



FOR LEASE

AVAILABLE SPACE
1,500 - 15,710SF

**CONTACT LISTING AGENT
FOR MORE
INFORMATION**

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PROPERTY HIGHLIGHTS

This shopping center is located in the heart of El Paso's northeast part of town. Easy access/egress and a great location. Retailers in the area include Rent-a-Center, Autozone, Lube n' Go, Pets Barn, Family Dollar, Dollar General, Big 5 Sporting Goods and more.

Dyer Ave. is the busiest commercial corridor on the northeast part of El Paso. Fort Bliss is just a few minutes away through U.S. Highway and Transmountain Rd. which has impacted El Paso with the growth of the military population. Property is surrounded by residential and commercial developments. planned community.



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



79,877
POPULATION
3-MILE RADIUS



\$58,900
AVG HH INCOME
3-MILE RADIUS



\$1.5N
TOTAL CONSUMER
SPENDING



TRAFFIC COUNTS
DYER ST: 25,032 AADT
MCCOMBS ST: 13,147 AADT
(TDT)



Space	SF	Lease Rate	Lease
101	4,480 SF	\$16.00	\$4.50 NNN
103-104	3,350 SF	\$15.00	\$4.50 NNN
105	1,500 SF	\$16.00	\$4.50 NNN
110	15,710 SF	\$13.50	\$4.50 NNN





