

OFFICE | FOR SALE



jesusojeda-  
elevate.sites.bhgrealstate.com

## PROPERTY HIGHLIGHTS

- + 2 spaces for lease that range from 1,652 SF- 2,900 SF and sit on 14,998 SF lot.
- + 3909 Durazno Ave features a 2,900 SF 2 story building and boasts 4 office spaces, 2 bathrooms, a kitchen area, a reception area and meeting room.
- + 3905 Durazno Ave features 1,652 SF of space in a single story with an open reception area, a kitchen area, 1 bathroom a private space and additional storage.
- + This unique configuration offers maximum flexibility and use of space for any professional office user, with ideal location in El Paso, TX with a short commute downtown and near by the international bridge.

**1,652-2,900 SF | .34**  
ACRES

**PROFESSIONAL / Multipurpose OFFICE SPACE**

3905-3909 Durazno Ave, El Paso, TX, 79905

### CONTACT

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# AERIAL HIGHLIGHTS



PROFESSIONAL /  
Multipurpose OFFICE SPACE  
3905-3909 Durazno Ave, EL Paso, TX 79905



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## HIGHLIGHTS



**SITE SIZE**  
14,998 SF



**Available Space**  
1,652-2,900 SF



**LOCATION**  
3905-3909 Durazno  
Ave  
El Paso, Texas



**Description**  
Conveniently located  
in central El Paso  
with easy access to  
