



FOR LEASE

AVAILABLE SPACE

1,440 SF

ZONING

C-2

Sergio Tinajero

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PROPERTY HIGHLIGHTS

Great location on the corner of John Hayes and Pebble Hills across from Pebble Hills High School which is El Paso's newest public high school and in the center of zip code 79938 which is the fastest growing area in the city for residential and commercial properties.



AREA TRAFFIC GENERATORS



PEBBLE HILLS
HIGH SCHOOL

Eastside
Sports
Complex

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DEMOGRAPHIC SNAPSHOT 2023



78,843
POPULATION
3-MILE RADIUS



\$82.6K
AVG HH INCOME
3-MILE RADIUS



\$71.4K
MEDIAN
HH INCOME



TRAFFIC COUNTS
PEBBLE HILLS BLVD: 3,374 VPD
JOHN HAYES: 4,559 VPD
(TDT)

JOHN HAYES ST

PEBBLE HILLS BLVD

AVAILABLE = AVAILABLE

Chevron

GAS STATION CANOPY

101 102

CHAMPION

SONIC
America's Drive-In

Auto Zone

jiffylube
multicare

| AVAILABLE: | SIZE: | LEASE RATE: | LEASE TYPE: |
|------------|--------|-------------|-------------|
| SPACE 1 | 720 SF | TBD | TBD |
| SPACE 2 | 720 SF | TBD | TBD |



| AVAILABLE | | SIZE |
|-----------|--------|--------|
| SPACE 1 | VACANT | 720 SF |
| SPACE 2 | VACANT | 720 SF |

| LOT | SIZE |
|---|------------------|
| LOT 2  | 46,255 SF |
| LOT 2.1  | 47,788 SF |
| LOT 3  | 37,916 SF |
| LOT 4  | 67,388 SF |
| LOT 5  | 47,877 SF |
| LOT 6 | VACANT 44,460 SF |
| LOT 7 | VACANT 44,460 SF |
| LOT 8 | VACANT 44,460 SF |
| LOT 9 | VACANT 44,460 SF |
| LOT 10 | VACANT 42,645 SF |

| A | C | E |
|---|--|---------------------------|
| 101 TSUNAMI SUSHI | 101  | 101 LA MICHOACANA EXPRESS |
| 102 BEAUTY SALON | 102 | 102 |
| 103 | 103 | 103 ALADDIN DAYCARE |
| 104 LIFT GYM | 104 VACANT | 104 |
| 105 | 105 VACANT | 105 VACANT |
| 106 | 106 TRND SETTERS BARBERSHOP | 106 VACANT |
| 107 BARKING IN STYLE | 107 SMOKESHOP | 107 VACANT |
| 108  | 108 LA VACA MEAT MARKET | |

| B | D | F |
|---|---|---|
| 101  | 101  | 101  |
| 102 VACANT | 102  | 102 VACANT |

| BUILDING | SIZE |
|----------------|---------------|
| A FULLY LEASED | 1,200 SF & UP |
| C | 1,200 SF & UP |
| E | 1,200 SF & UP |
| PAD SITES | SIZE |
| B | 1,500 SF BLDG |
| D FULLY LEASED | 3,000 SF BLDG |
| F | 1,200 SF BLDG |



