



FOR LEASE

AVAILABLE SPACE  
5,550 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

Sergio Tinajero  
Sergio@REPcre.com  
915.886.8608

Ernesto Salas  
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915.240.1231

PROPERTY HIGHLIGHTS

Great Location, access, visibility and exposure to Interstate-10. This 5,550 Sf. Ft. showroom/warehouse provides an excellent opportunity for our business. centrally located, right off I-10 and piedras Ave. just minutes from U.S. 54 Downtown El Paso and both the Americas and Paso del Norte international border crossings.

Large rollout door on the back for easy loading. Landlord will build showroom area, bathrooms and one office prior to lease commencement and is open for build-to-suit options with approved tenant's financials



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



103,480  
POPULATION  
3-MILE RADIUS



\$47,104  
AVG HH INCOME  
3-MILE RADIUS



60,007  
DAYTIME EMPLOYMENT  
3-MILE RADIUS



TRAFFIC COUNTS  
Gateway Blvd W: 9,455 VPD  
I-10: 162,801 VPD  
(TDT 2022)





