

Las Placitas at Hueco

12708 Montana Ave, El Paso, TX 79938



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Property Details

CHECK OUR RENT PROMOTIONS!!! Conveniently located in one of the most active and renovated commercial corridors on the east side, this center provides excellent traffic counts, exposure, and great neighbors like Mc Donald's, Starbucks, Famous Daves and Dunkin Donuts just to mention a few, offering great traffic and growth for many types of businesses.

The massive new projects in the area like growing and face lifting the Montana Corridor and developing the new 92 acre East side regional sports and water park are a true incentive for traffic counts and fast growth in the area.

This new Shopping Center is located right in between of the Eastside Regional Park and the Cinemark East complex with excellent exposure and easy ingress/egress to the main traffic outlets. The property counts already with an excellent mix of retail, restaurant and office tenants. This great property in this fast-growing area is sure to give any business the attention it deserves.

Price: \$18.75 - \$22.00 /SF/YR

- High traffic area near the intersection of Montana Ave and Rich Beam Blvd.
- Rare opportunity to occupy newly constructed building.
- National and regional tenants in the surrounding area.
- Dedicated turn lane and ample parking to accommodate busy storefront.

View the full listing here: <https://www.loopnet.com/Listing/12708-Montana-Ave-El-Paso-TX/26478571/>

Rental Rate:	\$18.75 - \$22.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	47,000 SF
Year Built:	2023
Walk Score ®:	35 (Car-Dependent)
Transit Score ®:	23 (Minimal Transit)
Rental Rate Mo:	\$1.83 /SF/MO

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Listing spaces

1st Floor Ste A-10

Space Available:	2,400 SF
Rental Rate:	\$22.00 /SF/YR
Date Available:	February 20, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 Years

Excellent EndCap space with covered Patio, access thru front and back, great for Restaurant, SportsBar, Retail. Move in Ready! New Shopping Center on Far-East El Paso with Great visibility and Expansion all around, neighboring National and Regional Tenants like Cinemark, McDonalds, Starbucks, Dunkin, Wendys, Olive Garden, Panda, and much more. Great Exposure, High Traffic and lots of Parking. High Visibility and Great Location! Check this one out!

1st Floor Ste A-16

Space Available:	1,600 SF
Rental Rate:	\$18.75 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

Excellent Space fully finished as Vanilla Box, Great for Retail, Food and Office. Great Exposure, High Traffic and neighboring National and Regional Tenants Like McDonalds, Starbucks, Cinemark, Dunkin, Wendys, etc !Check this Out!

1st Floor Ste B-14

Space Available:	800 SF
Rental Rate:	Upon Request
Date Available:	February 20, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	5 Years

Excellent exposure, great for Retail, office space, small to go restaurant, etc. Fully finished 800 sq ft space with great Visibility. New Shopping Center with lots of parking, Traffic, Exposure and Neighboring lots of National and Regional Tenants, McDonalds, Starbucks, Cinemark, Wendys, and lots more. SMALL SPACE, LOTS OF TRAFFIC, BIG NEIGHBORS! Don't let this one go!

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Listing spaces

1st Floor Ste B-18	Space Available:	1,600 SF
	Rental Rate:	Upon Request
	Date Available:	February 20, 2026
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Retail
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	5 Years

Great Location neighboring National and Regional tenants, Lots of Expansion in the area, A must see!

