

FOR LEASE



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PROPERTY INFORMATION

Location: 1700-1708 Montana Ave

Zoning: C-2

Leasing Price: **Suite B:** \$13.57 SF (\$949.90/Mo)
+NNN \$3.10 SF (\$217.00/Mo)
Suite C: \$12.63 SF (\$1,199.85/Mo)
+NNN \$3.10 SF (\$294.50 /Mo)

Size Available (Sq. Ft.): **Suite B:** 840 Sq. Ft.
Suite C: 1,140 Sq. Ft.

KEY HIGHLIGHTS

- Suite B was a former professional office space with a reception area.
- Suite C was a former clothing boutique with many potential business uses.

AREA TRAFFIC GENERATORS

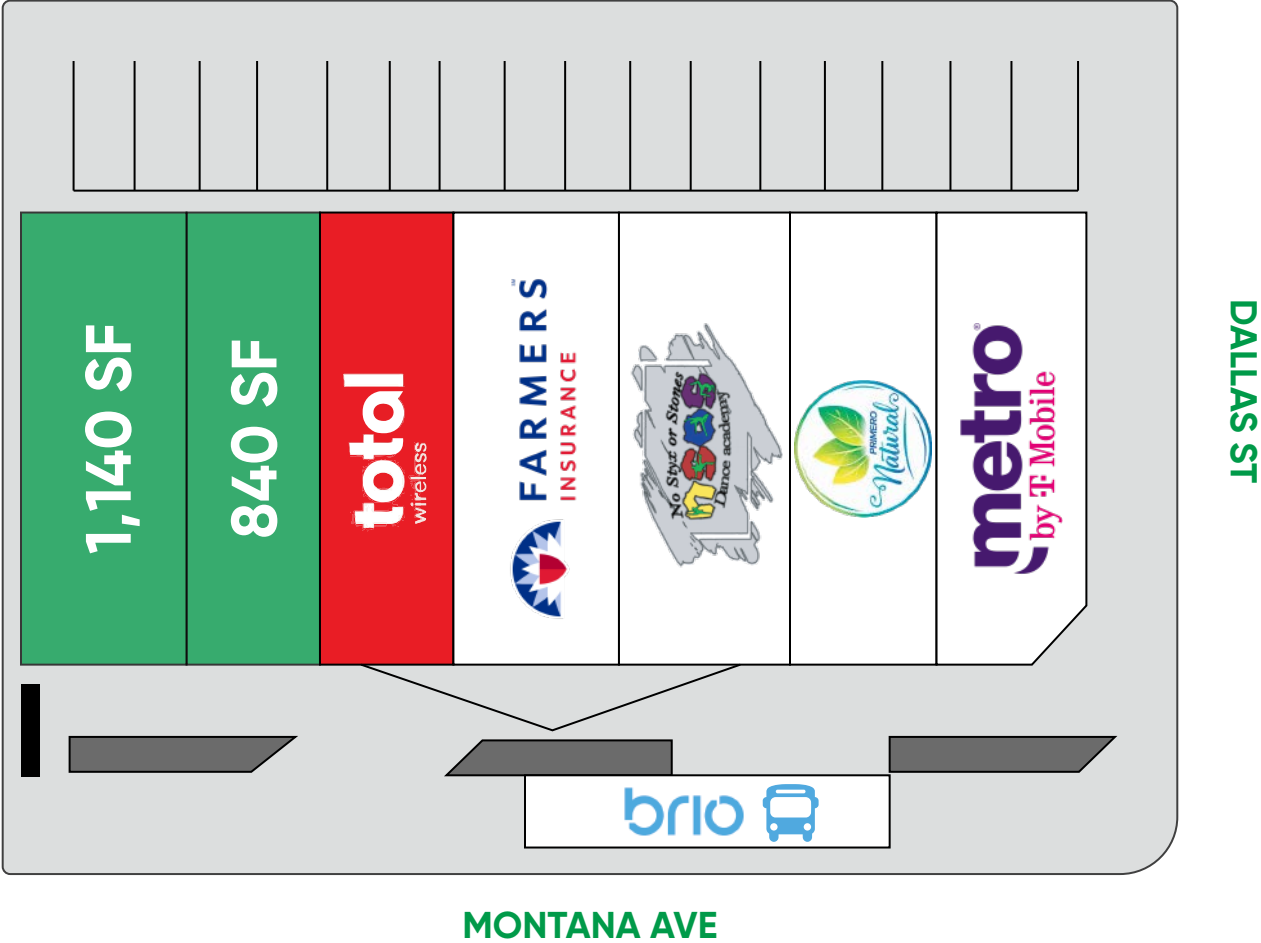


PROPERTY HIGHLIGHTS

- Centrally located with ease of access to Downtown, northeast, east or west El Paso.
- Adjacent to retail/medical offices/office professionals/hospitals
- High traffic intersection with strong visibility
- On the Brio public bus transportation bus line stop
- Surrounded by dense established residential and multi-family housing
- On the Sun Bowl Parade route



