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Property For Lease

320 TEXAS AVE
EL PASO, TX 79901
1,500-4,000+ SF AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a distinctive blend of Southwestern charm and economic momentum. The city's thriving downtown serves as a focal point for business, culture, and revitalization, showcasing the community's commitment to progress while honoring its deep-rooted traditions.



With a strategic location along the U.S.–Mexico border, El Paso is a vital hub for commerce, trade, and cross-border collaboration. A business-friendly environment, coupled with ongoing investment in infrastructure and urban development, continues to attract a wide range of industries and entrepreneurs. The city's stable economy, affordable cost of living, and forward-thinking municipal policies create an ideal climate for long-term investment and sustainable growth. As El Paso evolves, it remains a compelling destination for those looking to be part of a dynamic and opportunity-rich market.



About This Property

Property Details

Discover prime ground-floor office space in a stylish three-story executive building at the vibrant intersection of Texas Ave and Kansas Street in downtown El Paso. This triple net lease opportunity includes designated underground parking for tenants and visitors, concessions, and valuable signage opportunities. Located within an Empowerment Zone, Enterprise Community, and Renewal Community, the site offers potential access to grants and tax incentives. With excellent connectivity to I-10, Paisano St., and HW 375, and near a major international port of entry, it's an ideal location for businesses seeking growth in a dynamic urban setting.

320 TEXAS AVE - EL PASO, TX - 79901



Property Details

3,336 SF AVAILABLE FOR LEASE

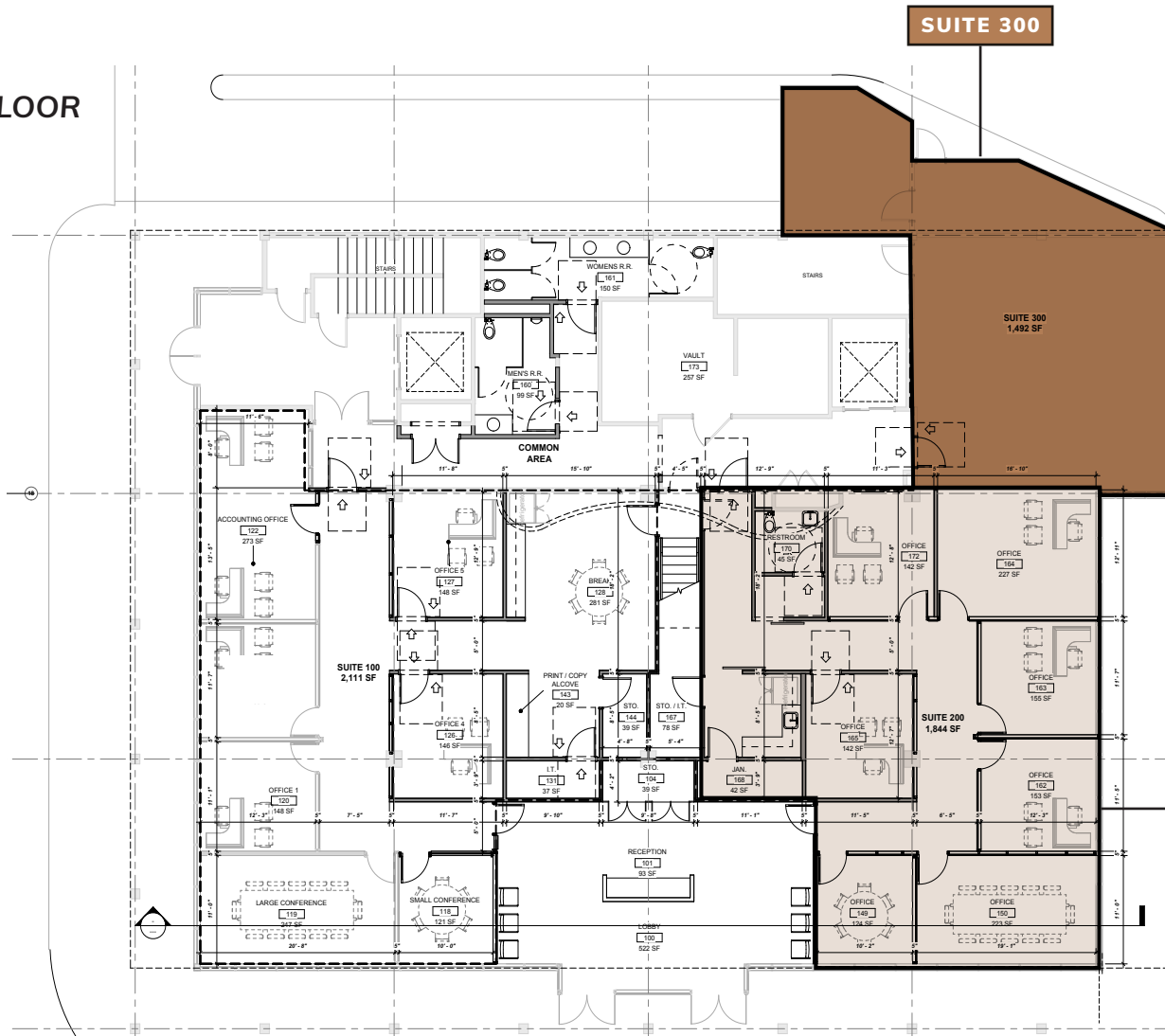
Building Size	26,178 SF
SF Available	3,336 SF Available
# of Stories	4
Building Class	B
Lease Rate	\$34/SF/YR
Lease Type	Full Service Gross
Zoning	C-5



