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FREE STANDING Property For Sale/Lease

6950 PITT ST
EL PASO, TX 79912
3,048 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 unique blend of Southwestern charm, a growing population, and a thriving consumer market. With its strategic location, business-friendly environment, and ongoing investment in infrastructure and development, El Paso presents an attractive landscape for retail opportunities.



The city's retail sector continues to expand in response to regional demand, fueled by population growth, a strong bi-national community, and high foot traffic in key commercial corridors. El Paso's stable economy, low cost of living, and supportive municipal policies create an ideal environment for retailers seeking to establish or grow their presence in the region.



About This Property

Property Details

This modern, stand-alone building offers up to **3,048 SF of fully built-out flex space** in one of El Paso's most desirable commercial corridors. Situated on a spacious **1.11-acre lot** next to Whole Foods Market, the property benefits from exceptional visibility, strong daily traffic, and ample parking. Formerly a bank, it features five drive-thru lanes, high ceilings, and a professional reception area—making it ideal for a variety of uses. Available for sale or lease, this turn-key property provides a rare opportunity to secure a high-exposure location with **room for future expansion** in a thriving retail area.



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Property Details

3,048 SF AVAILABLE FOR SALE/LEASE

Lot Size	1.11 Acres
SF Available	3,048 SF Available
# of Stories	1
Building Class	A
Type of Business	Retail Building
Sales Price	\$1,800,000.00
Lease Rate	\$24.00/SF/YR (5 Year Term)
Lease Type	NNN
Zoning	C-1
Parking	40 Spaces

