



FOR LEASE

7722 PASEO DEL NORTE
EL PASO TX 79912



COMING SOON

LISTING AGENT:

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tropical **CAFE**
SMOOTHIE



PROPERTY OVERVIEW

Shop space for lease in one of the busiest retail corridors in Northwest El Paso! We have 2,558 square feet of commercial retail space that would be perfect for a lifestyle user, financial institution, or commercial office space. Surrounded by strong national retailers including Tropical Smoothie Café, McAlister's, Starbucks, and Walgreens, this prime location coupled with strong traffic counts make this space attractive to any user looking to open a location in this area.

SITE PLAN



PROPERTY INFORMATION

SIZE

±2,558 Square Feet

LEASE RATE

\$40.00 per Sq. Ft.

NNN EXPENSES

Estimated at \$6.50 PSF

TENANT IMPROVEMENTS

Negotiable, Construction incentives available!

RETAIL AERIALS



±2,558 SF

- ONE SPACE AVAILABLE
- ESTIMATED DELIVERY - Q3 2024
- MONUMENT SIGNAGE AVAILABLE

DEMOGRAPHICS



7722 Paseo del Norte El Paso, TX 79912	1 mi radius	3 min drive time	5 min drive time
Population			
2023 Estimated Population	10,649	15,386	28,847
2028 Projected Population	12,070	17,238	31,715
2020 Census Population	10,489	14,641	27,539
2010 Census Population	5,686	8,193	19,988
Projected Annual Growth 2023 to 2028	2.7%	2.4%	2.0%
Historical Annual Growth 2010 to 2023	6.7%	6.8%	3.4%
2023 Median Age	33.0	32.9	33.2
Households			
2023 Estimated Households	3,698	5,331	10,036
2028 Projected Households	4,259	6,074	11,228
2020 Census Households	3,442	4,832	9,235
2010 Census Households	1,734	2,499	6,177
Projected Annual Growth 2023 to 2028	3.0%	2.8%	2.4%
Historical Annual Growth 2010 to 2023	8.7%	8.7%	4.8%
Race and Ethnicity			
2023 Estimated White	37.1%	37.0%	37.3%
2023 Estimated Black or African American	3.6%	3.5%	3.5%
2023 Estimated Asian or Pacific Islander	3.4%	3.1%	3.2%
2023 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2023 Estimated Other Races	54.9%	55.4%	55.0%
2023 Estimated Hispanic	78.9%	79.5%	79.1%
Income			
2023 Estimated Average Household Income	\$117,933	\$114,815	\$116,811
2023 Estimated Median Household Income	\$91,656	\$90,600	\$90,517
2023 Estimated Per Capita Income	\$40,957	\$39,799	\$40,678
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.6%	6.2%	6.4%
2023 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.6%	4.0%
2023 Estimated High School Graduate	20.1%	17.4%	16.9%
2023 Estimated Some College	16.4%	17.9%	18.2%
2023 Estimated Associates Degree Only	7.6%	7.9%	8.5%
2023 Estimated Bachelors Degree Only	28.2%	28.9%	29.1%
2023 Estimated Graduate Degree	18.3%	17.1%	16.8%
Business			
2023 Estimated Total Businesses	172	336	905
2023 Estimated Total Employees	3,466	5,855	10,354
2023 Estimated Employee Population per Business	20.1	17.4	11.4
2023 Estimated Residential Population per Business	61.8	45.8	31.9

NORTHWEST EL PASO DRIVE TIMES



