

**FOR
LEASE**



2801 Yandell

El Paso, Texas 79903

Roland Correa
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Lease Rate: \$20/SF NNN

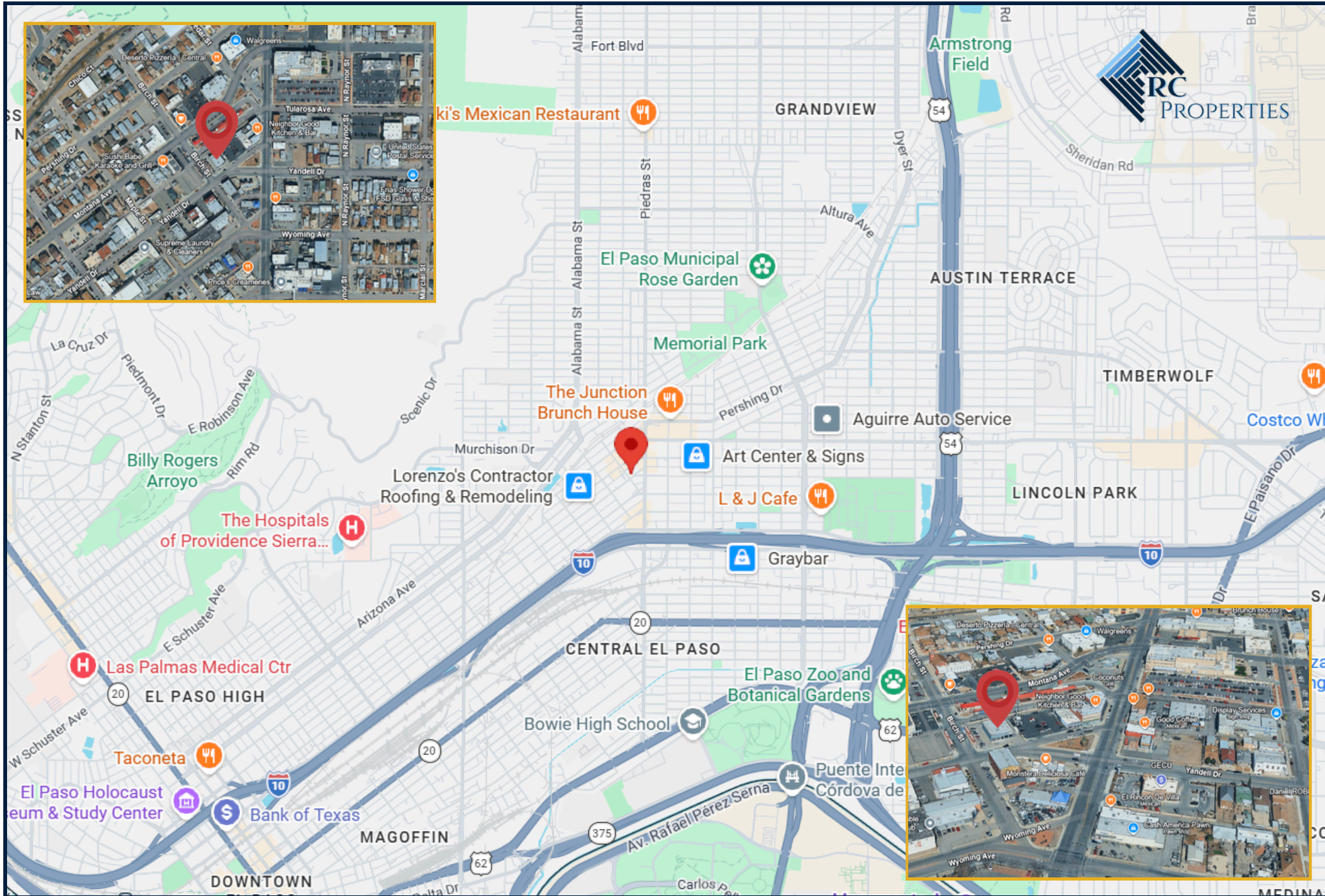
PROPERTY HIGHLIGHTS

- 4,800 SF Building
- 20' Ceiling Heights
- In the Heart of Five Points

In the **heart of Central El Paso's Five Points District** — one of the city's fastest-growing corridors, with new restaurants, bars, and retail continuing to open nearby — this **4,800 SF** building offers **20' ceiling** heights with an **open layout** suited to a variety of concepts. Adjacent to the City 5-Points Bus Terminal and minutes from I-10 and the International Bridge, the site offers **strong visibility** and **steady daily traffic**. An adjacent lot is also available for an additional \$700/month, adding **29 more parking spaces**. As a former automotive shop, the space is well suited for **retail, restaurant, bar use or automotive/service**.

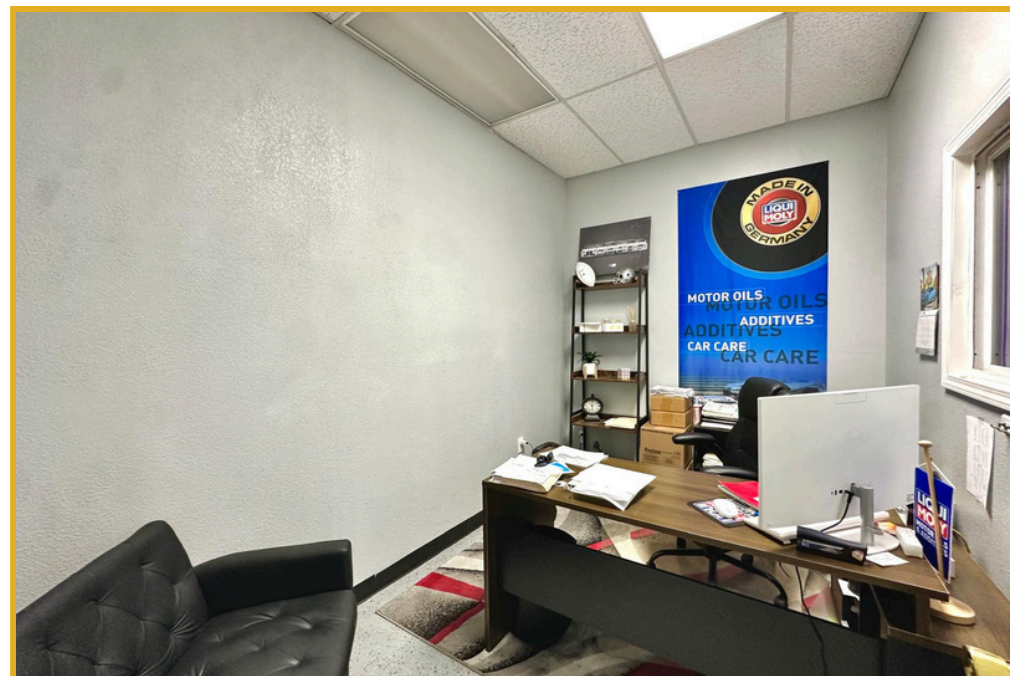
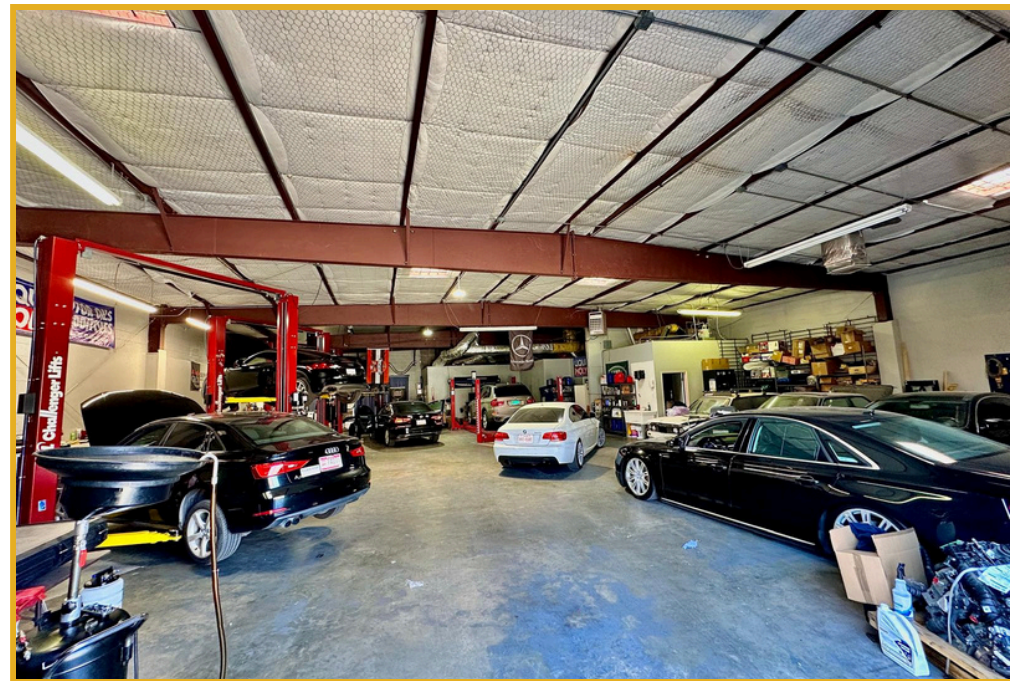


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