



**FOR LEASE**

**AVAILABLE SPACE**

1,200 - 44,460 SF

**ZONING**

C-2T

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## PROPERTY HIGHLIGHTS

Great location on the corner of John Hayes and Pebble Hills across from Pebble Hills High School which is El Paso's newest public high school and in the center of zip code 79938 which is the fastest growing area in the city for residential and commercial properties.

This development includes several inline retail buildings with available pad sites that include great mix of national brands like Sonic, Wendy's, Smoothie King, Little Caesars, Domino's Pizza, AllState Insurance and Border Therapy Services with several local businesses like Lift Gym, Trend Setters, Tsunami Sushi and many more to mention. Additionally we have several pads available for build-to-suit or land lease options that are perfect for any medical or retail needs.



### AREA TRAFFIC GENERATORS:



### DEMOGRAPHIC SNAPSHOT 2024



**78,843**  
**POPULATION**  
3-MILE RADIUS



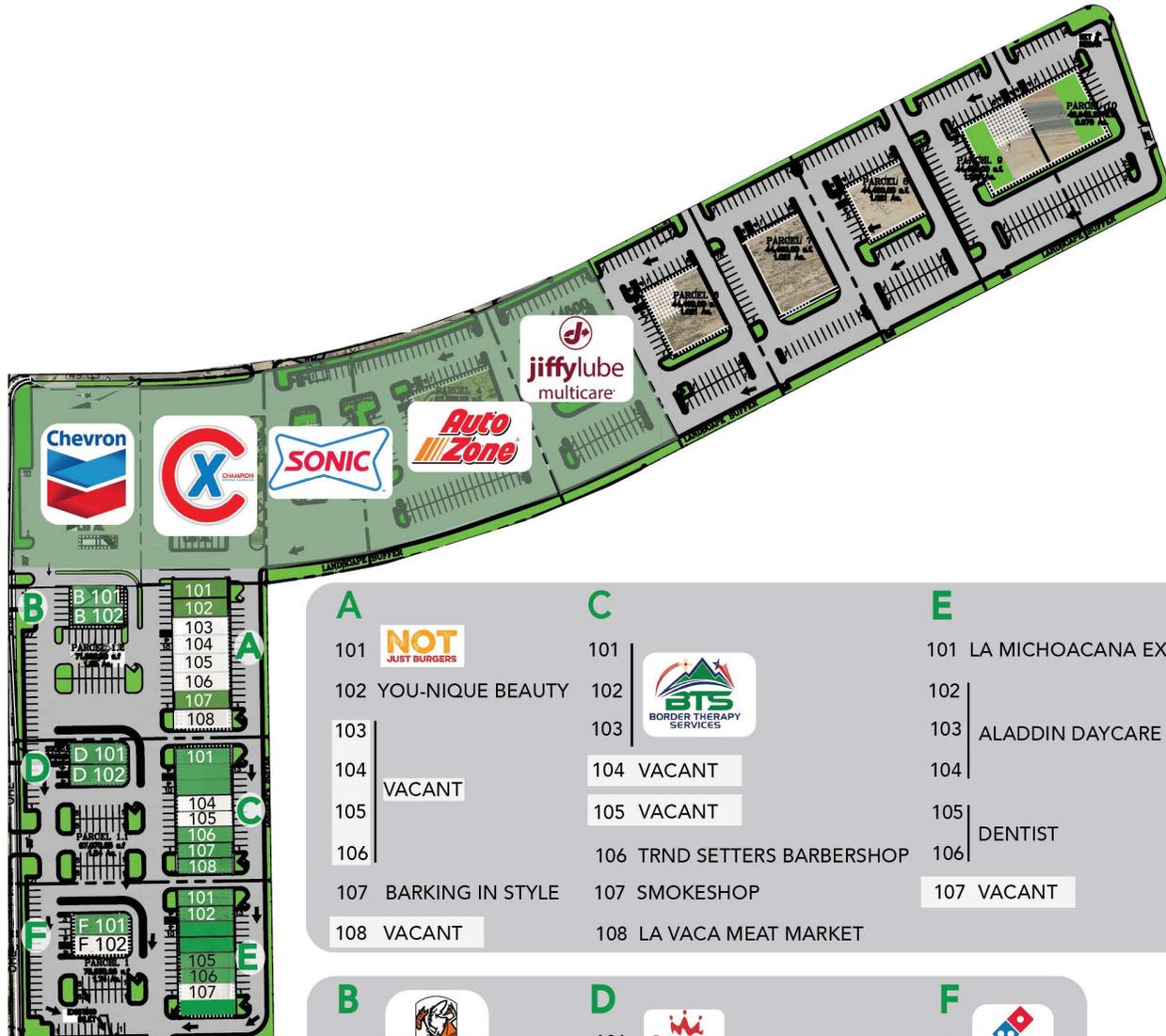
**\$82.6K**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$943.9K**  
**AVG CONSUMER**  
**SPENDING**



**TRAFFIC COUNTS**  
PEBBLE HILLS: 12,608 AADT  
JOHN HAYES: 6,838 AADT  
(TDT)



  LEASED  
  AVAILABLE

A	C	E
101 <b>NOT JUST BURGERS</b>	101 <b>BTS BORDER THERAPY SERVICES</b>	101 LA MICHOACANA EXPRESS
102 YOU-NIQUE BEAUTY	102 <b>VACANT</b>	102 ALADDIN DAYCARE
103 <b>VACANT</b>	103 <b>VACANT</b>	103 <b>VACANT</b>
104 <b>VACANT</b>	104 <b>VACANT</b>	104 <b>VACANT</b>
105 <b>VACANT</b>	105 <b>VACANT</b>	105 DENTIST
106 <b>VACANT</b>	106 TRND SETTERS BARBERSHOP	106 <b>VACANT</b>
107 BARKING IN STYLE	107 SMOKESHOP	107 <b>VACANT</b>
108 <b>VACANT</b>	108 LA VACA MEAT MARKET	

B	D	F
101 <b>Little Caesars</b>	101 <b>SMOOTHIE KING</b>	101 <b>Domino's</b>
102 EARLY BIRD	102 LEASED	102 <b>VACANT</b>

LOT	SIZE
LOT 2	46,255 SF
LOT 2.1	47,788 SF
LOT 3	37,916 SF
LOT 4	67,388 SF
LOT 5	47,877 SF
LOT 6	VACANT 44,460 SF
LOT 7	VACANT 44,460 SF
LOT 8	VACANT 44,460 SF
LOT 9	VACANT 44,460 SF
LOT 10	VACANT 42,645 SF

BUILDING	SIZE
A	1,200 SF & UP
C	1,200 SF & UP
E	1,200 SF & UP

PAD SITES	SIZE
B	1,500 SF BLDG
<b>D FULLY LEASED</b>	<b>3,000 SF BLDG</b>
F	1,200 SF BLDG