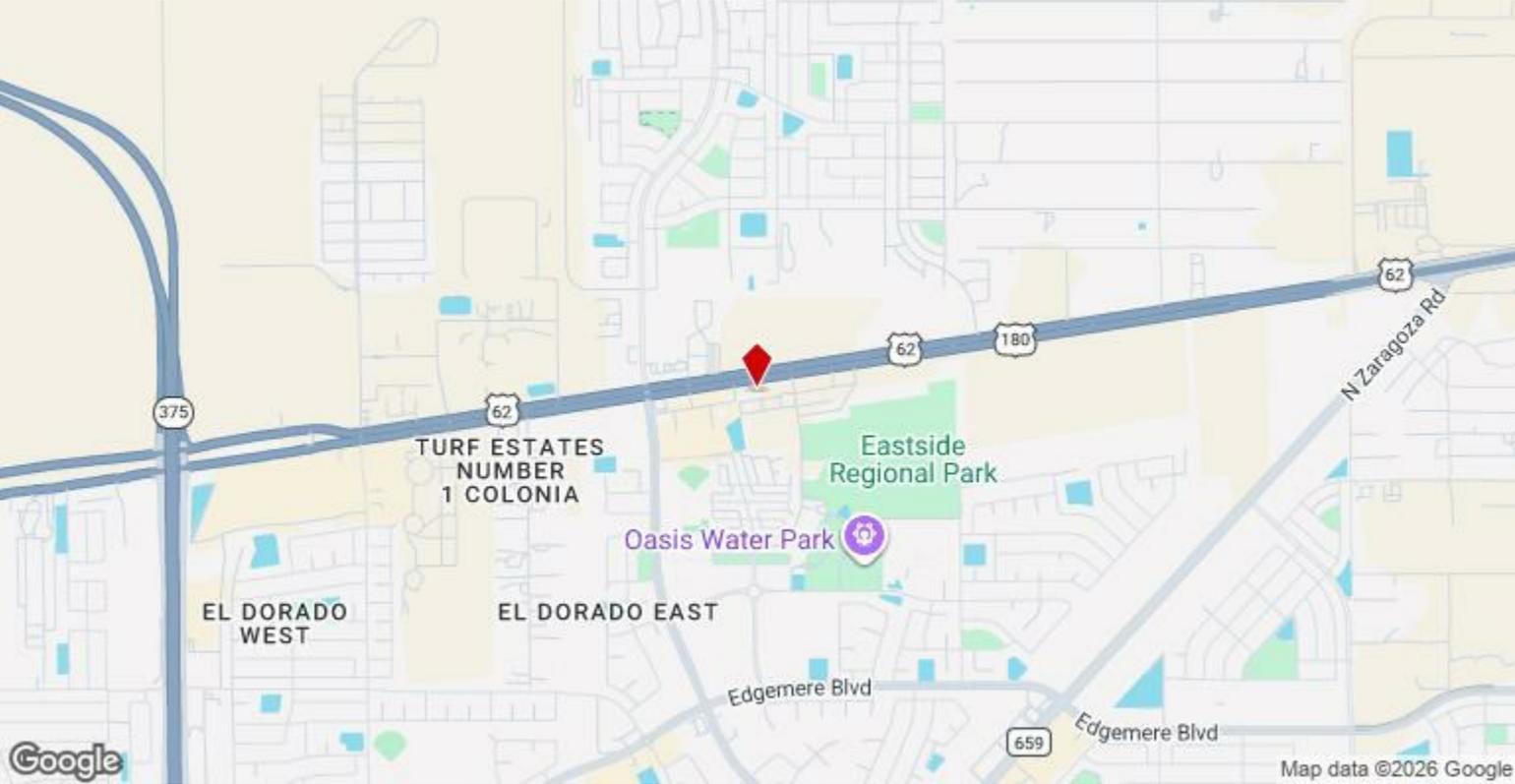
1st Floor Ste PAD 3	Space Available:	3,300 SF
	Rental Rate:	Upon Request
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

Stand alone building with excellent exposure to Montana Ave! High traffic on a Prime location with National and Regional Franchise Neighbors like McDonalds, Starbucks, Cinemark, Dunkin, Wendys, etc. Shopping center/ business park. drive-thru or patio available, own parking. May be divisible up to 1,600 SF. Prime Retail Space

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Location



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Property Photos



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Property Photos



attachment (6)



attachment (2)

