

# Las Placitas at Hueco

12708 Montana Ave, El Paso, TX 79938



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## Property Details

Conveniently located in one of the most active and renovated commercial corridors on the east side, this center provides excellent traffic counts, exposure, and great neighbors like Mc Donald's, Starbucks, Famous Daves and Dunkin Donuts just to mention a few, offering great traffic and growth for many type of businesses.

The massive new projects in the area like growing and face lifting the Montana Corridor and developing the new 92 acre East side regional sports and water park are a true incentive for traffic counts and fast growth in the area.

This brand new Shopping Center is located right in between of the Eastside Regional Park and the Cinemark East complex with excellent exposure and easy ingress/egress to the main traffic outlets. The property counts already with an excellent mix of retail, restaurant and office tenants and is delivering spaces early 2024. This great property in this fast-growing area is sure to give any business the attention it deserves.

**Price: \$18.50 - \$24.00 /SF/YR**

- High traffic area near the intersection of Montana Ave and Rich Beam Blvd.
- Rare opportunity to occupy newly constructed building.
- National and regional tenants in the surrounding area.
- Dedicated turn lane and ample parking to accommodate busy storefront.

View the full listing here: <https://www.loopnet.com/Listing/12708-Montana-Ave-El-Paso-TX/26478571/>

Rental Rate:	\$18.50 - \$24.00 /SF/YR
Min. Divisible:	800 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	47,000 SF
Year Built:	2023
Walk Score ®:	35 (Car-Dependent)
Transit Score ®:	23 (Minimal Transit)
Rental Rate Mo:	\$1.54 /SF/MO

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## Listing spaces

### 1st Floor Ste A-14

Space Available:	1,600 SF
Rental Rate:	\$18.50 /SF/YR
Date Available:	Now
Service Type:	TBD
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 Years

1600 sq ft space with great visibility, access through the back, delivered as vanilla Box, excellent for Retail, Insurance, Real Estate Office or Business. New Shopping Center with lots of parking spaces, Great location and High Traffic. A must see!

### 1st Floor Ste A12

Space Available:	4,800 SF
Rental Rate:	\$21.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

4,800 sq ft End Cap space with high visibility, access through front and back, delivered as vanilla Box, great for Retail, Office Space or Sports Bar. New Shopping Center with lots of parking spaces, Great location and High Traffic. A must see!

1st Floor Ste B-17

Space Available:	800 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

800 sq ft space, excellent location, delivered as Vanilla Box. Great for office, or small store. Brand new Shopping Center with lots of parking spaces, a must see!

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## Listing spaces

1st Floor Ste B-20	Space Available:	3,200 - 4,800 SF
	Rental Rate:	\$22.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Retail
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	5 - 10 Years

3,200 sq ft space End Cap with excellent exposure, covered patio, access through three sides, Vanilla Box great for Restaurant, Bar & Grill, or Sports Bar. Brand new Shopping Center with lots of parking and high traffic, a must see!GREAT LOCATION!!!

