



**FOR LEASE**

**AVAILABLE SPACE**  
500 SF

**CALL LISTING AGENT  
FOR MORE  
INFORMATION**

**Hector J. Martinez, CCIM**  
HMartinez@REPcre.com  
915.217.5277

**PROPERTY HIGHLIGHTS**

- Walking distance of city and federal buildings, entertainment venues, parks, hotels, museums and sports venues.
- Quick access to I-10 and Downtown El Paso.
- The property is well maintained and practically turnkey ready for a retailer needing primarily sales and floor spaces.
- The property may also be converted or utilized as office space.



**AREA TRAFFIC GENERATORS**



El Paso  
Museum  
of Art

EL PASO  
CONVENTION AND PER-  
FORMING ART CENTER



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**DEMOGRAPHIC SNAPSHOT**



**51,691**  
POPULATION  
3-MILE RADIUS



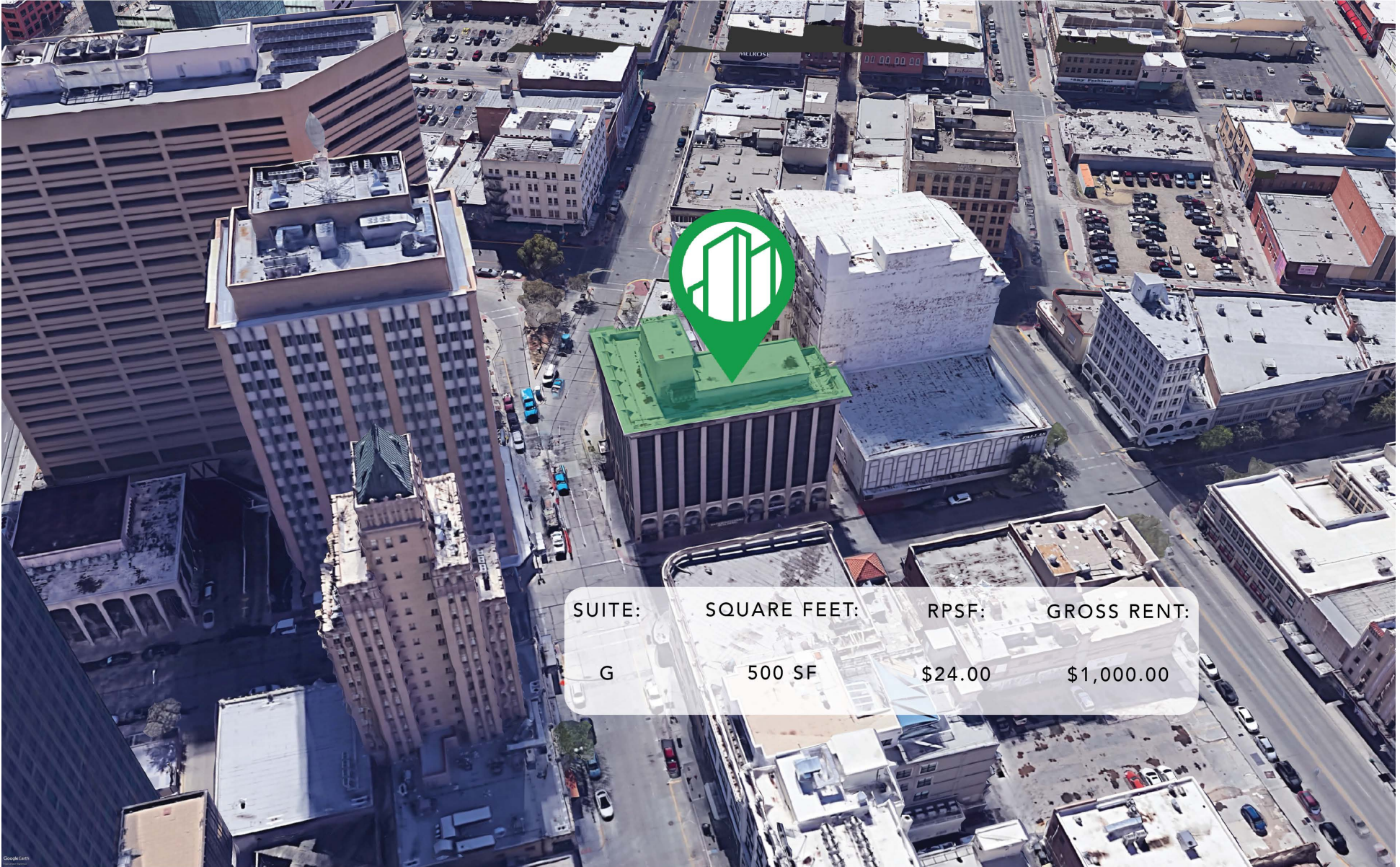
**\$45,174**  
AVG HH INCOME  
3-MILE RADIUS



**51,934**  
2027 POPULATION  
3-MILE RADIUS



**TRAFFIC COUNTS**  
N MESA ST: 7,131 VPD  
TEXAS AVE: 875 VPD  
(TDT)



SUITE:	SQUARE FEET:	RPSF:	GROSS RENT:
G	500 SF	\$24.00	\$1,000.00