Legend



12708 Montana Ave

EASTSIDE REGIONAL PARK
90 AC. SPORTS COMPLEX

El Dorado East

TACO BELL
McDonald's
WING DADDY'S
LOUISIANA KITCHEN
WAL-MART
T Mobile

LUBE X-PRESS
KFC
Wendy's
KFC
Starbucks
Famous Dave's
TACO CABANA

CINEMARK

GECU

Little Caesars

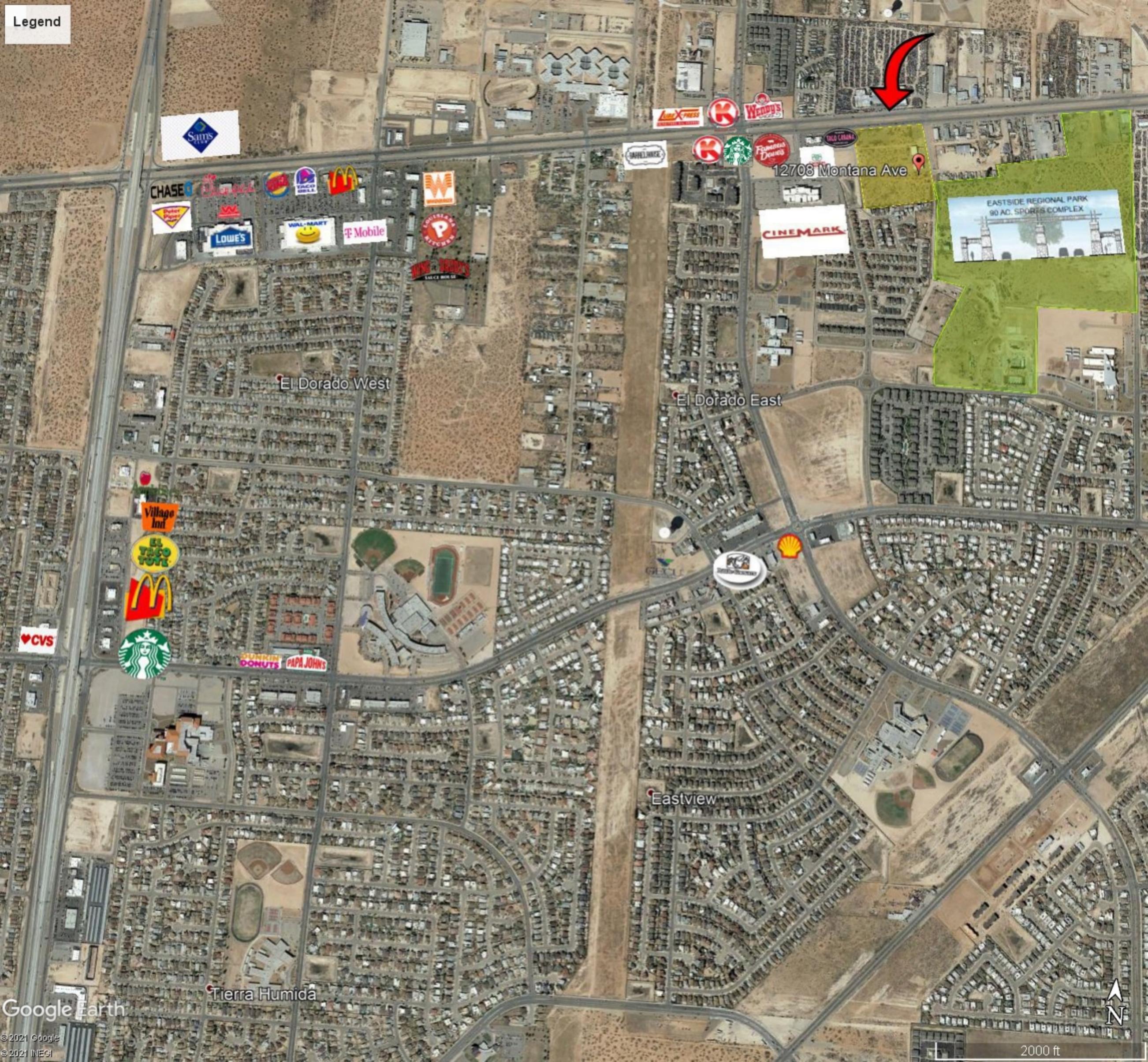


Google Earth

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2000 ft





CHASE



LOWE'S

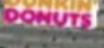


T-Mobile



El Dorado West

El Dorado East



Eastview

Tierra Humida



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Property Photos



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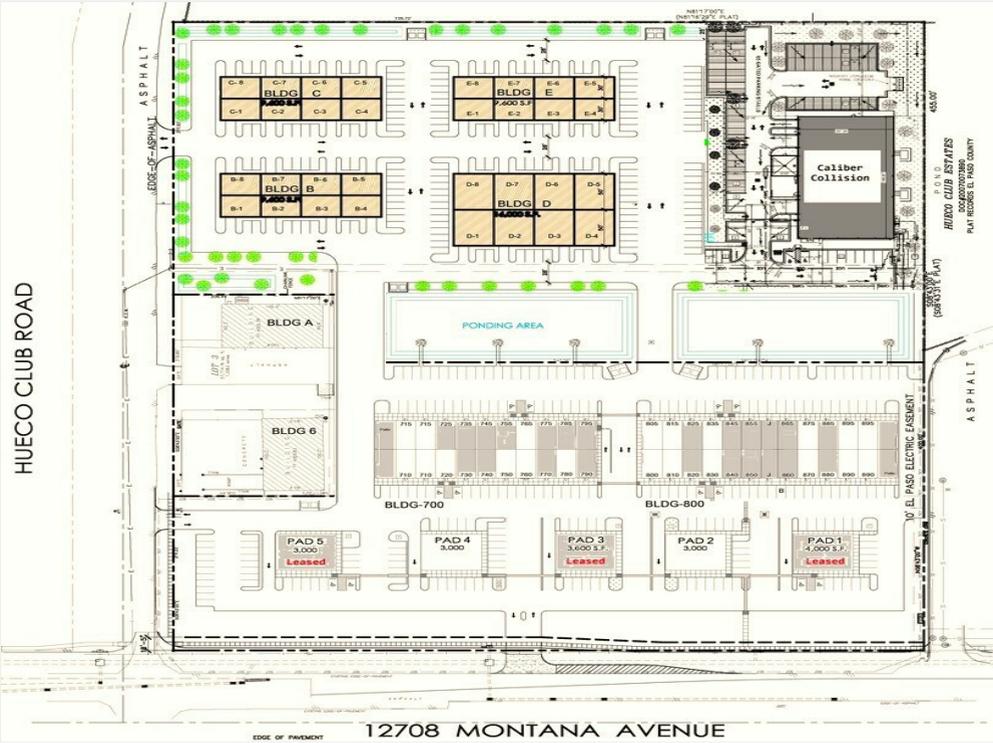


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Property Photos



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