the freeway and  
Downtown El Paso.

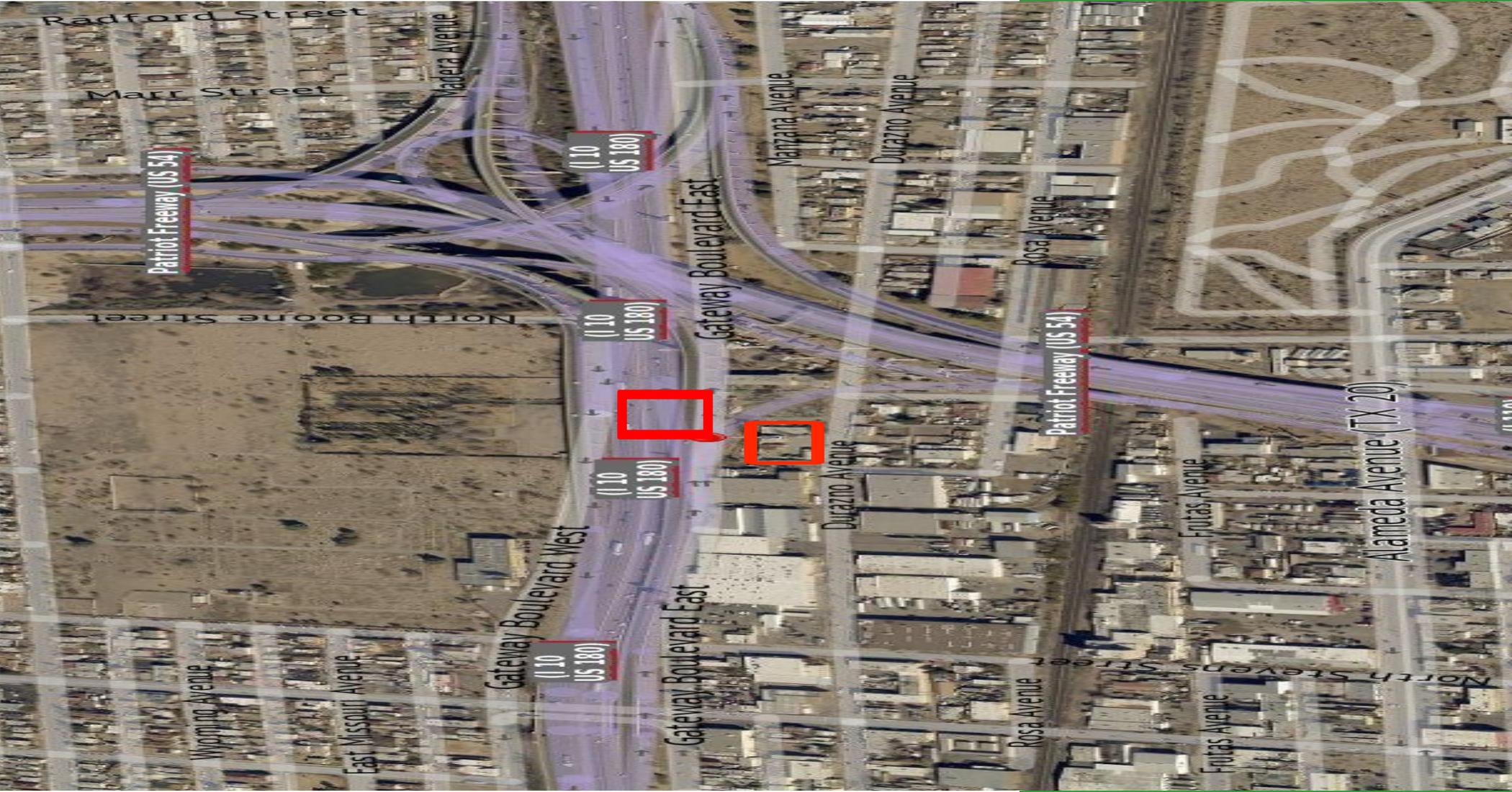


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# AERIAL MAP



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# ADDITIONAL PHOTOS



PROFESSIONAL /  
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# ADDITIONAL PHOTOS



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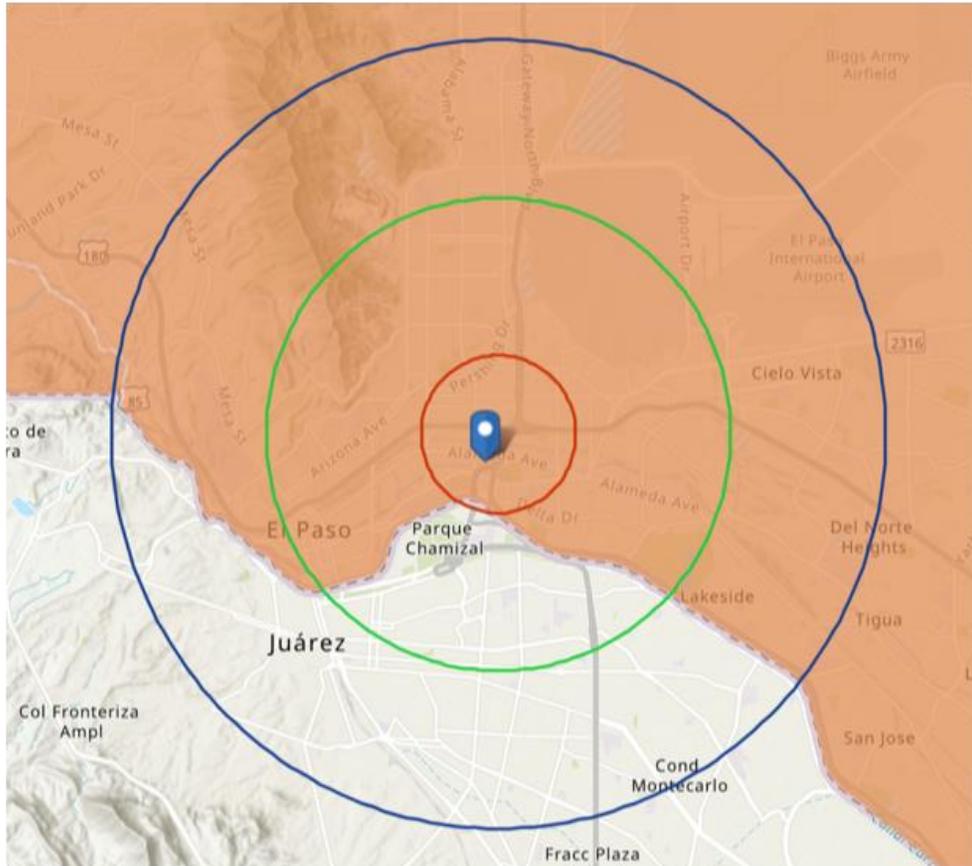
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# DEMOGRAPHICS MAP + REPORT



PROFESSIONAL /  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,479	90,659	153,231
Average Age	37.3	36.2	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,821	39,309	60,108
# of Persons per HH	2.62	2.51	2.43
Average HH Income	\$41,274	\$56,991	\$64,826
Average House Value	\$155,958	\$169,893	\$188,040

\* Demographic data derived from Esri, Esri-Data Axle, U.S. Census.

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# ABOUT US



PROFESSIONAL /  
Multipurpose OFFICE SPACE  
3905-3509 Durazno Ave, EL Paso, TX 79905



LANDLORD  
REPRESENTATION

TENNANT  
REPRESENTATION

COMMERCIAL  
SALES

LAND  
DEVELOPMENT

## OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

## OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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