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Site Aerial



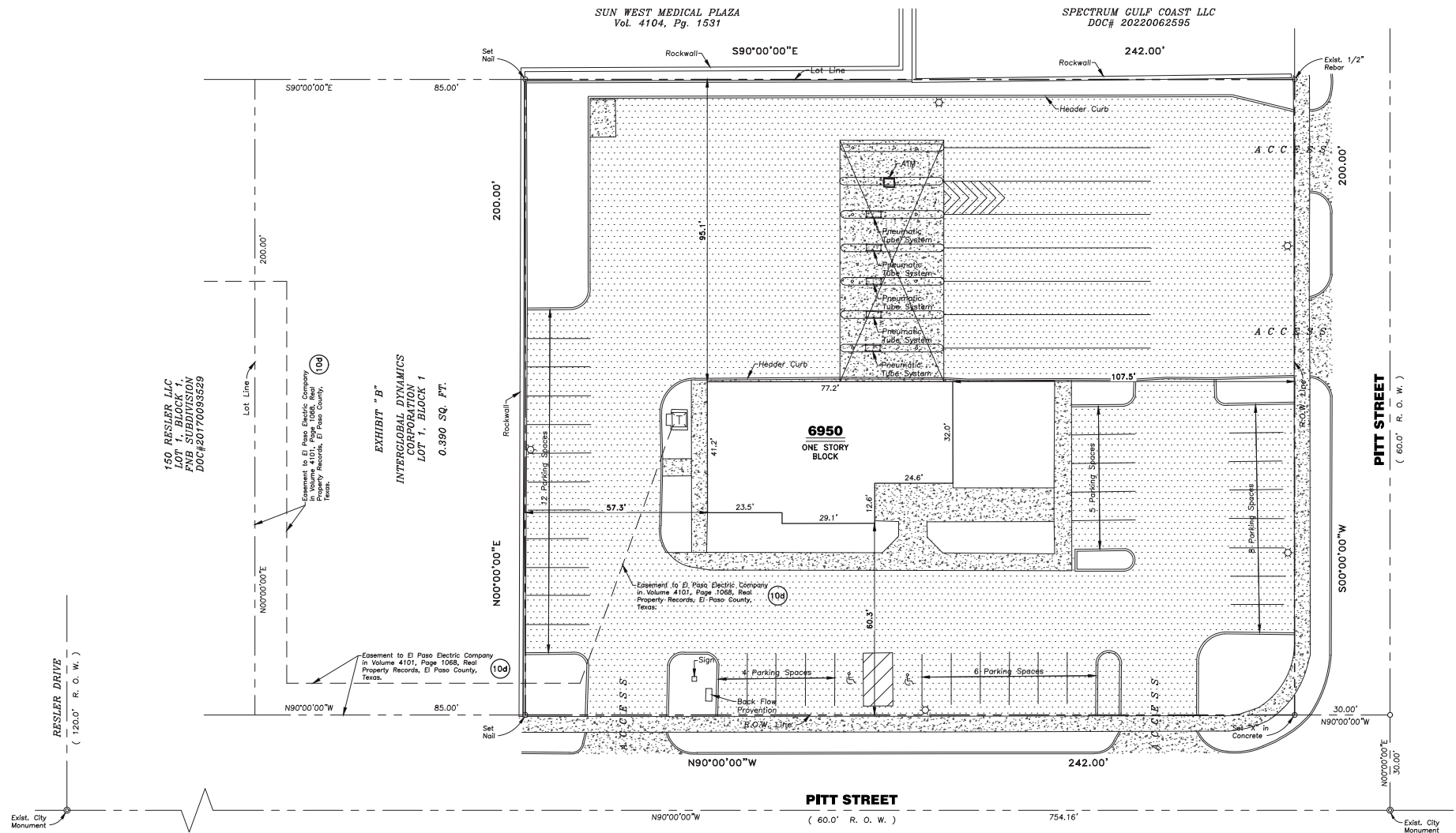
6950 PITT ST - EL PASO, TX - 79912

Site Aerial

WITH SURROUNDING BUSINESSES



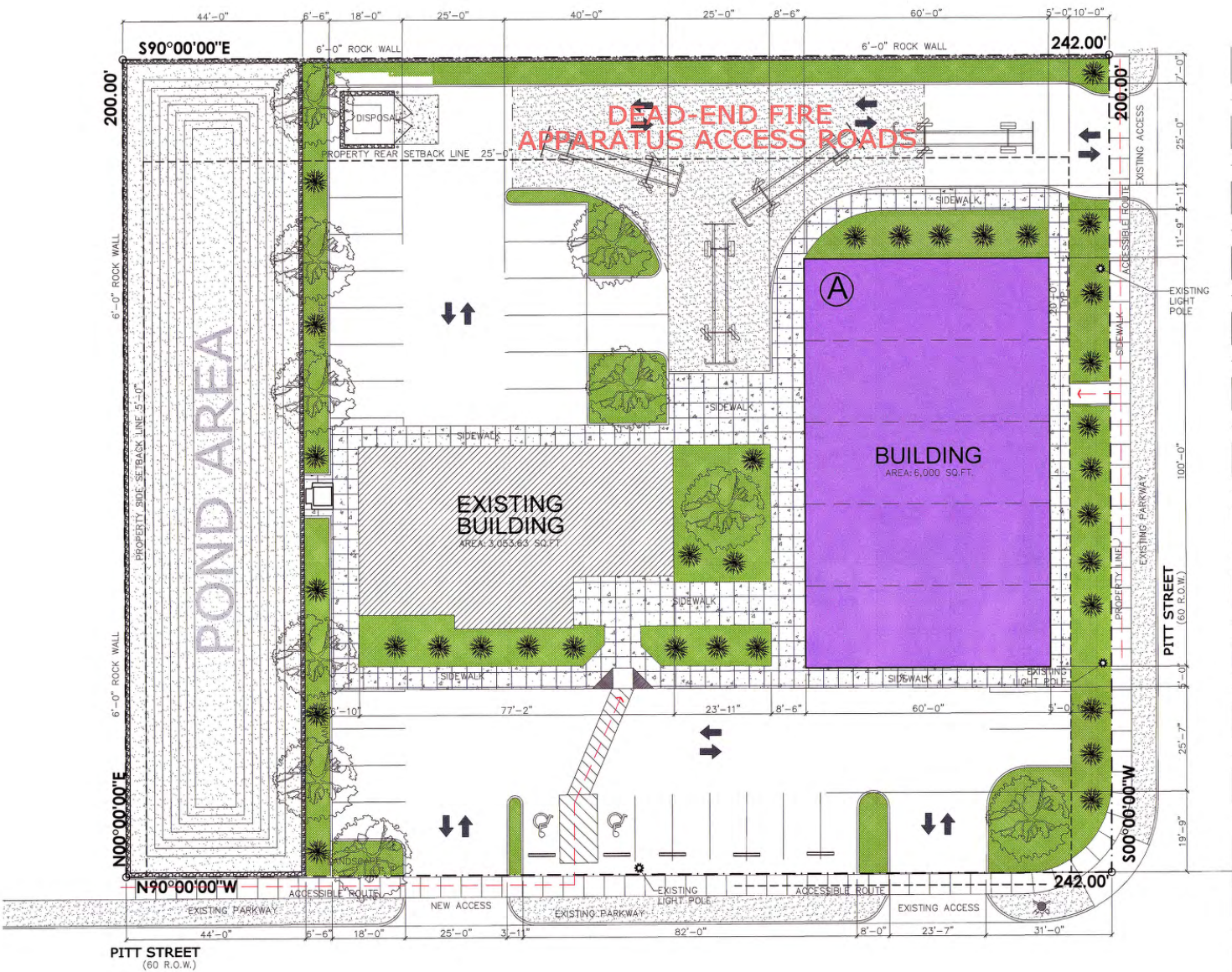
LOT SIZE: 1.11 ACRES



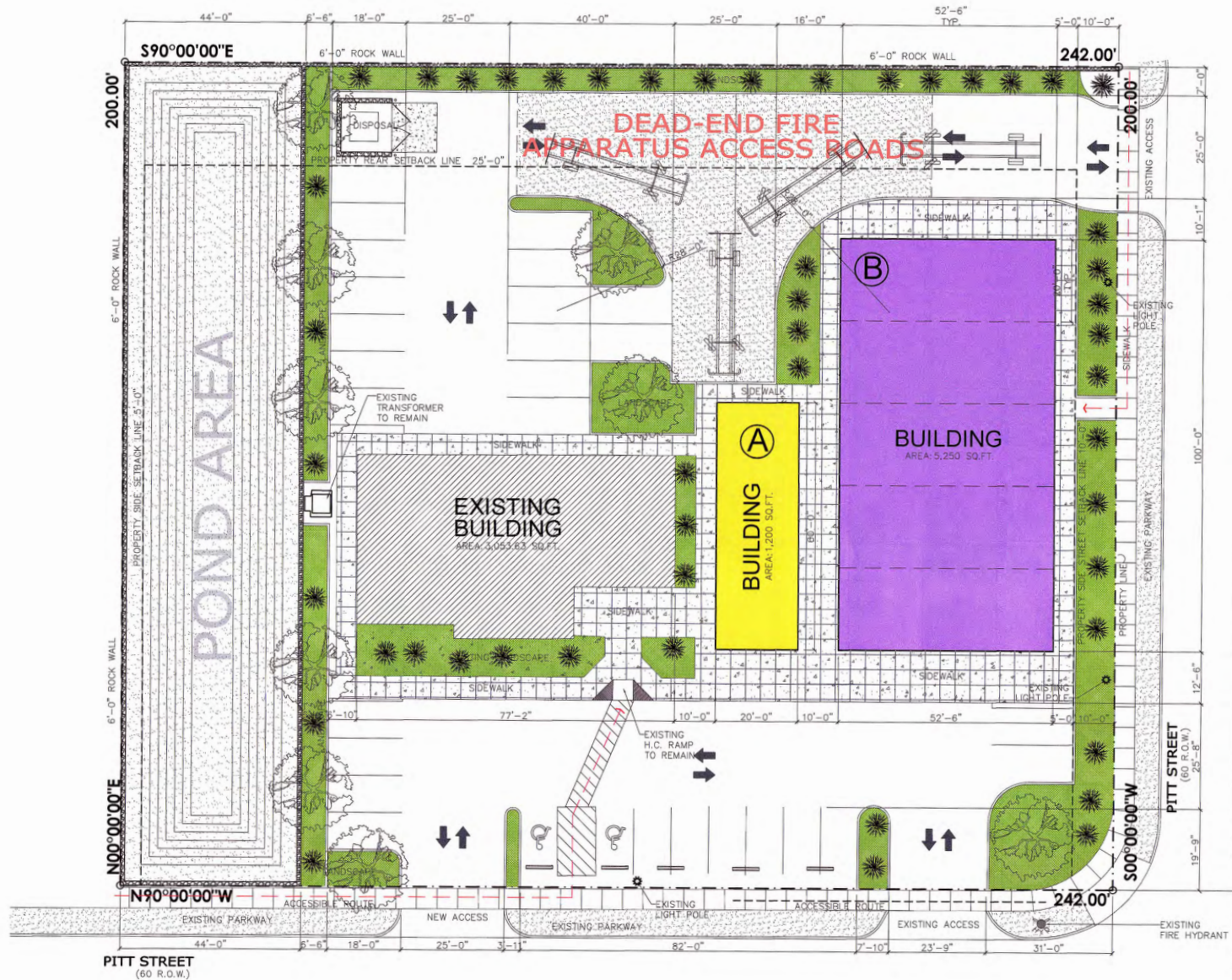


