



FOR LEASE

AVAILABLE SPACE

2,160 SF

ZONING

C-4

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PROPERTY HIGHLIGHTS

- Stand-alone office/retail building located in downtown El Paso at S Kansas St. & Paisano Dr.
- High visibility and heavy traffic
- Near El Paso County Court House and Jail
- Reception area with several private offices



AREA TRAFFIC GENERATORS:



EL PASO
CONVENTION
CENTER



DEMOGRAPHIC SNAPSHOT 2024



47,899
POPULATION
3-MILE RADIUS



\$45,855
AVG HH INCOME
3-MILE RADIUS



\$24,603
MEDIAN HH INCOME
3-MILE RADIUS

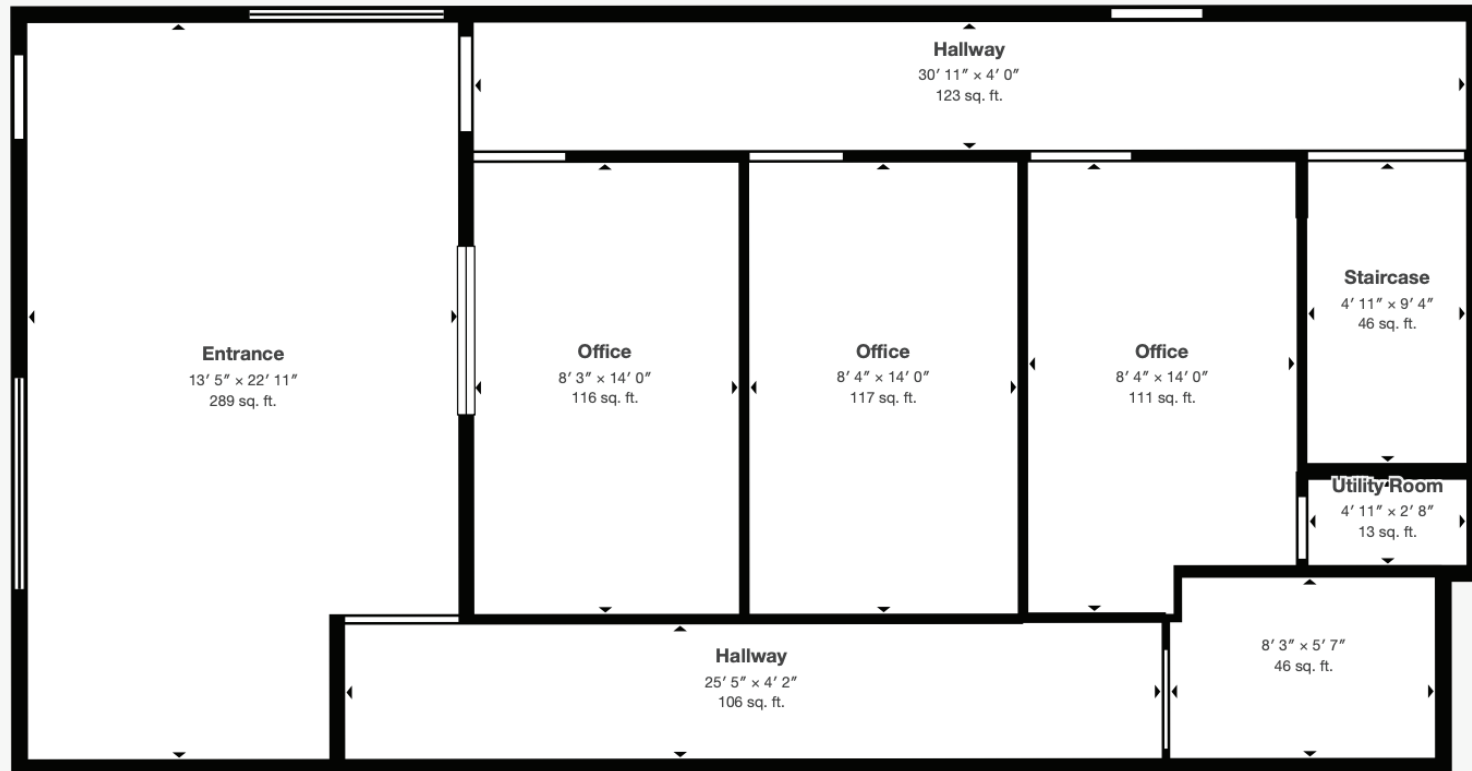


TRAFFIC COUNTS
S KANSAS ST: 3,860 AADT
E PAISANO DR: 21,000 AADT
(TDT)





