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Property For Lease

6951 N MESA ST
EL PASO, TX 79912

PIEOLOGY SUITE
2,400 SF AVAILABLE

Restaurant Ready

Prime Location





About This Property

Property Details

Position your brand at 6951 N. Mesa—restaurant-ready with a modern exterior and patio—along West El Paso’s premier retail corridor. Just steps from the Whole Foods–anchored La Villita on Mesa and surrounded by national co-tenants like Lululemon, Kendra Scott, Orangetheory Fitness, Chipotle, La Madeleine, Bassett Furniture, and more, the site benefits from steady destination traffic and excellent visibility on Mesa Street. Near Coronado High School and the heart of Westside neighborhoods, the location pairs easy access with strong area demographics. Perfect site for your new restaurant!



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Property Details

2,400 SF AVAILABLE FOR LEASE

Building Size	3,655 SF
SF Available	2,400 SF Available
Land Size	0.382 Acres
Type of Business	Restaurant ready + patio
Lease Rate	\$40.00/SF/YR
Lease Type	NNN
Operating Expenses	\$9.00/SF/YR
Zoning	C1



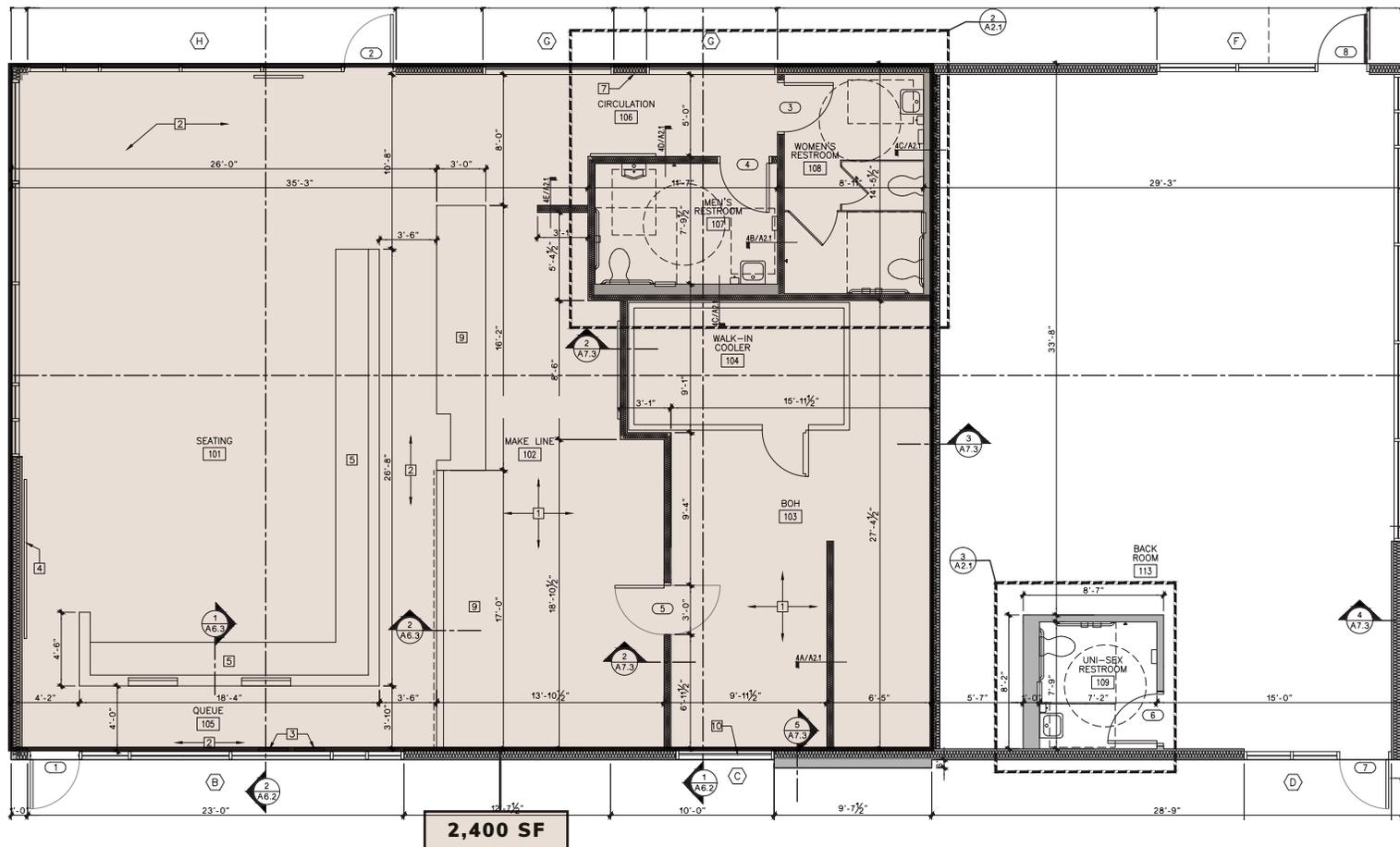


Space Layout

AVAILABLE SPACES

1ST FLOOR

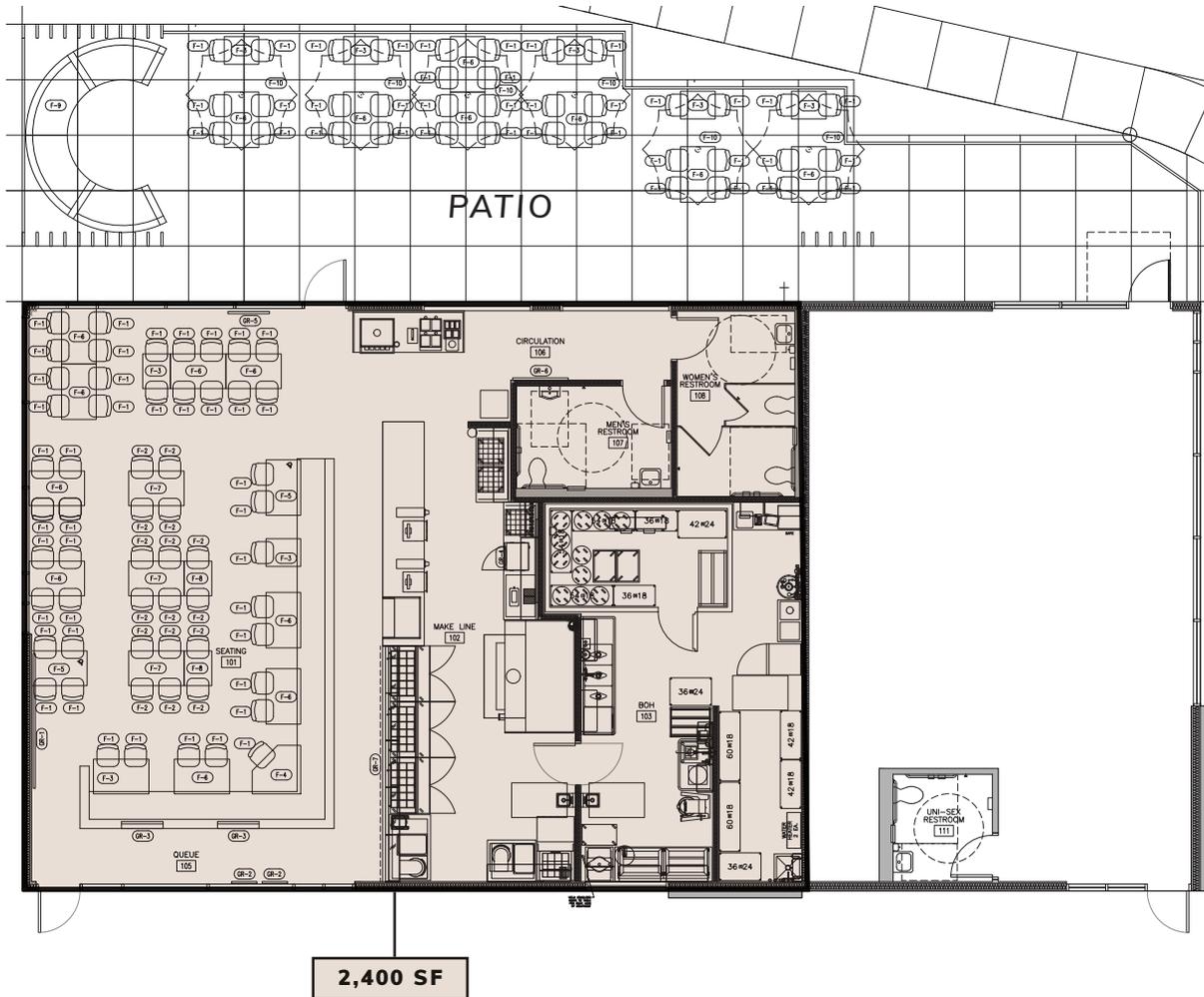
- PIEOLOGY SUITE: 2,400 RSF





Space Layout

1ST FLOOR



AVAILABLE SPACES

1ST FLOOR

- PIEOLOGY SUITE: 2,400 RSF



Site Aerial