Expansion Opportunity

SCHEME 1



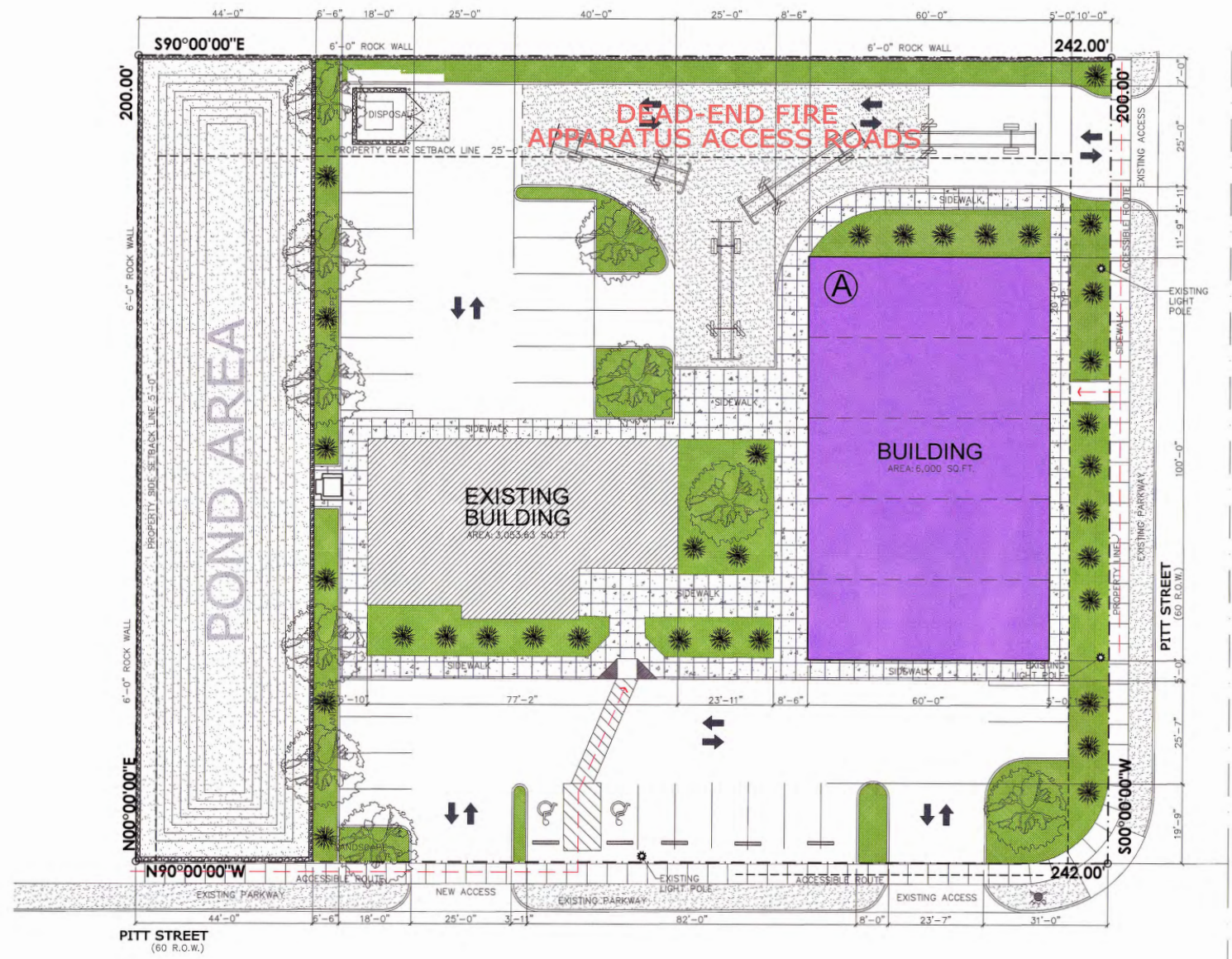
SCHEME 2





Expansion Opportunity

SCHEME 3



6950 PITT ST - EL PASO, TX - 79912



Property Photos

EXTERIOR PHOTOS





Property Photos

INTERIOR 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, 2025 & 2030



Population

1 mile	14,287	14,224
3 miles	85,530	85,383
5 miles	138,332	139,571



Households

1 mile	6,125	6,252
3 miles	35,150	36,029
5 miles	54,532	56,413



Median HH Income

1 mile	\$65,277	\$71,280
3 miles	\$73,473	\$79,300
5 miles	\$74,753	\$81,074

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