



**LEASE**

# Mesa Village suite for lease

**3500 N MESA ST**

El Paso, TX 79902

**PRESENTED BY:**

**LAURA SALOME, CCIM**

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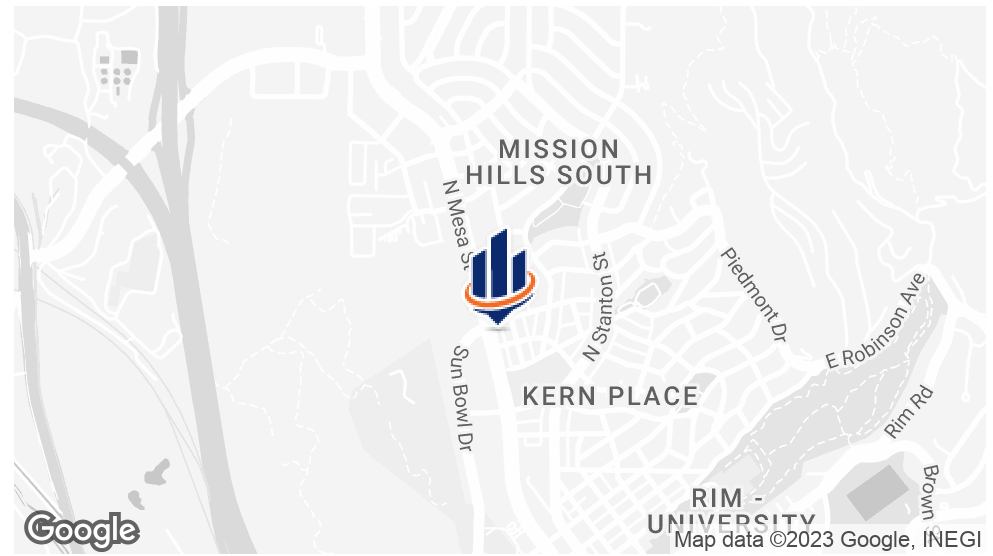
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TX #650992

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	9,180 SF
<b>AVAILABLE SF:</b>	1,250 - 2,500 SF
<b>LOT SIZE:</b>	0.56 Acres
<b>YEAR BUILT:</b>	1974
<b>RENOVATED:</b>	2023
<b>ZONING:</b>	c4

## PROPERTY OVERVIEW

2,500 SF of Retail Space available next door to Baskin Robins, and other retailers.

## PROPERTY HIGHLIGHTS

- Excellent Frontage on Mesa
- Additional parking on the side
- Low NNN
- Landlord to provide TI's

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## ADDITIONAL PHOTOS



**LAURA SALOME, CCIM**

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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

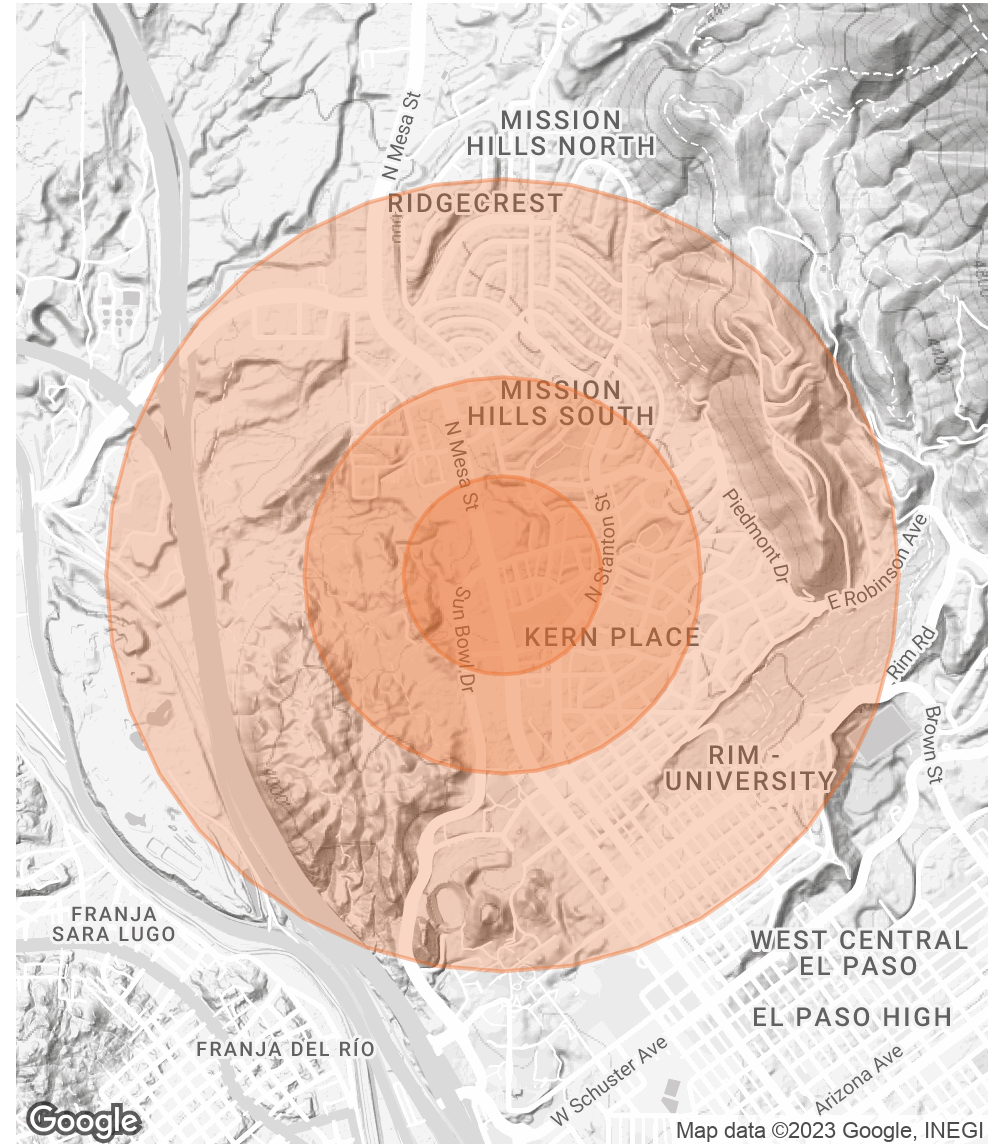
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	656	2,747	7,493
AVERAGE AGE	45.3	40.0	38.9
AVERAGE AGE (MALE)	39.4	36.8	36.3
AVERAGE AGE (FEMALE)	50.3	42.9	40.2

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	263	1,259	3,514
# OF PERSONS PER HH	2.5	2.2	2.1
AVERAGE HH INCOME	\$95,914	\$74,548	\$69,512
AVERAGE HOUSE VALUE	\$216,453	\$181,888	\$194,399

\* Demographic data derived from 2020 ACS - US Census



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