Site Aerial



1ST FLOOR



1ST FLOOR

- SUITE 200: 1,844 RSF
- SUITE 300: 1,492 RSF

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Property Photos

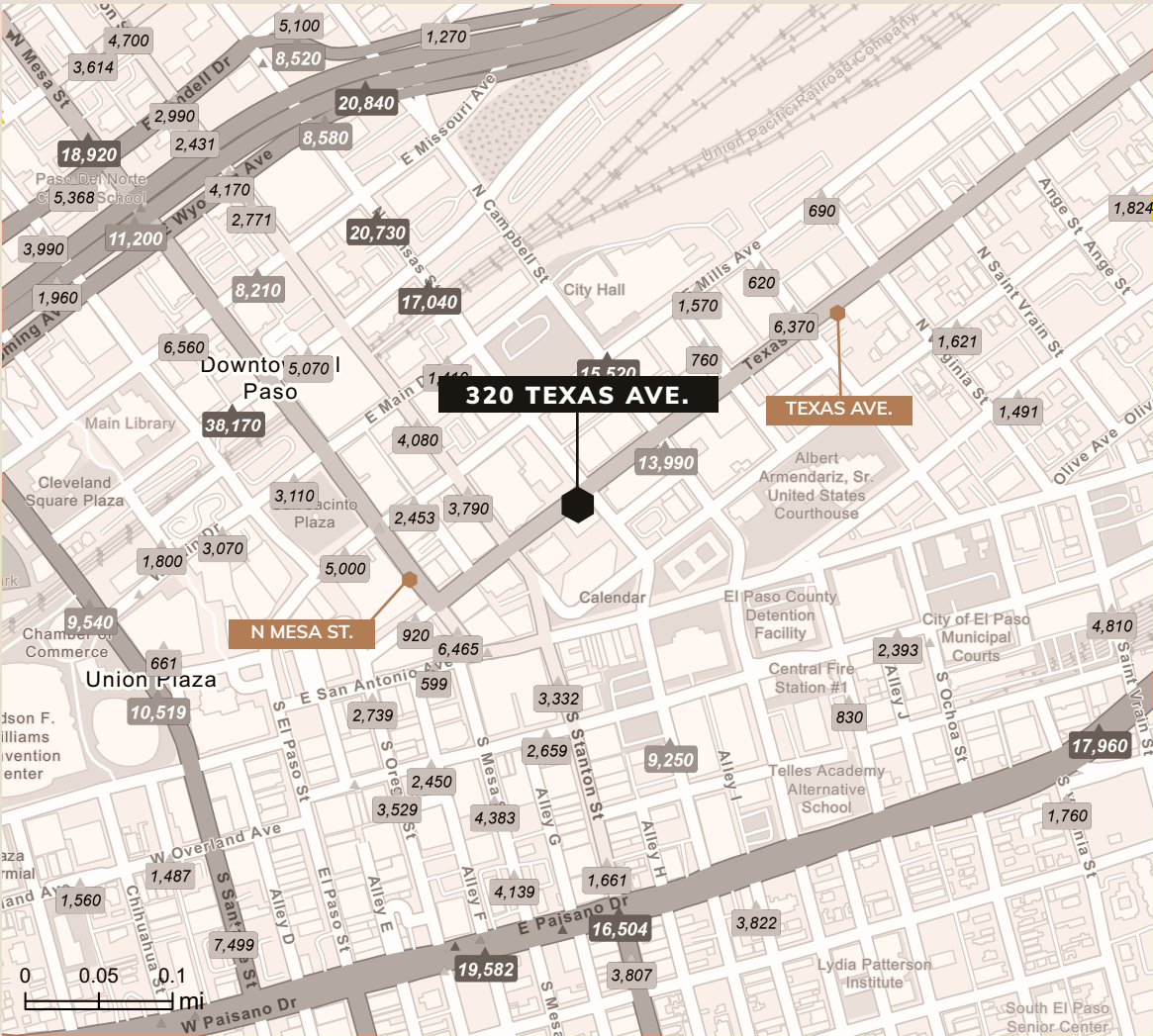
EXTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume	
▲	Up to 6,000 vehicles per day
▲	6,001 - 15,000
▲	15,001 - 30,000
▲	30,001 - 50,000
▲	50,001 - 100,000
▲	More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	16,743	16,866
3 miles	47,584	47,734
5 miles	113,354	113,492



