



GROUND FLOOR RETAIL FOR LEASE

The Popular Building

±2,393 - 9,574 SF

301 E SAN ANTONIO AVE, EL PASO, TX 79901

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



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PROPERTY FEATURES

PROPERTY DESCRIPTION

Discover an exceptional opportunity to lease brand-new street-level retail spaces in one of Downtown El Paso's most active corridors. Located at 301 E San Antonio, these soon-to-be-delivered storefronts offer unmatched visibility, high pedestrian activity, and immediate access to the city's premier amenities.

Positioned steps from Southwest University Park, home of the El Paso Chihuahuas and Locomotive FC, this location benefits from year-round foot traffic driven by game days, events, and surrounding entertainment venues. The property is walkable to downtown's top restaurants, cafes, offices, government buildings, hotels, and residential developments, making it ideal for a wide range of retail, service, and food-and-beverage concepts.

Each space features modern storefront architecture, flexible floor plates, and the ability to tailor the interior for your concept. With the continued momentum of Downtown El Paso's revitalization, these new retail suites offer a rare chance to plant your flag in a high-growth, high-visibility urban setting.

Perfect for: boutiques, specialty retail, coffee concepts, fast-casual dining, fitness, professional service users, and experiential retail.

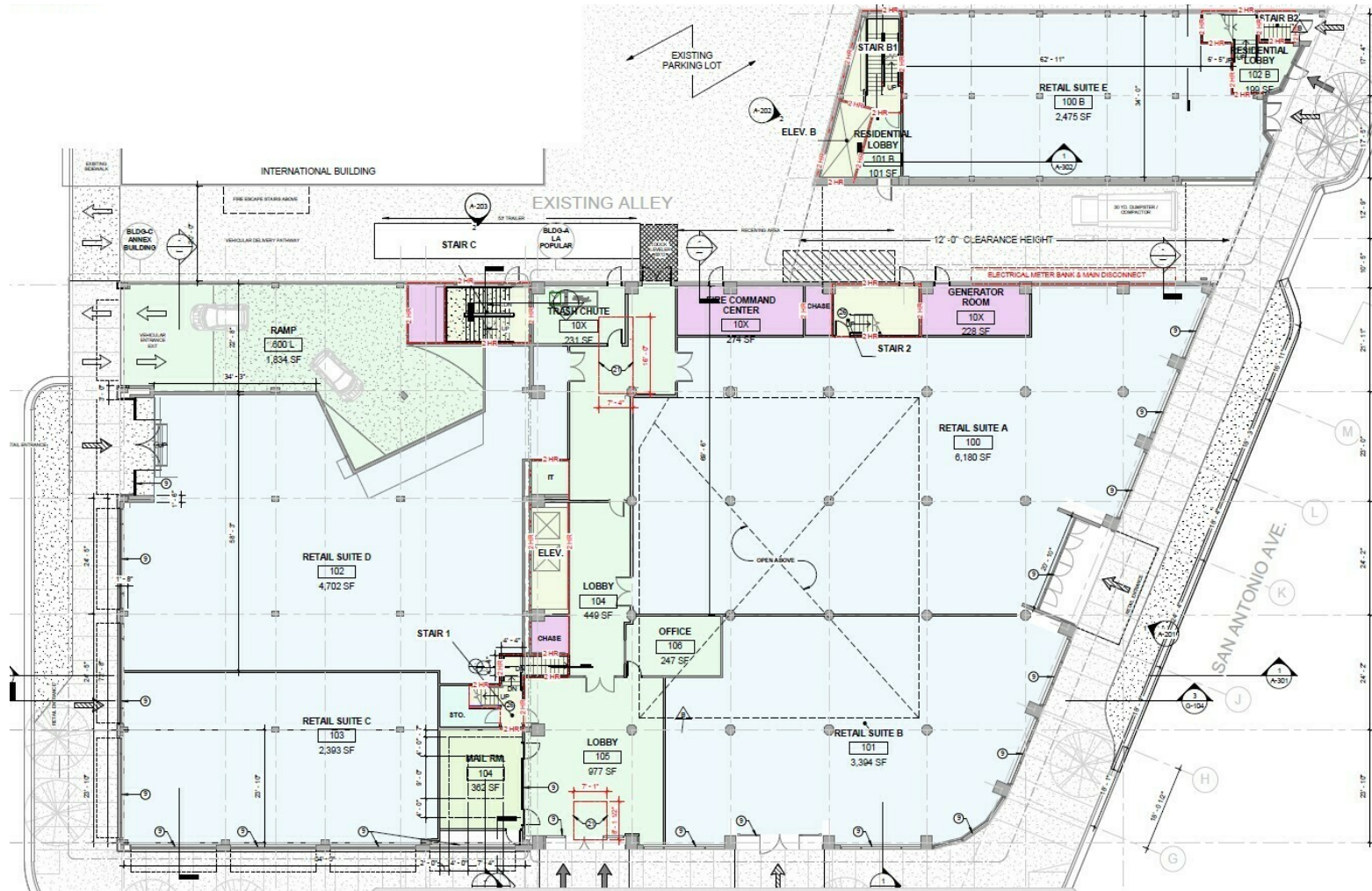
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**SONNY
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CONSULTANTS IN REAL ESTATE

