



FOR LEASE/SALE

AVAILABLE SPACES  
23,005 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

Hector J. Martinez,  
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915.217.5277

**PROPERTY HIGHLIGHTS**

Located in one of El Paso’s fastest areas of growth just a little over 1/2 a mile from El Dorado High School. Surrounded by large residential subdivisions as well as commercial developments. This property sits nexy to the NE corner of Edgemere and Rich Beem and it is ideal for retail or office use.

Property is available for either a land lease, built-to-suit or for sale with pad sites that start at 26,000 Sq. Ft. Retailers in the area include AutoZone, Arby’s, Howdy’s, Government Employees Credit Union and more.



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**



111,819  
**POPULATION**  
 3-MILE RADIUS



\$79.5K  
**AVG HH INCOME**  
 3-MILE RADIUS



\$68.6K  
**MEDIAN HH INCOME**



**TRAFFIC COUNTS**  
 EDGEMERE BLVD: 15,742 VPD  
 RICH BEEM BLVD: 14,301 (TDT)





