

**595 Belvidere St.
El Paso, TX 79912**



AVAILABLE FOR LEASE

REPRESENTED BY:

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SEVERO HUGHSTON

PHOTOS

595 BELVIDERE | EL PASO TEXAS 79912 | FOR LEASE



PROPERTY OVERVIEW

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LOCATION



595 Belvidere St.
El Paso TX, 79912

SURROUNDINGS



- West El Paso, TX
- Crossing Street: Mission Viejo Dr.
- Near Resler corridor

LEASE



Lease Type: NNN
Lease Rate: Call for rate
Lease Term: 3-5 years

SIZE



Building: ±12,118 SF
Land: ±3.55 AC (154,638 SF)

BUILDING



Zoning C-1
Year Built: 2005
Parking Spaces: 140

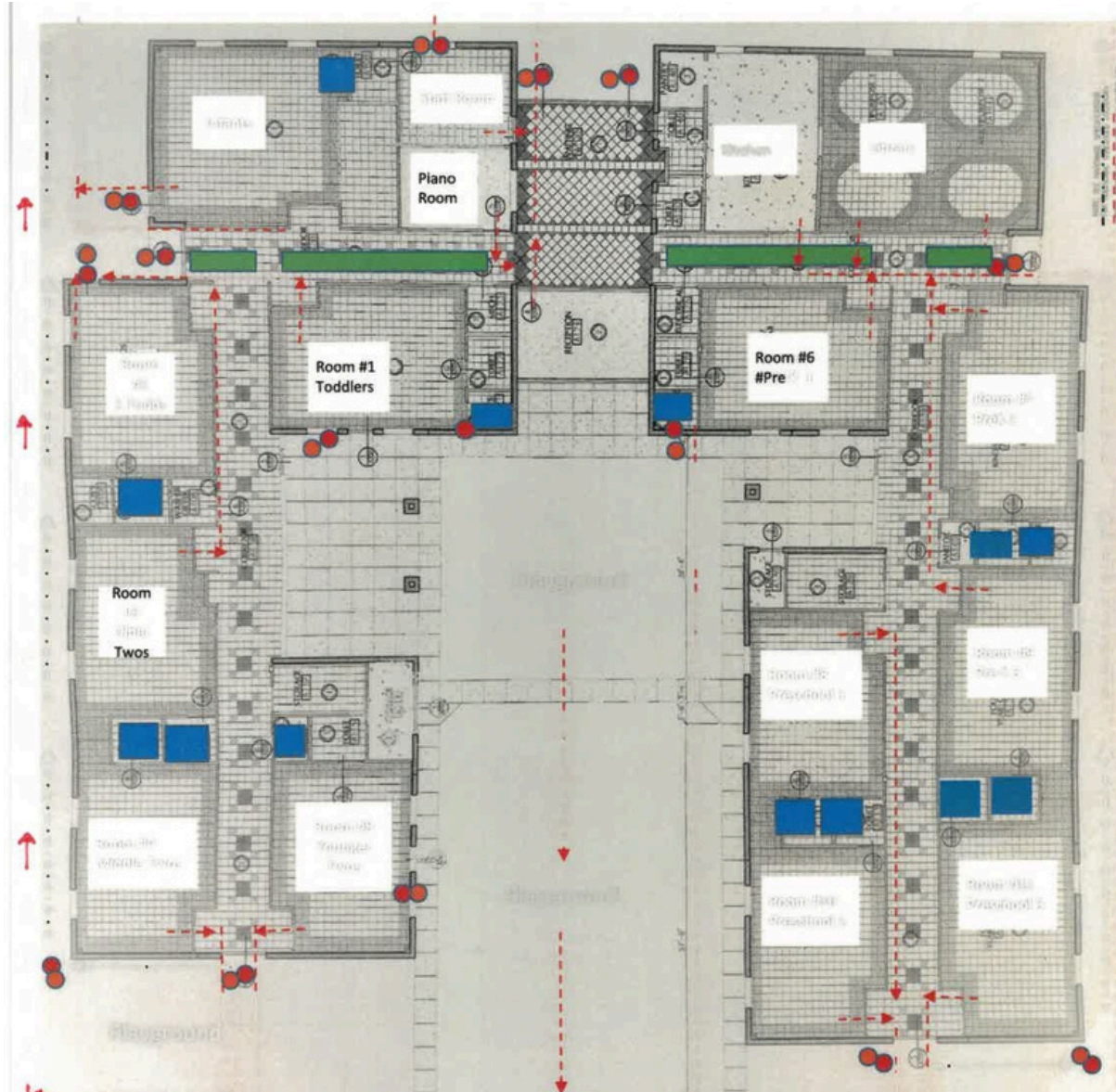
TRAFFIC COUNTS



Belvidere St.: ±9,268 VPD
Source: TxDOT2021

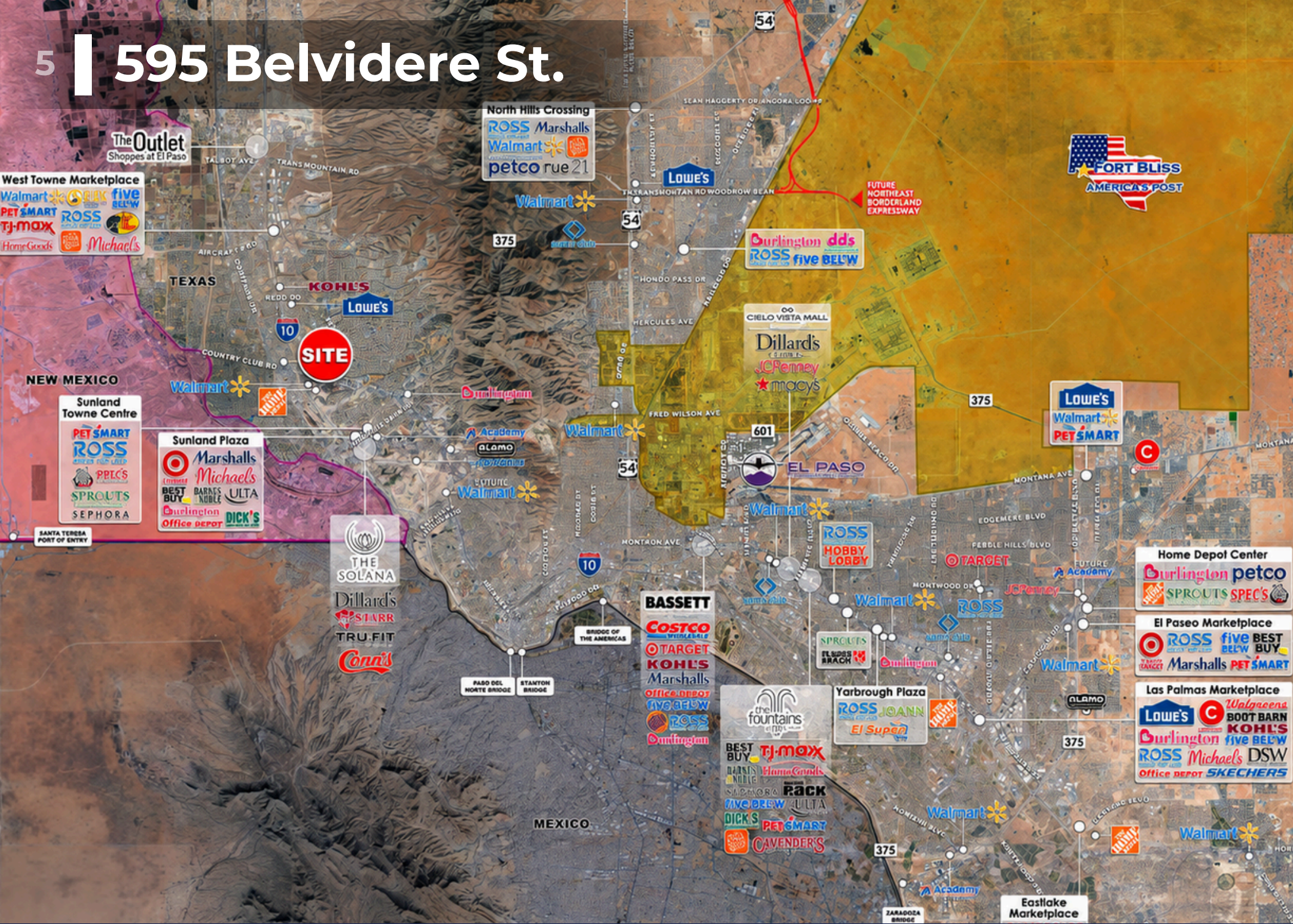
4 | CURRENT LAYOUT*

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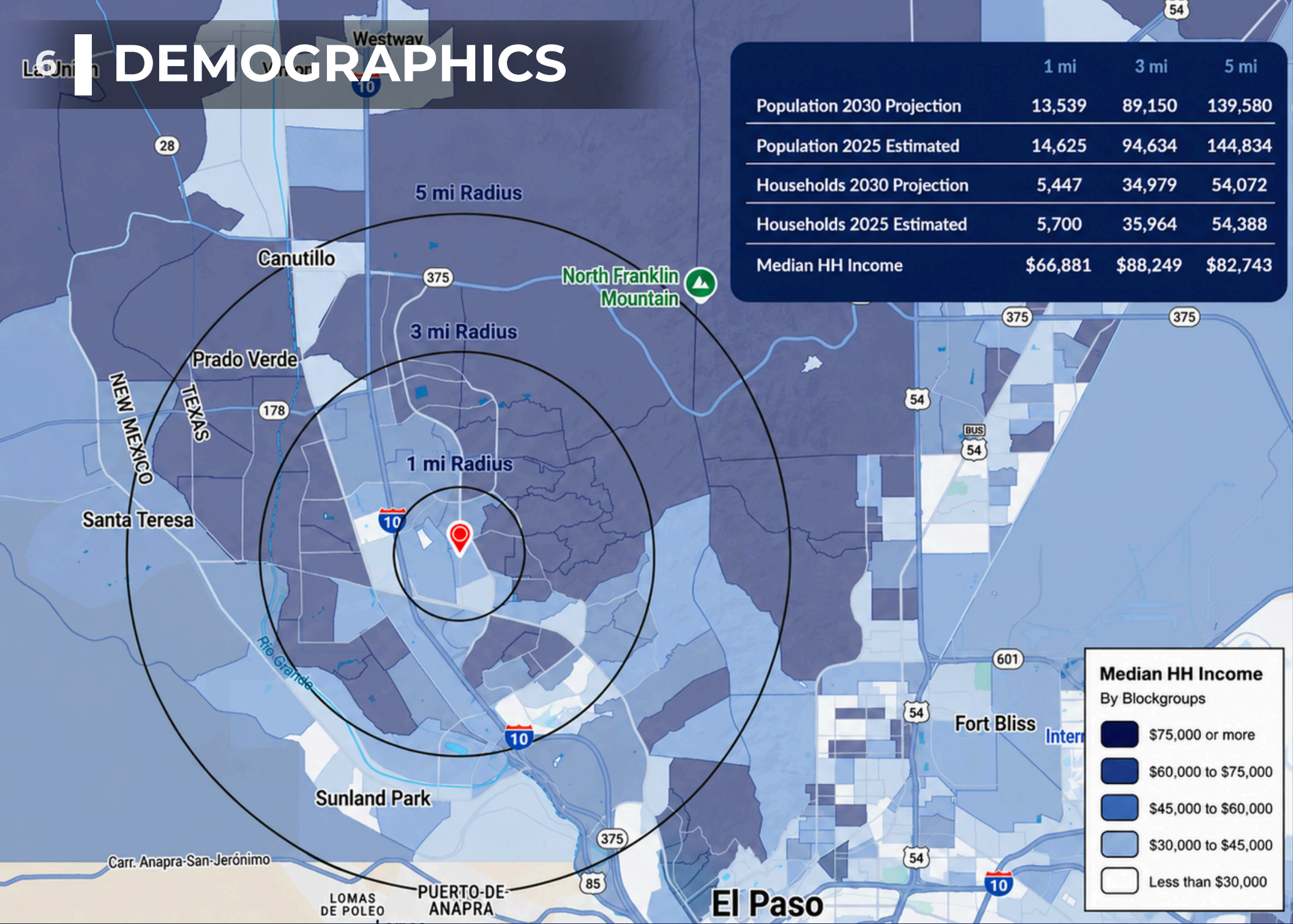
***Available as-is or can be subdivided and built to suit Tenant's requirement**

5 | 595 Belvidere St.



6 | DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population 2030 Projection	13,539	89,150	139,580
Population 2025 Estimated	14,625	94,634	144,834
Households 2030 Projection	5,447	34,979	54,072
Households 2025 Estimated	5,700	35,964	54,388
Median HH Income	\$66,881	\$88,249	\$82,743



Median HH Income
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000