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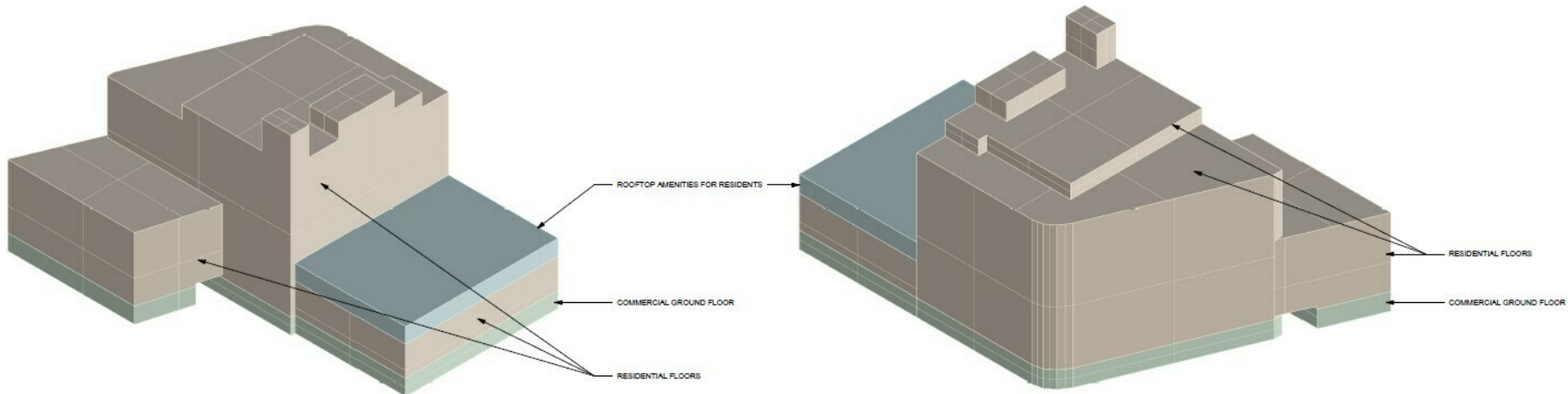
CONCEPTUALS



