

Retail for Lease | 12304 Eastlake Blvd, El Paso, TX 79928

Available
1,445 SF



Thriving Eastside Retail Location

CBRE

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12304 Eastlake Blvd | El Paso, Texas 79928

For Lease

12304 EASTLAKE BLVD. 1,445 SF

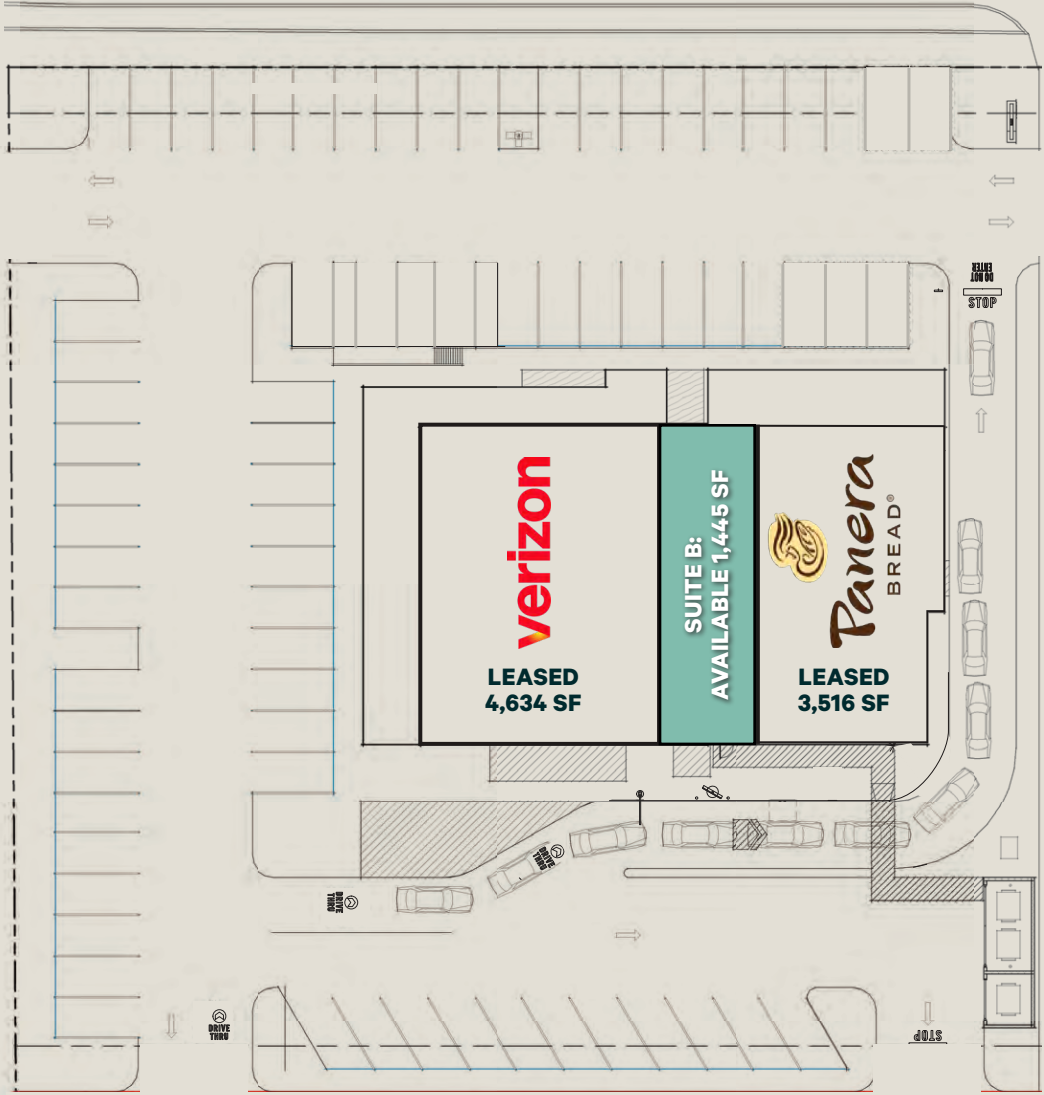
Located in a rapidly developing area surrounded by a vibrant mix of residential neighborhoods and a flourishing retail, entertainment, and dining scene, this space offers an incredible opportunity for businesses seeking to establish themselves in a thriving location. With construction underway, this modern retail space promises to be a part of a retail hub that is attracting a diverse and constantly growing customer base. Don't miss out on securing your business's future in this promising commercial hotspot.





