



**FOR LEASE**

**AVAILABLE SPACE**

837 - 2,702 SF

**CONTACT LISTING AGENT  
FOR MORE  
INFORMATION**

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## PROPERTY HIGHLIGHTS

Located at the corner of Hawkins and Montana with a cross- traffic count of around 50,000 VPD. Montana has one of the highest traffic counts in town and this area continues to thrive due to a well-established residential presence mixed with the daytime population supported by commercial uses and the El Paso International Airport. New car wash next door services an average of over 800 cars per day!

- Hight Traffic Area
- Near Immigration Services Agencies
- New Large Format Circle K Across The Street
- Adjacent to Lone Star Golf Club
- Near El Paso International Airport
- Adjacent to High Performing Car Wash



## AREA TRAFFIC GENERATORS:



EL PASO  
INTERNATIONAL AIRPORT



## DEMOGRAPHIC SNAPSHOT 2024



**77,557**  
**POPULATION**  
3-MILE RADIUS



**\$57,605**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$49,962**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
MONTANA AVE: 48,649 AADT  
HAWKINS DR: 18,097AADT  
(TDT)

**MONTANA AVE** 46,649 VPD

**HAWKINS BLVD** 18,097 VPD

BOSS  
CENTRAL BOSS & COUTURE

TOOLBOX  
ELECTRIC

LUBEX-PRESS  
DRIVE-THRU OIL CHANGE

CARWASH CITY

U.S. Citizenship and Immigration Services

Winterberg Law Firm, P.C.

STAR DRY CLEANERS

MOOSE'S

5-6

AMNISITA CONFIDENCIAL

PERFECT CUTS

9

EL PASO CRC

TATTOO

12-14

RealEstateNERD

State Farm  
A TOUCH OF GERMANY PUB

Crystal Palace Ballroom

Block Advisors

SUITE #	SF AVAILABLE	LEASE RATE
5	1,200 SF	\$20 P/SF + \$5.5 NNN
6	1,200 SF	\$20 P/SF + \$5.5 NNN
9	837 SF	\$17 P/SF + 5.5 NNN
12-14	2,702 SF	\$17 P/SF + 5.5 NNN

AVAILABLE

LONE STAR GOLF CLUB



## FORMER SUSHI RESTAURANT





