

**11680 Montana Ave.  
El Paso, TX 79936**



**NEW CONSTRUCTION RETAIL & OFFICE OPPORTUNITIES**

**REPRESENTED BY:**

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**SEVERO HUGHSTON**

# PHOTOS

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



# PROPERTY OVERVIEW

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



## LOCATION



11680 Montana Ave.  
El Paso TX, 79936

## SURROUNDINGS



- East El Paso TX
- Crossing Street: Saul Kleinfeld

## LEASE



Lease Type: NNN & Full Gross  
Lease Rate: Call for rate

## SIZE



Property: ±33,000 SF  
Land: ±102,306 SF

## BUILDING



Zoning C4  
Year Built: 2025  
120 Parking Spaces

## TRAFFIC COUNTS



Montana Ave: ±33,522 VPD  
Saul Kleinfeld Dr: ±10,020 VPD  
Source: TxDOT2025

# SITE PLAN

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- AVAILABLE
- LEASED



# AREA DEMOGRAPHICS

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## TRAFFIC COUNTS\*

Montana Ave. **±33,522 VPD**

Saul Kleinfeld Dr. **±10,020 VPD**

*\*Source Date: Jan. '26, TXDOT*

## DEMOGRAPHICS\*

	1 Mile	3 Miles	5 Miles
<b>2026 Businesses</b>	168	1,467	4,941
<b>2026 Employees</b>	1,290	17,253	55,138
<b>2026 Population</b> <i>Current Year Estimate</i>	13,683	102,790	226,091
<b>2026 Households</b>	4,342	33,562	75,740
<b>2026 Average Household Size</b>	3.14	2.99	2.94
<b>2026 Average Household Income</b>	\$67,722	\$80,095	\$79,448

*\*Source Date: Jan. '26 Esri*

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# TURNKEY OFFICE ±1,000 SF

11680 MONTANA C400 | EL PASO TEXAS 79936 | FOR LEASE



- Four (4) offices, lobby, break area & private restroom
- Storefront
- Move-in Ready
- \$2,500.00/month + NNN

**SCAN ME**  
VIRTUAL TOUR



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# TURNKEY OFFICE ±1,600 SF

11680 MONTANA B300 | EL PASO TEXAS 79936 | FOR LEASE



## COMING SOON!

- Ten (10) offices, lobby, break area & private restroom
- Storefront
- Move-in Ready **07/01/2026**
- PRE-LEASING NOW
- \$4,000.00/month + NNN

**SCAN ME**  
VIRTUAL TOUR



# SECOND LEVEL TURNKEY OFFICES

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE

