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# Property For Lease

6135 N MESA ST  
EL PASO, TX 79912

1,500 - 1,900 SF  
AVAILABLE





# About this property

## Property Details

Prime retail space available for lease at 6135 N Mesa, ideally located at the high-traffic corner of Mesa Street and Thunderbird Drive. This space offers excellent signage opportunities in a thriving retail center alongside tenants like Koze Teppin Grill, Posh Nails, Nomi Korean BBQ, and Einstein Bagels. Perfect for office, medical office, or low-volume retail, this Class B property features strong visibility and a well-maintained, single-story layout. Don't miss this rare opportunity to establish your business in one of El Paso's busiest corridors!



6135 N MESA STREET - EL PASO, TX - 79912



# Property Details

1,500-1,900 SF AVAILABLE FOR LEASE

Building Size	12,400 SF
SF Available	1,500-1,900 SF Available
Acreage	0.67 Acres
Municipality	The City of El Paso
Ownership	Toby's El Paso Property LLC
Lease Rate	Call for rate
Lease Type	NNN
Sale Price	Call for Inquiry
Zoning	M-1



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# Site Aerial

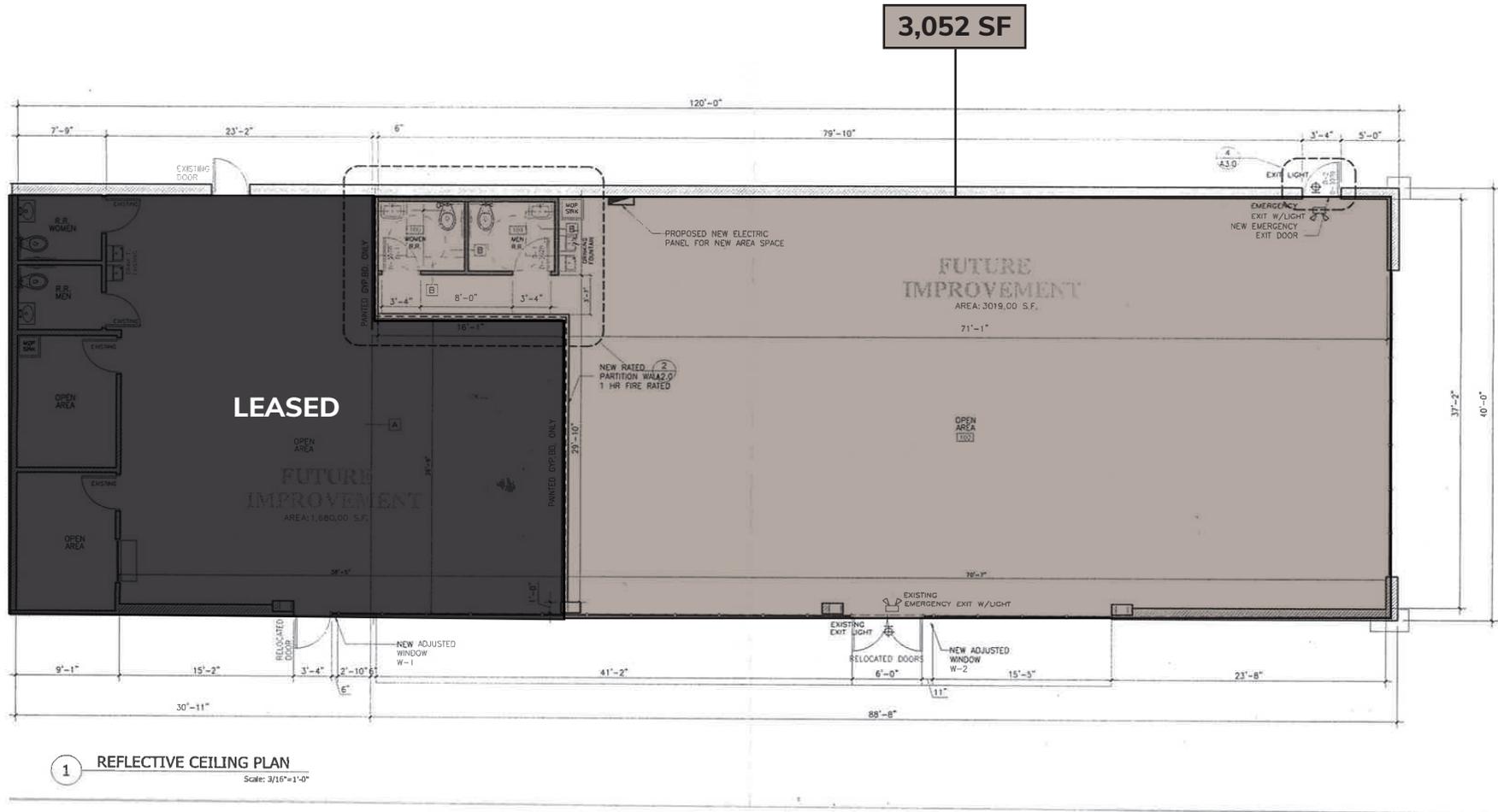
WITH SURROUNDING BUSINESSES





# Space Layout

AVAILABLE SPACE: 3,052 SF\*

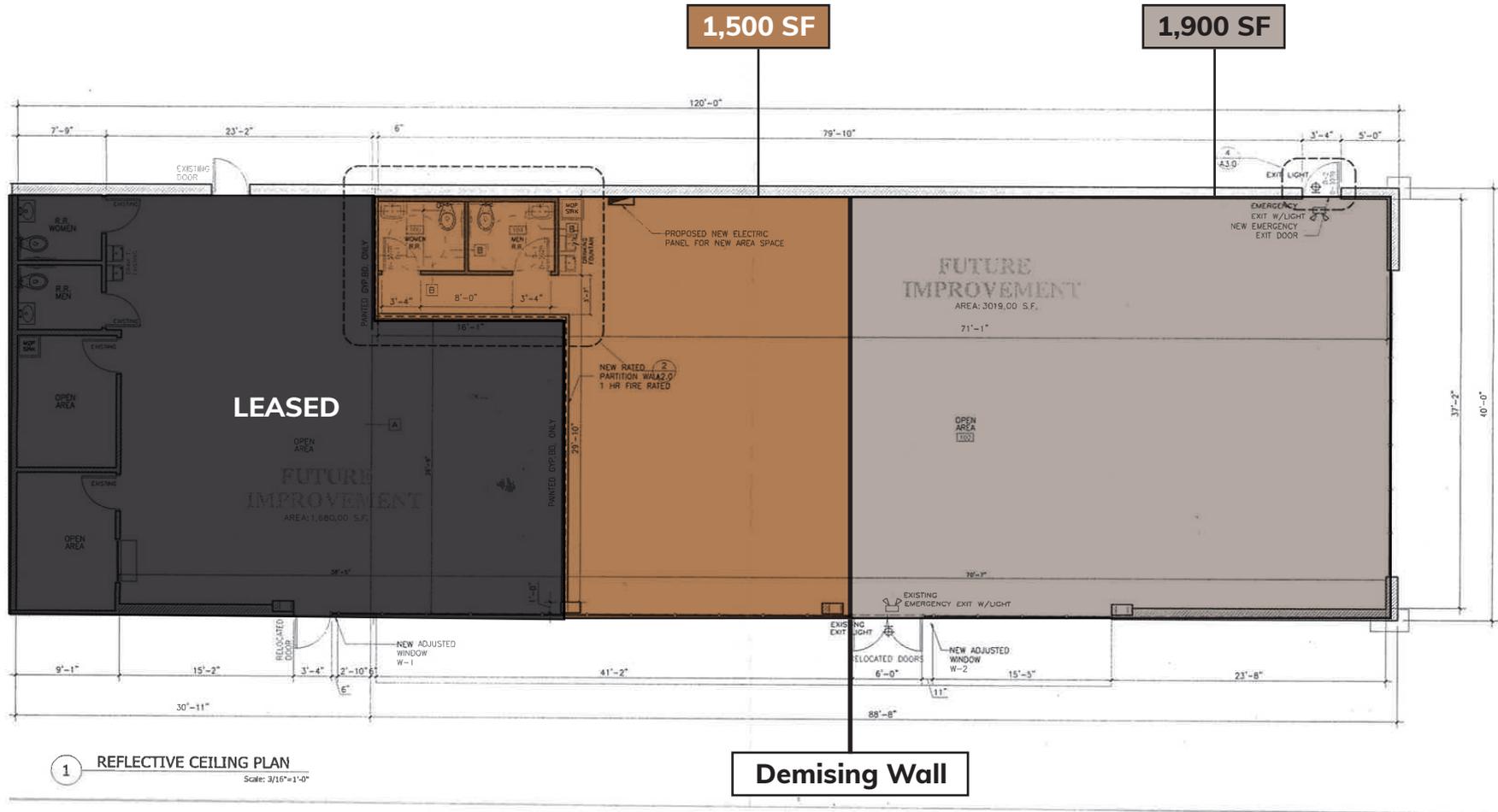


\*The landlord intends to demise the available space. Refer to the next page for a conceptual floor plan.



# Space Layout

Landlord will demise the available space into approximately 1,500 SF and 1,900 SF suites. Demising line shown is conceptual only and for illustrative purposes.\*



\*Floor plan is not to scale and subject to change.



# Property Photos

## INTERIOR





# Demographics

## 1,3, 5 Mile Radius, 2025 & 2030

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### Population

1 mile	14,086	14,079
3 miles	74,725	74,622
5 miles	156,127	156,898



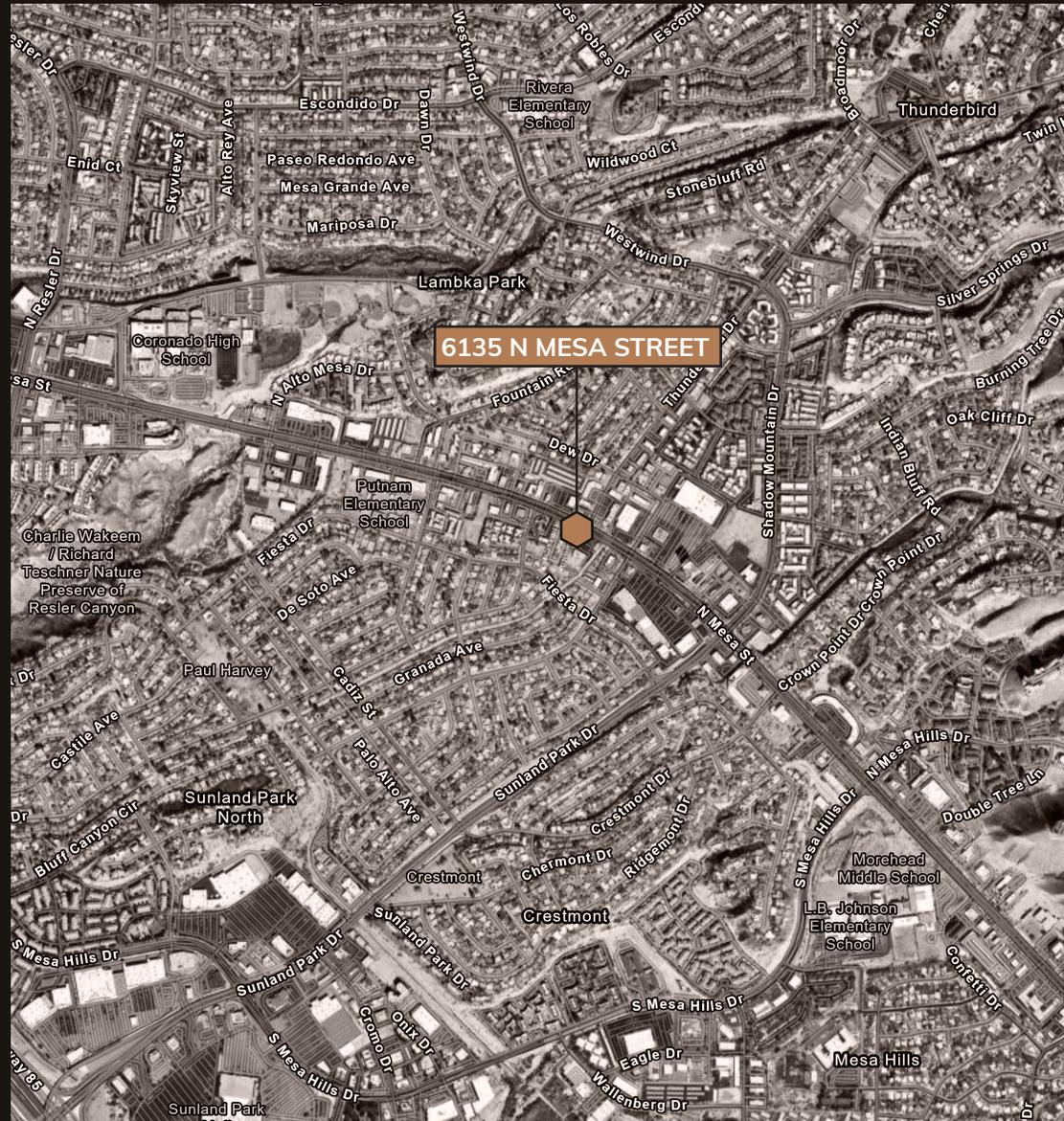
### Households

1 mile	6,411	6,556
3 miles	31,804	32,606
5 miles	62,551	64,494



### Median HH Income

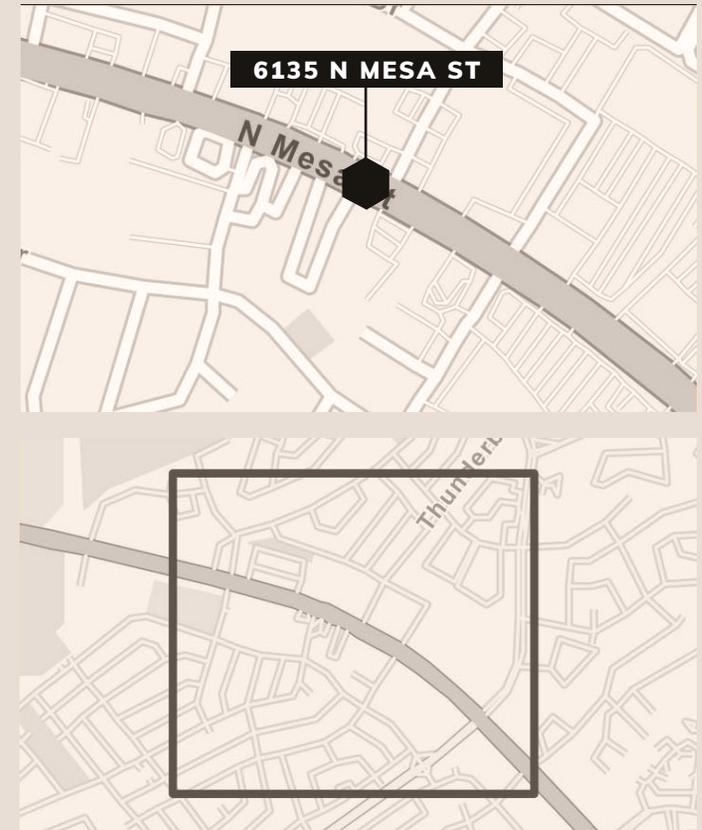
1 mile	\$64,578	\$69,396
3 miles	\$71,883	\$77,538
5 miles	\$68,957	\$75,188





# Traffic Volume

IMMEDIATE AREA



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

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