12304 EASTLAKE BLVD. 1,445 SF

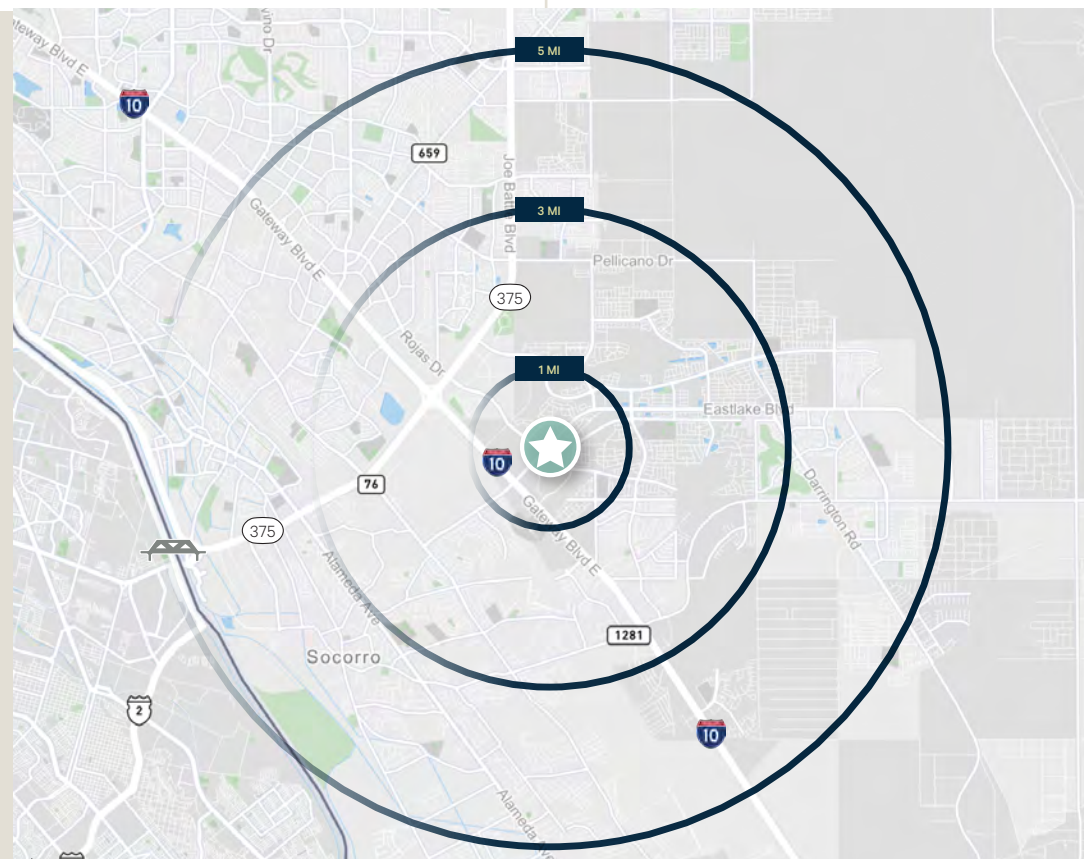
SITE PLAN



AREA DEMOGRAPHICS

12304 Eastlake Blvd is a strategically located retail property boasting a diverse demographic profile filled with an intriguing mix of young professionals, families, and retirees. The surrounding area is a vibrant mix of residential, commercial, and recreational spaces, ensuring a constant flow of potential customers. The property's proximity to several major thoroughfares, as well as many popular dining and entertainment options further augment its appeal. Ideal for businesses looking to tap into a dynamic, lucrative market.

2023 Demographics	1 Mile Drive Radius	3 Miles Drive Radius	5 Miles Drive Radius
Businesses	53	1,033	3,884
Employees	1,093	15,556	50,790
Population - Current Year Estimate	6,065	73,962	183,408
Households	1,731	22,707	59,202
Average Household Income	\$107,048	\$94,921	\$80,561
Average Value of Owner Occupied Housing	\$258,207	\$239,965	\$225,379
Employed Civilian Population age 16+	90.9%	95%	95%
Average Household Size	3.5	3.23	3.08



± 0.6 MILES
FROM INTERSTATE 10



± 1.7 MILES
TO LOOP 375/JOE
BATTLE



± 5.5 MILES
TO YSLETA PORT OF
ENTRY





CONTACT US

Ricardo Fernandez

T: +1 915 313 8817

C: +1 915 539 2083

ricardo.fernandez@cbre.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date