FLOOR 1



 **Matterport Property Report:**

409 S Kansas St

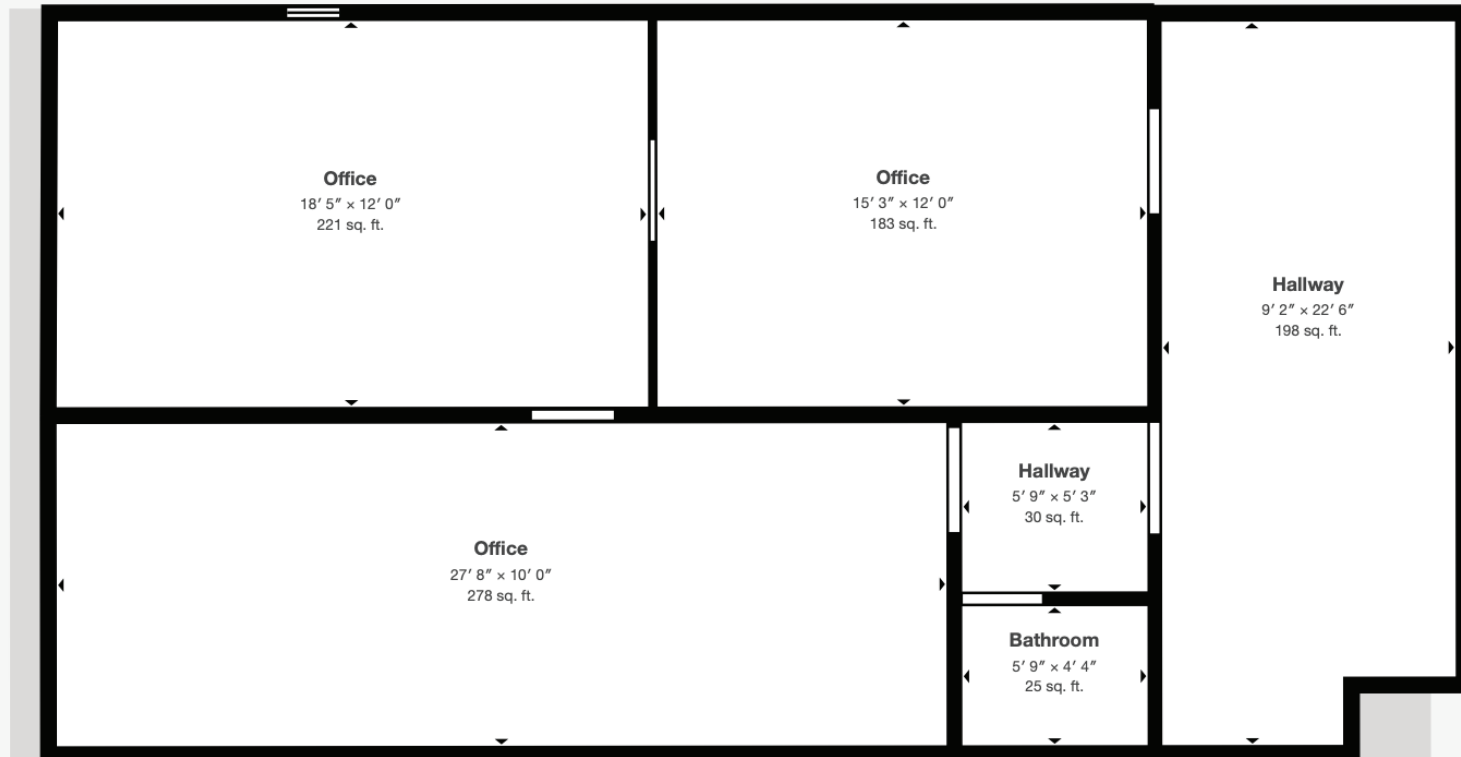
Gross Floor Area - Full Property 2,181 sq. ft. | Floor 1 1,117 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



FLOOR 2



Matterport Property Report:

409 S Kansas St

Gross Floor Area - Full Property 2,181 sq. ft. | Floor 2 1,063 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



AERIAL

