



FOR LEASE

AVAILABLE SPACE
399 - 670 SF

ZONING
C-3C

**CALL LISTING AGENT
FOR MORE INFORMATION**

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Property Highlights

- Adjacent to retail and professional office users in building
- Fronting N. Mesa St. in West El Paso
- High traffic & visibility
- Natural light
- Scenic views
- Modern interior finishes

Suite 1A - 399 SF - Open floor plan

- Turn-key professional office space
- Adjacent to retail and professional office users in building
- Fronting N. Mesa St. in West El Paso
- High traffic & visibility
- Natural light
- Scenic views
- Modern interior finishes

Suite 2D - 670 SF - Open floor plan



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



59,329
POPULATION
3-MILE RADIUS



\$75,400
AVG HH INCOME
3-MILE RADIUS



\$54,925
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N MESA ST: 42,377 VPD
CASTELLANO ST: 3,275 VPD
(TDT)

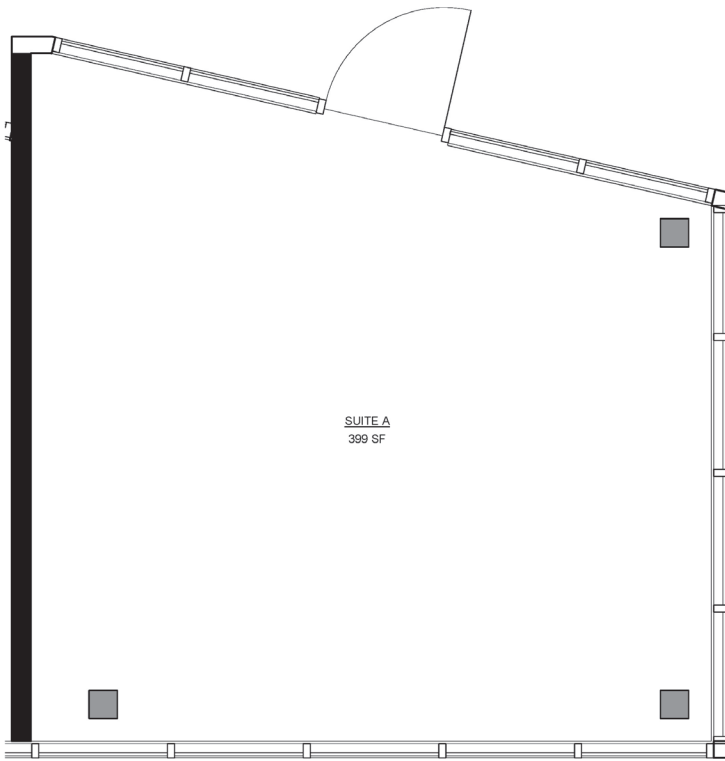


SUITE 1A





FLOOR PLAN SUITE 1A



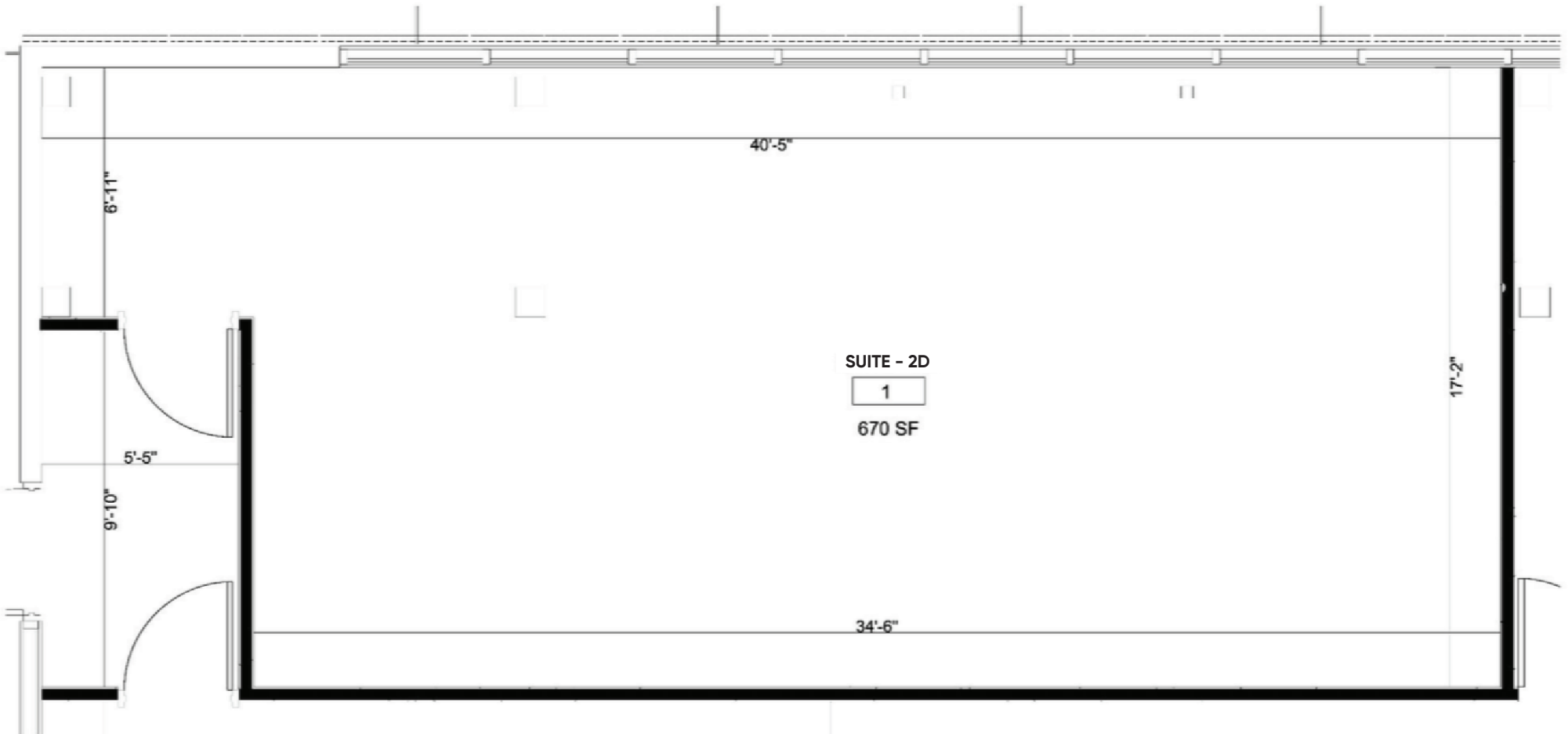


SUITE 2D





SUITE 2D



AERIAL



