

FOR LEASE

Fiesta Shopping Center
5200 N Mesa St,
El Paso, TX 79912

AVAILABLE SPACE:

1,000—5,216 SF

ZONING: C1

LOT SIZE: 3.09 AC



**HIETT
& ASSOCIATES**

PROPERTY MANAGEMENT

(915) 760-4533 | HiettAssociates.Com

5200 N Mesa St. Suite B-104 | El Paso, TX 79912

DEMOGRAPHIC SUMMARY 2025



POPULATION

55,265

3- MILE RADIUS



MEDIAN HH INCOME

\$63,335

3 MILE RADIUS



TRAFFIC COUNTS

N MESA ST

39,501 VPD

LOMAS CORONADO

40,300 VPD

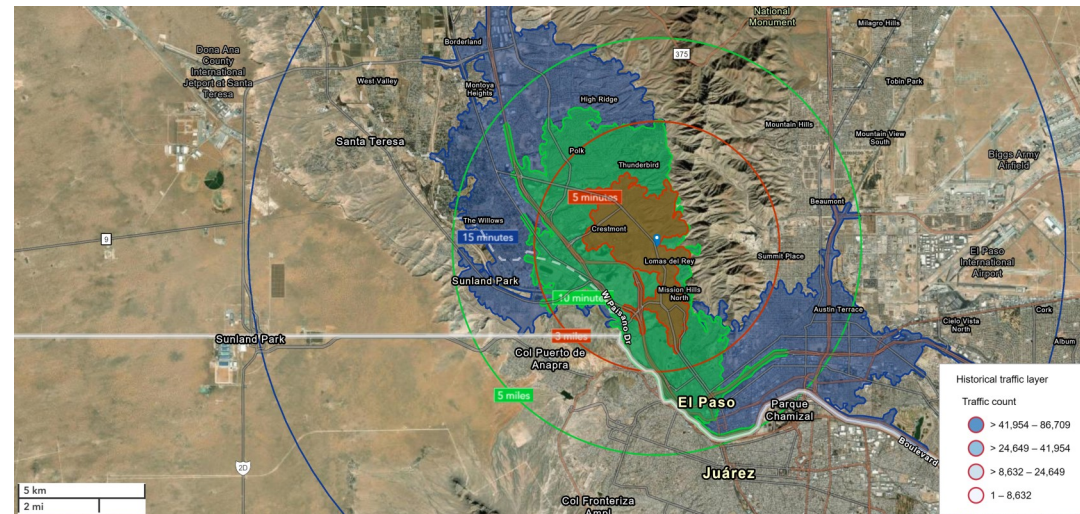
EXECUTIVE BLVD

25,830 VPD

AREA TRAFFIC GENERATORS



TRAFFIC COUNT MAP



SUITE B-101

SQ FT 1,200

AMENITIES

- **HIGH TRAFFIC**
- **STORAGE AREA**
- **PARKING LOT**
- **HIGH CEILINGS**

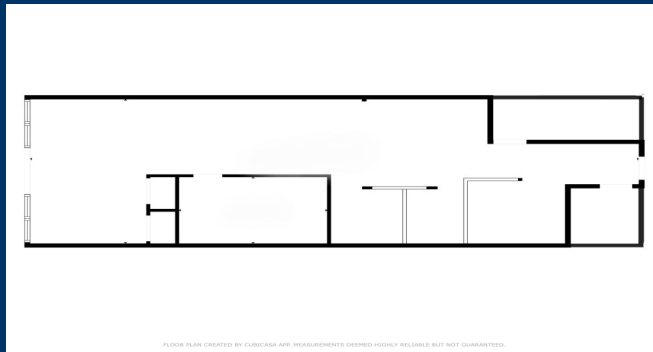


Upon entering the space, you are welcomed by a private office, ideal for business meetings or confidential work. The reception area is open and inviting, providing a warm welcome to visitors and clients alike. The unit also includes three cubicles, offering ample space for employees to work comfortably.

A storage area is included as well, allowing for convenient and secure storage of any equipment or supplies necessary for daily operations. Additionally, there is an open space on the side that can be utilized for collaborative work areas or tailored to meet specific business needs.



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& ASSOCIATES**



FLOOR PLAN CREATED BY COMCASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

