



FOR LEASE

AVAILABLE SPACE

6,500 SF

ZONING

T5

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PROPERTY HIGHLIGHTS

Modern standalone former restaurant/bar with large outdoor patio

- 6,500 Building with 800 SF outdoor patio
- Comfortable seating arrangements for both casual and formal dining
- Private room to host events, private parties, and corporate gatherings.
- Fully equipped high-quality kitchen with walk-in refrigerators and freezer
- Convenient on-site parking for guests and staff
- High visibility from Interstate 10
- Ideal suite for Bar/Retail/Office
- Fronting Topgolf El Paso and adjacent to Escapology, iFLY, Mutts Canine Cantina, and The Elmont Resort, Event Center and Swim Club.
- Surrounded by residential homes, apartments, other restaurants, thriving business, entertainment venues, movie theaters, fitness, wellness, and professional offices.
- Positioned in a prime commercial district with strong pedestrian and vehicular traffic, enhancing exposure and foot traffic



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



56,200
POPULATION
3-MILE RADIUS



\$80,269
AVG HH INCOME
3-MILE RADIUS



\$54,474
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
340 VIN RAMBLA DR: 42,377 VPD
I-10: 129,859 AADT
(TDT)

EXECUTIVE SUMMARY

The property at 340 Vin Rambla Dr. is in the Montecillo master planned community and presents a premier destination in a strategic location ensuring excellent visibility, convenient access, and proximity to thriving retail, residential, and entertainment hubs. Featuring a modern interior, a fully equipped kitchen, and a spacious layout. This location stands out as an ideal investment opportunity for restaurateurs and entrepreneurs looking to tap into El Paso's growing dining scene.

FLOOR PLAN