6951 N MESA ST - EL PASO, TX - 79912



Site Aerial

WITH SURROUNDING BUSINESSES



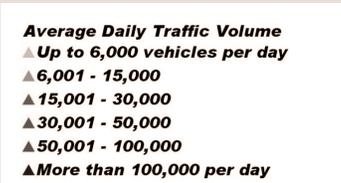
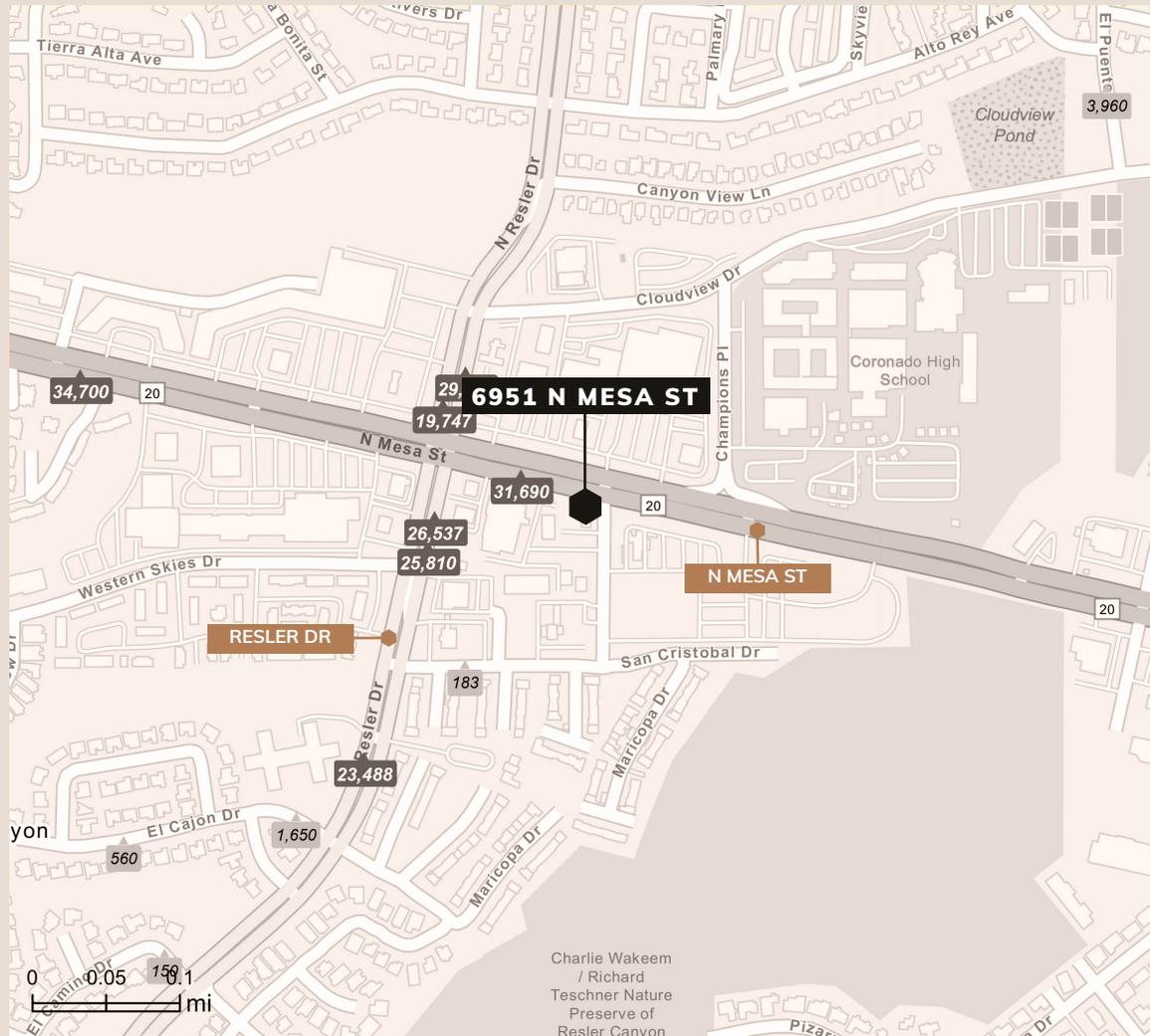
6951 N MESA ST.





Traffic Volume

IMMEDIATE AREA



6951 N MESA ST - EL PASO, TX - 79912



Property Photos

EXTERIOR PHOTOS





Demographics

1,3,5 Mile Radius, 2024 & 2029

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Population

1 mile	15,602	15,596
3 miles	89,057	89,060
5 miles	142,170	143,606



Households

1 mile	6,489	6,698
3 miles	35,541	36,839
5 miles	54,543	57,043



Median HH Income

1 mile	\$63,460	\$73,203
3 miles	\$72,877	\$81,880
5 miles	\$73,307	\$82,650



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