

FOR LEASE
AVAILABLE



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AVAILABLE SPACE
38,000 SF

LOT SIZE
4.5 AC

ZONING
C-4 SC

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PROPERTY HIGHLIGHTS

Opportunity to lease a former AMC theater located at 8300 Gateway East in El Paso's Eastside of town. This 38,000 Sq. Ft. former movie theater has a total of 12 auditoriums, concession stand, kitchen and prep area plus large men and women's bathrooms with plenty of parking to allocate all visitors and enthusiasts in addition to a monument signage providing visibility and exposure to 58,000+ VPD not counting the 180,000+ VPD on Interstate-10.

The property sits across the street from a new retail development that will have junior boxes as well as several pad sites. Owner will consider to re-purpose this space for the right user-operator.



- Opportunity to lease a movie theater ready property
- 12 auditoriums
- Great exposure to traffic
- Ample parking
- Landlord will consider re-purposing space for the right user

AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



125,865
POPULATION
3-MILE RADIUS



\$60,724
AVG HH INCOME
3-MILE RADIUS



\$46,592
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
GTWY BLVD E: 13,163 VPD
LEE TREVINO: 42,742 VPD
(TDT)