Households

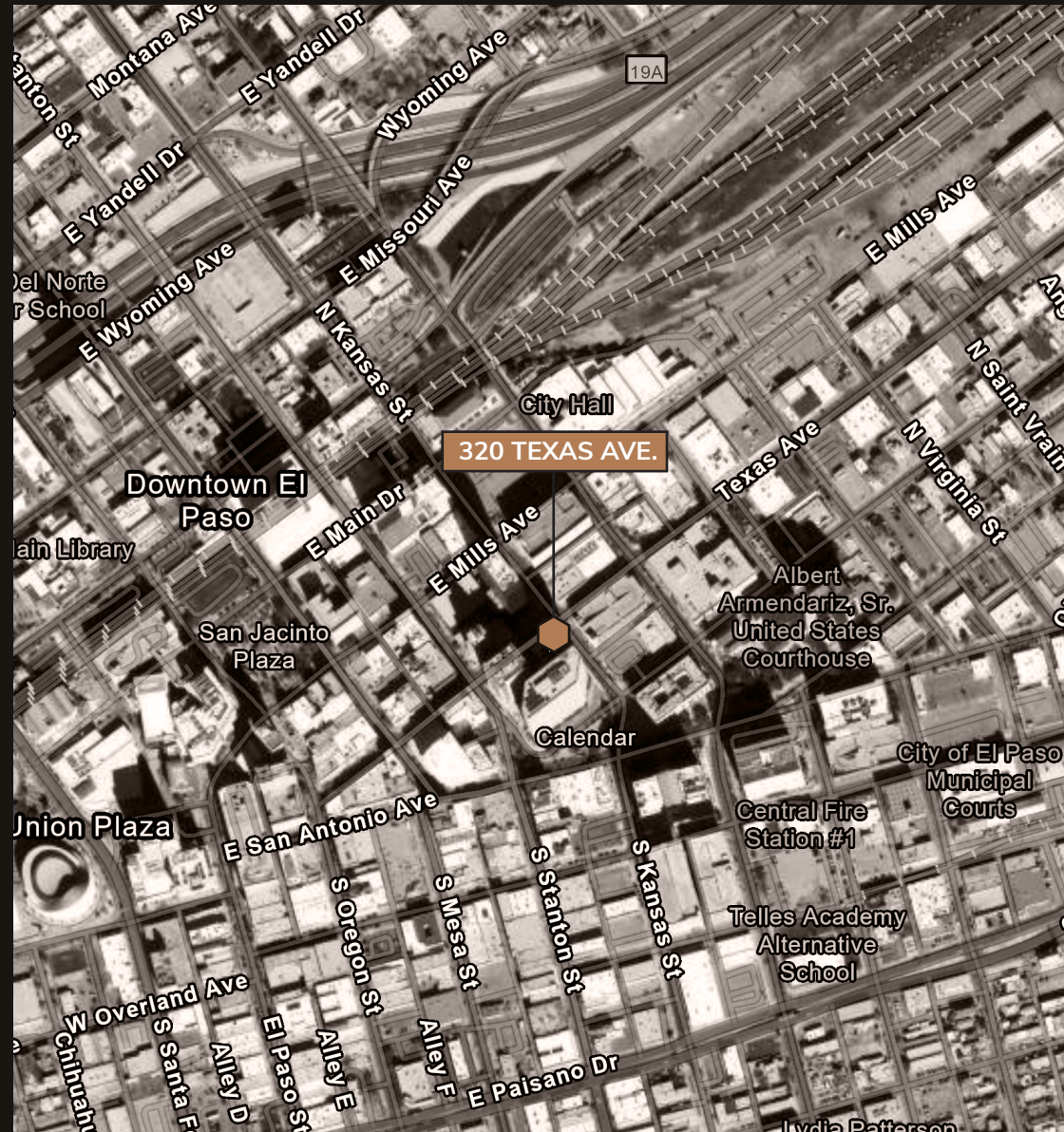
1 mile	7,256	7,563
3 miles	27,837	28,928
5 miles	46,750	48,523



Median HH Income

1 mile	\$19,609	\$21,145
3 miles	\$29,389	\$33,640
5 miles	\$35,811	\$40,425

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