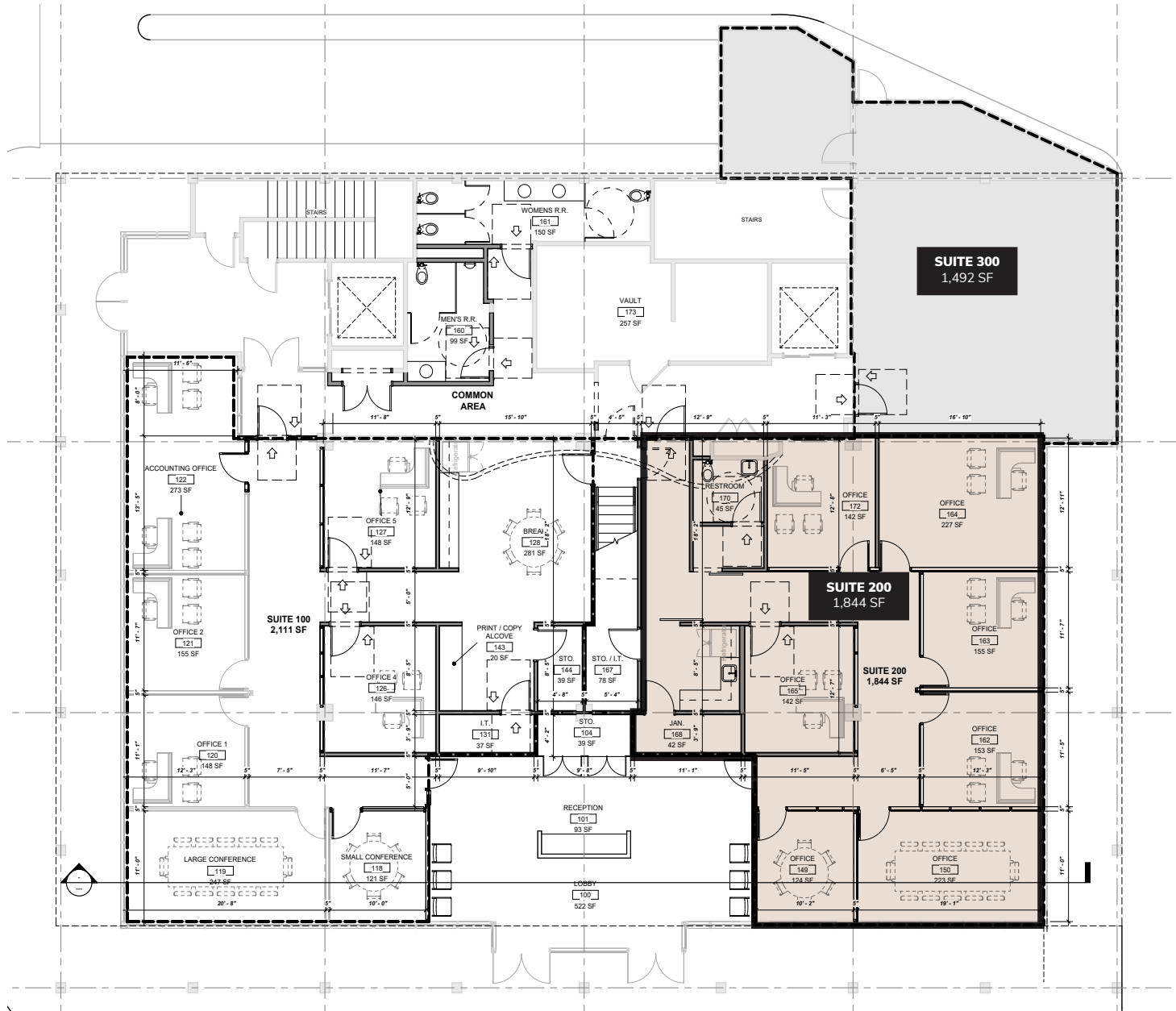
FOR LEASE

ROAD + HIGHWAY AERIAL, 320 Texas Ave.





**FOR LEASE**  
**FLOOR PLAN , 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%          |
| <b>Total</b>  | <b>1,696</b> | <b>100.0%</b> | <b>21,056</b> | <b>100.0%</b> | <b>3,731</b> | <b>100.0%</b> | <b>46,073</b> | <b>100.0%</b> | <b>5,797</b> | <b>100.0%</b> | <b>72,931</b> | <b>100.0%</b> |

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.**

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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.





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