



FOR LEASE

AVAILABLE SPACE
1,824 - 7,085 SF

ZONING
C-3

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

Idahir Huerta
Idahir@REPcre.com
915.276.1031

PROPERTY HIGHLIGHTS

- Under new ownership
- Easy access to US-54
- 1,020 parking spaces
- Over 20,000 average daily traffic
- Near fort Bliss military



AREA TRAFFIC GENERATORS



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

Idahir Huerta
 Idahir@REPcre.com | 915.276.1031

DEMOGRAPHIC SNAPSHOT 2023



55,089
 POPULATION
 3-MILE RADIUS



\$55.3
 AVG HH INCOME
 3-MILE RADIUS



54,105
 2028 PROJECTED
 POPULATION



TRAFFIC COUNTS
 DYER: 20,424 VPD
 TETONS DR: 2,860 VPD
 (TDT)

AVAILABLE

Suite:	Size:	Lease Rate:	NNN
6	3,000 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
11	2,500 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
22	2,525 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
24	2,500 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
32	1,824 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
33	3,000 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
39-41	7,085 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
56	2,471 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y
63	5,526 SF	\$12.00 P/SF/Y	\$2.50 P/SF/Y







