



**FOR LEASE**

**AVAILABLE SPACE**  
821 - 1,200 SF

**ZONING**  
C-3

**CALL LISTING AGENT FOR  
MORE INFORMATION**

**Ernesto Salas**  
ESalas@REPcre.com  
915.240.1231

### PROPERTY HIGHLIGHTS

Great location on Mesa St. between Executive Center Blvd. and Castellano St. This mixed use shopping center will be just a block away from the future freeway exit Mesa Park and Mesa St. and it is just a couple of blocks from the Montecillo Development.

This site offers great exposure to busy Mesa St. with easy access to and from the property and it is just a couple of minutes away from Interstate-10 and the Express Loop via Executive Center Blvd. It is surrounded by medical-professional office developments as well as commercial and residential properties.

The property is a mixed use shopping-office center with tenants that include medical, retail and daycare users which some of them have been in the property for over 15 years.



### AREA TRAFFIC GENERATORS



**Ernesto Salas**  
ESalas@REPcre.com | 915.240.1231

### DEMOGRAPHIC SNAPSHOT 2021



**66,378**  
**POPULATION**  
3-MILE RADIUS



**\$63,562**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$39,083**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
N MESA ST: 44,380 VPD  
EXECUTIVE CENTER DR:  
26,490 VPD  
(TDT)