Conceptual Rendering



Conceptual Rendering



Stacking Plan

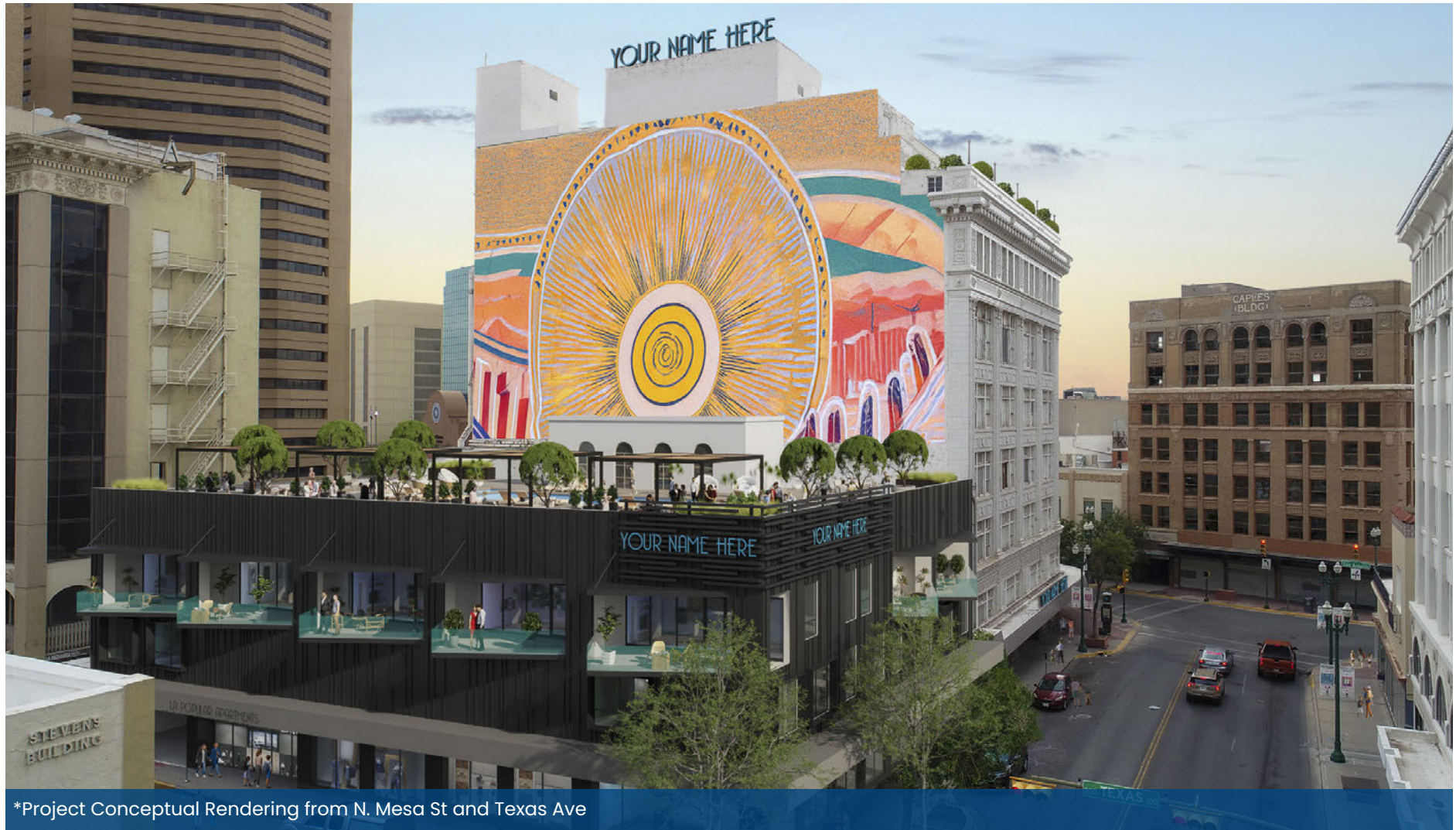
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CONCEPTUALS



*Project Conceptual Rendering from N. Mesa St and Texas Ave



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SURROUNDING AREA



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DOWNTOWN DISTRICTS

POINTS OF INTEREST

1. SAN JACINTO PLAZA
2. PLAZA HOTEL / MILLS PLAZA / CHASE PARKING GARAGE
3. PLAZA PARKING GARAGE
4. HOTEL PASO DEL NORTE
5. EL PASO CONVENTION CENTER / ABRAHAM CHAVEZ THEATRE
6. SOUTHWEST UNIVERSITY PARK
7. MUSEUM OF ART / CHILDREN'S MUSEUM / PLAZA THEATRE
8. WESTSTAR TOWER
9. ONE SAN JACINTO PLAZA
10. CORTEZ BUILDING
11. INTERNATIONAL BLDG / WELLS FARGO PLAZA / BASSETT TOWER
12. EL PASO CITY HALL
13. UNITED STATES FEDERAL COURTHOUSE / FEDERAL BUILDINGS
14. EL PASO COUNTY COURTHOUSE
15. STANTON TOWER / BLUE FLAME BLDG
16. KRESS BUILDING

— DOWNTOWN HISTORIC DISTRICT



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DOWNTOWN INSIGHT



DOWNTOWN EL PASO AT A GLANCE

Downtown El Paso offers a reliable and diverse consumer base supported by office workers, cross-border visitors, conventions and conferences, hotel guests, and neighborhood residents.