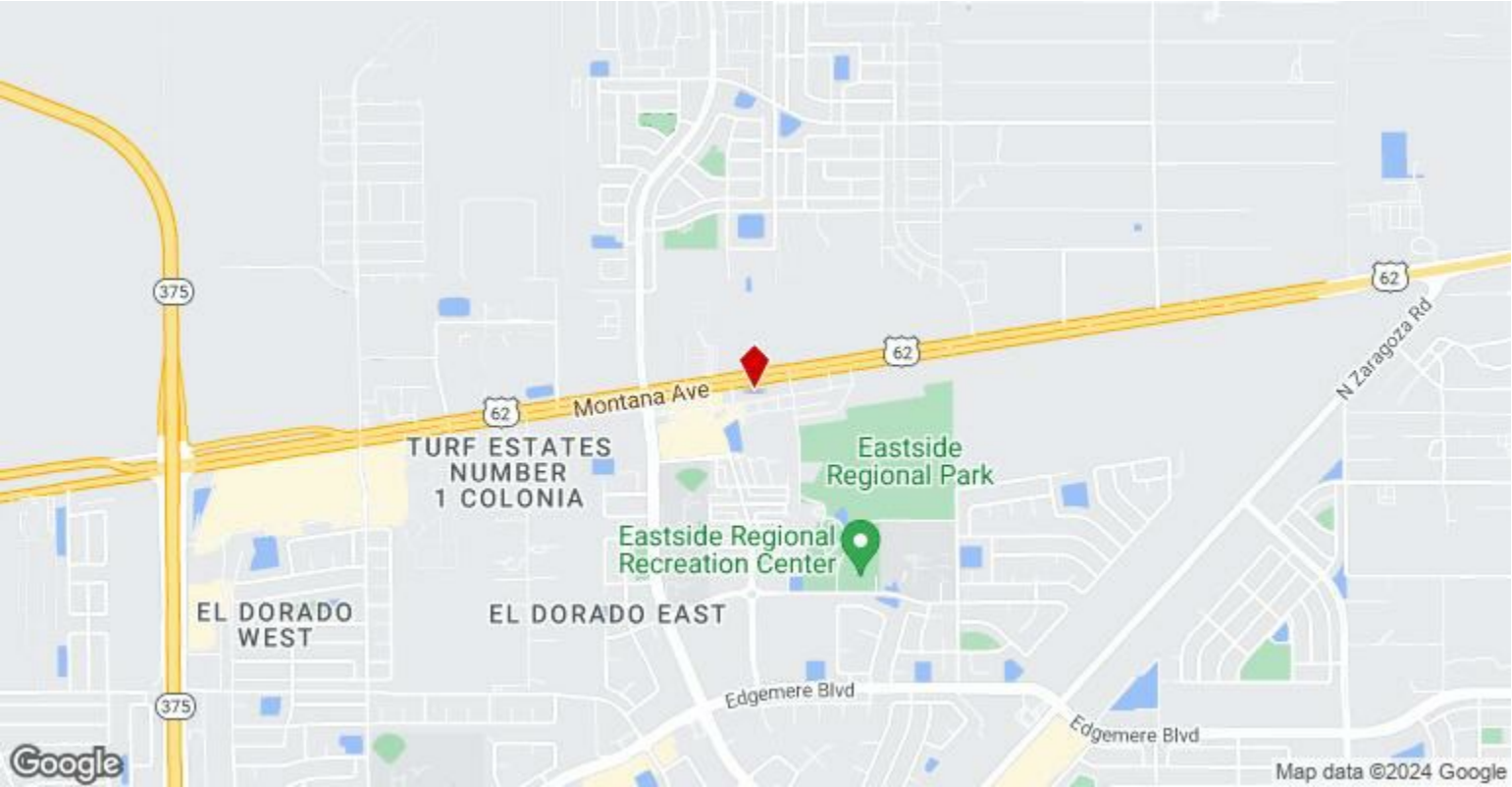
1st Floor Ste Pad Site 2	Space Available:	1,500 - 3,000 SF
	Rental Rate:	\$24.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Retail
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	5 - 10 Years

Building Frontage exposed to the flow of Montana traffic and into the plaza, allowing for the best possible view and exposure to traffic. Prime location on the center/ business park. drive-thru or patio available, own parking. May be divisible up to 1,500 SF. Prime Retail Space

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## Location



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## Property Photos



attachment (9)



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## Property Photos



attachment (2)



attachment (4)



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## Property Photos



attachment (6)

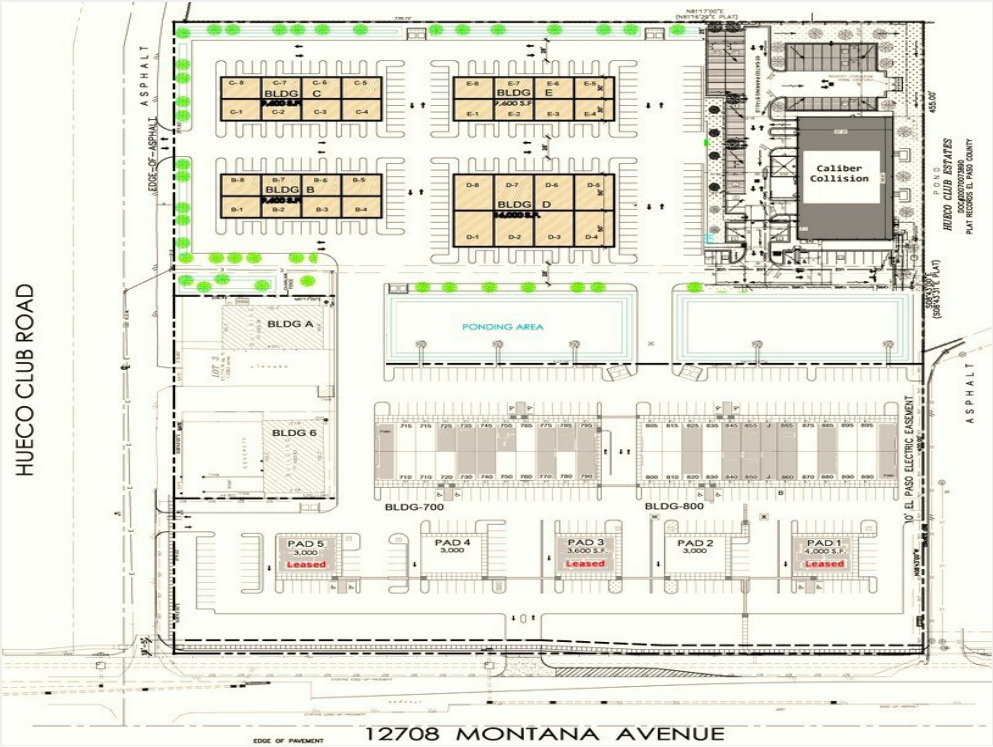


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## Property Photos



attachment (8)

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