



FOR LEASE

AVAILABLE SPACE
1,200 - 4,045 SF

ZONING
COMMERCIAL

**CALL LISTING AGENT FOR
MORE INFORMATION**

Hector J. Martinez, CCIM
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PROPERTY HIGHLIGHTS

Located on the corner of Emerald Pass and Peyton Pass just one block from busy Eastlake Blvd. and across the street from Eastlake high school. This development will be a mix of retail, medical and office use.

Property sits south of Eastlake Blvd. right behind Murphy USA and Sonic Restaurant which share many access points from all surrounding streets



AREA TRAFFIC GENERATORS



EASTLAKE
HIGH SCHOOL



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DEMOGRAPHIC SNAPSHOT



42,577
POPULATION
3-MILE RADIUS



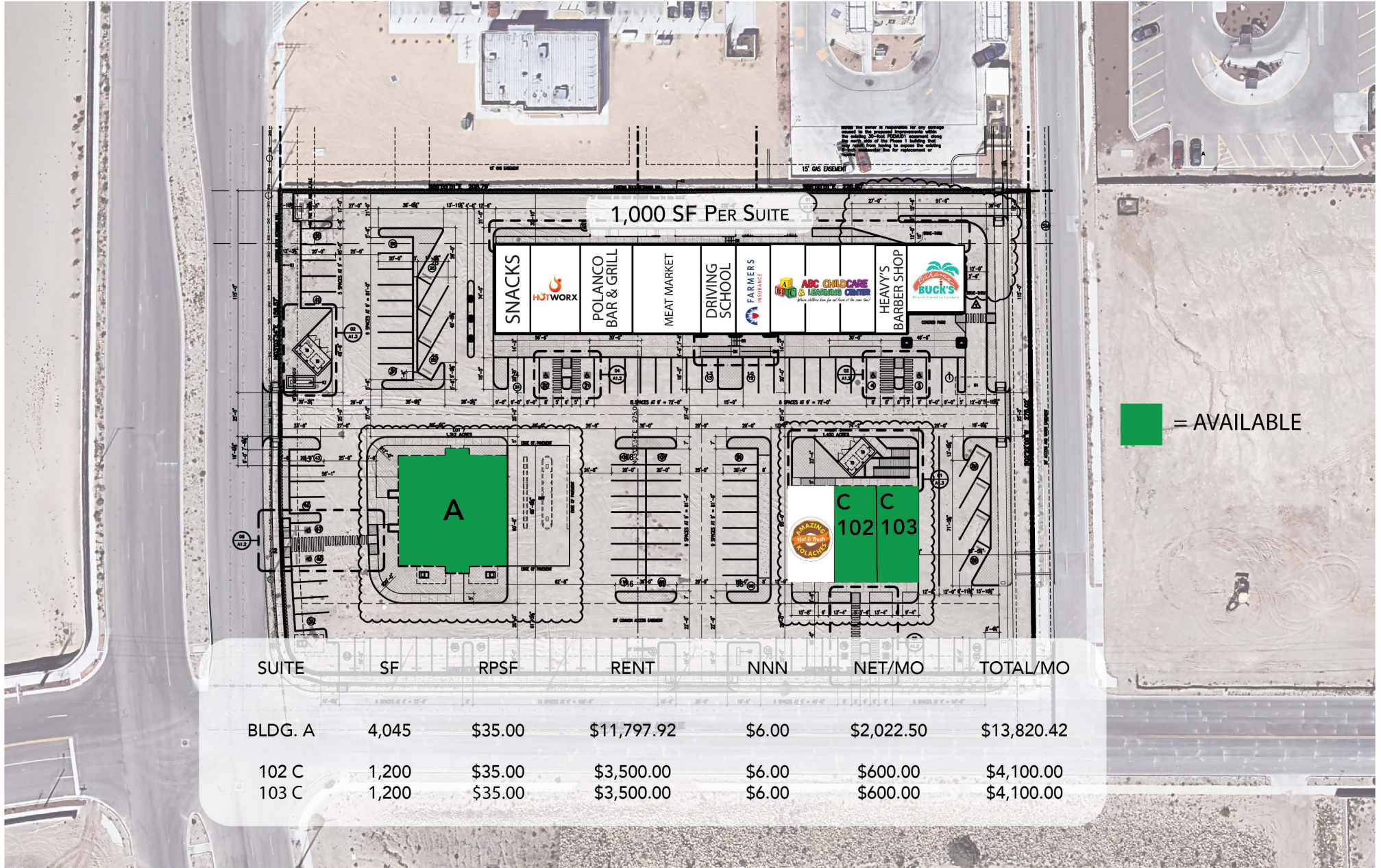
\$72,476
AVG HH INCOME
3-MILE RADIUS



\$328,801
AVG HH/YEAR
SPENDING



TRAFFIC COUNTS
EASTLAKE BLVD: 33,741 VPD
PEYTON DR: 4,213 VPD
(TDT)



SUITE	SF	RPSF	RENT	NNN	NET/MO	TOTAL/MO
BLDG. A	4,045	\$35.00	\$11,797.92	\$6.00	\$2,022.50	\$13,820.42
102 C	1,200	\$35.00	\$3,500.00	\$6.00	\$600.00	\$4,100.00
103 C	1,200	\$35.00	\$3,500.00	\$6.00	\$600.00	\$4,100.00