EXISTING TENANTS



DRONE VIEW

1700-1708 MONTANA AVE



TRAFFIC COUNTS

MONTANA AVE: 8,427 AADT

N COTTON ST: 16,512 AADT

I-10: 163,583 AADT

(TDT)

DOWNTOWN
EL PASO



I-10: 163,583 AADT



YANDELL DR

N COTTON ST
16,512 AADT

MONTANA AVE
8,427 AADT

RIO GRANDE AVE

FULL AERIAL
1700-1708 MONTANA AVE



LOCAL DEMOGRAPHICS

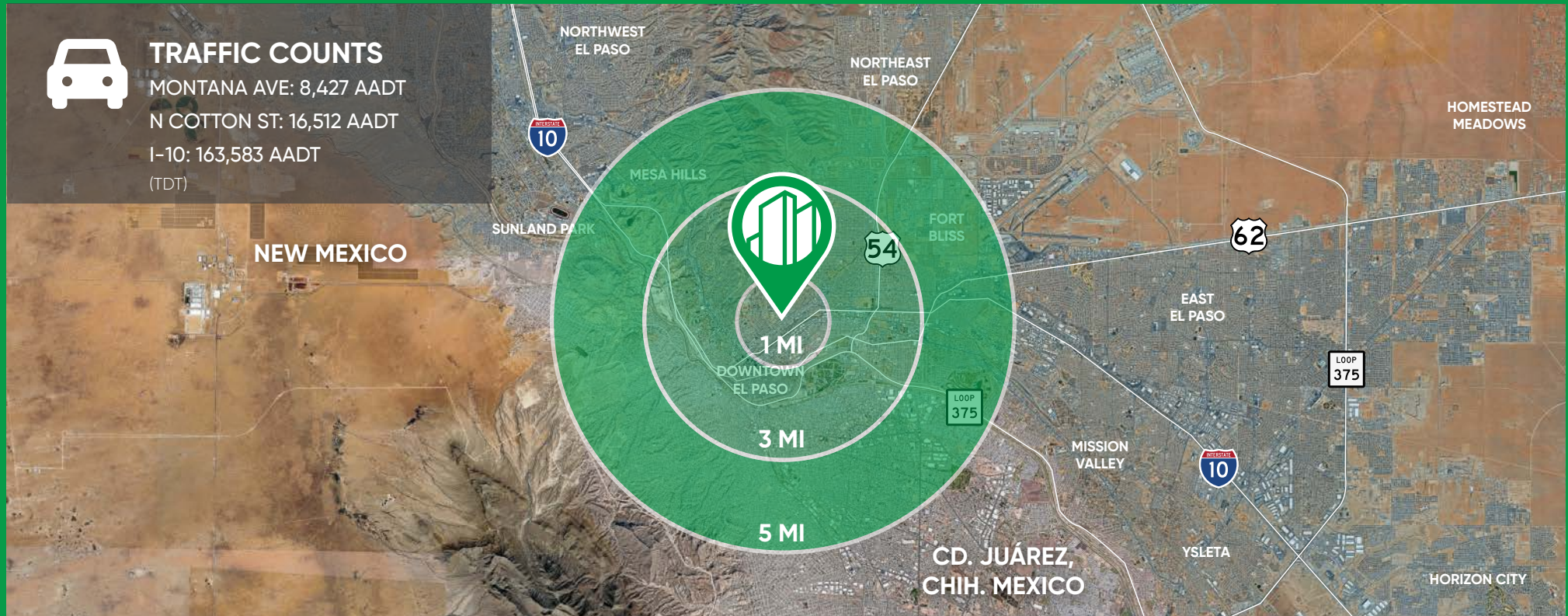


TRAFFIC COUNTS

MONTANA AVE: 8,427 AADT

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I-10: 163,583 AADT
(TDT)



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	14,263	76,609	137,503
	2030 PROJECTED POPULATION	14,668	77,737	139,622
	2025 ESTIMATED HOUSEHOLDS	5,800	30,917	54,007
	2030 PROJECTED HOUSEHOLDS	5,972	31,430	54,839
	2025 MEDIAN HH INCOME	\$26,911	\$34,042	\$37,059

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - * that the owner will accept a price less than the written asking price;
 - * that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - * any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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El Paso, TX 79912

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915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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