Even under conservative assumptions, the district sees *22,000–25,000 people present on a typical weekday*, creating a stable foundation for retail, dining, and service-oriented businesses. This population provides consistent weekday foot traffic while supporting evening and weekend activity, making downtown a vibrant destination for a variety of retail concepts.

POPULATION SNAPSHOT ESTIMATES

Typical Weekday Daytime Population	~22,000–25,000
On-Site Office Workers (<i>Across ~5.4M SF of Office</i>)	8,500–10,500
Cross-Border/Convention Visitors	5,000
Hotel Guests (<i>Across ~1,200 Rooms</i>)	1,500
Residents	7,800

RETAIL IMPACT

This diverse mix drives foot traffic throughout the day, making downtown a prime location for lunch, dinner, retail, personal services, and lifestyle concepts.

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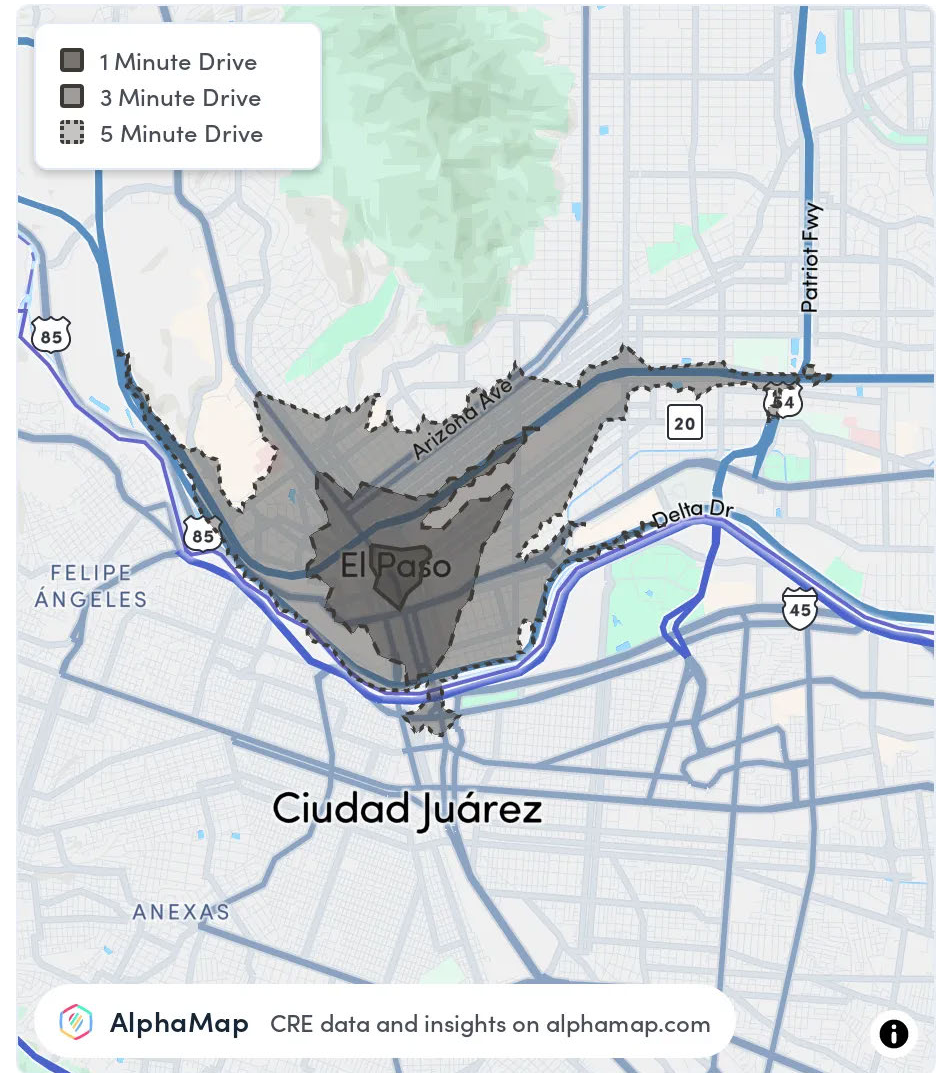
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AREA ANALYTICS

POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

Total Population	18,451	75,401	256,198
Average Age	42	42	40
Average Age (Male)	41	40	39
Average Age (Female)	43	43	42

Map and demographics data derived from AlphaMap





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sonny Brown Associates, LLC	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov