

# 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](http://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

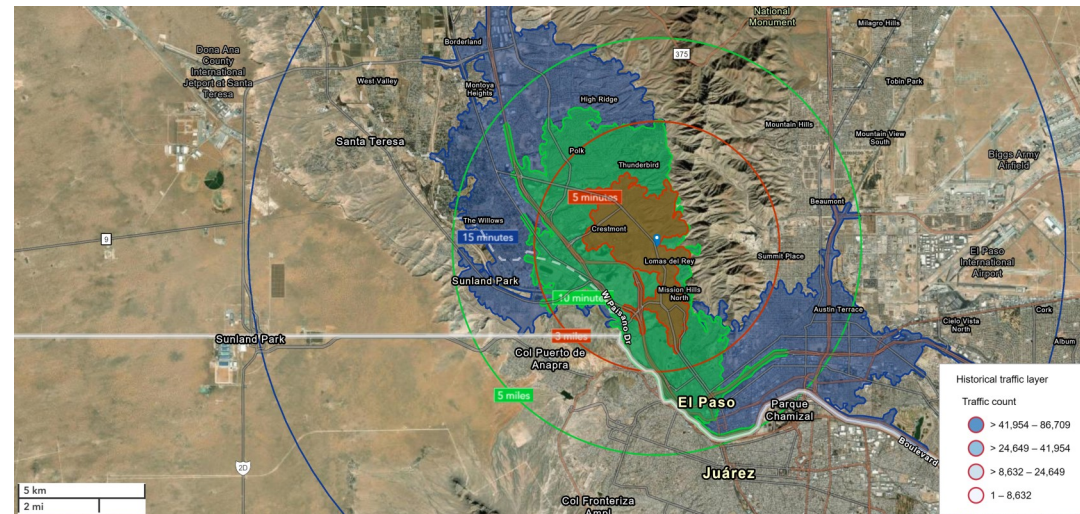
EXECUTIVE BLVD

25,830 VPD

## AREA TRAFFIC GENERATORS



## TRAFFIC COUNT MAP



# SUITE A-101

**SQ FT 2,600**

## **AMENITIES**

- **WAREHOUSE**
- **GARAGE DOOR**
- **EXTERIOR LIGHTING**
- **HIGH CEILINGS**



**This space offers an excellent opportunity for a business looking to establish a presence in a highly desirable location. With its ample space, high ceilings, and convenient garage door access, it is sure to be a popular choice for a variety of businesses. The unit features an ample space plan with high ceilings, providing plenty of room for a variety of business types. The front of the unit is outfitted with a garage door, which can be easily opened to allow for large items or equipment to be brought in and out of the space. A ramp located just in front of the door provides easy access for both customers and deliveries.**



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