



**FOR LEASE**

**AVAILABLE SPACE**  
399 SF

**ZONING**  
C-3C

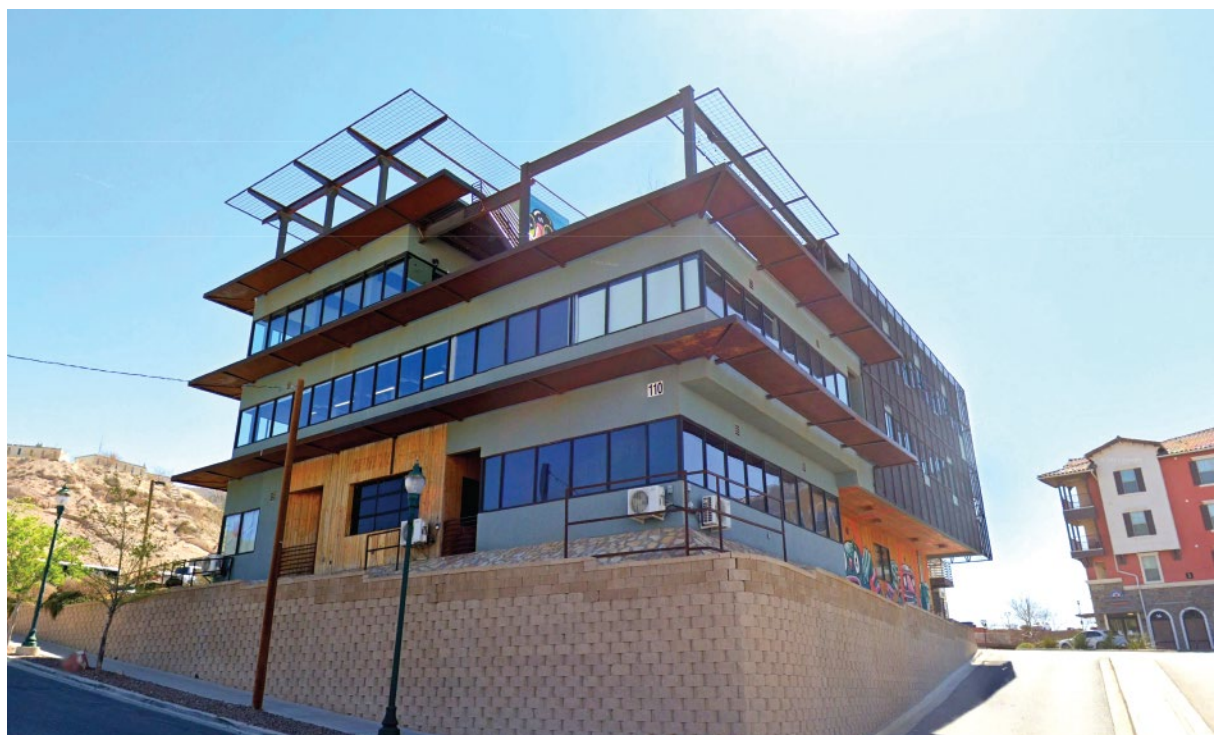
**CALL LISTING AGENT  
FOR MORE INFORMATION**

**Hector J. Martinez, CCIM**  
HMartinez@REPCre.com  
915.217.5277

**PROPERTY SUMMARY**

- Adjacent to retail and professional office users in building
- Fronting N. Mesa St. in West El Paso
- High traffic & visibility
- Natural light
- Scenic views
- Modern interior finishes

Suite B - 399 SF - Open floor plan



**AREA TRAFFIC GENERATORS**



**DEMOGRAPHIC SNAPSHOT 2024**



**59,329**  
**POPULATION**  
3-MILE RADIUS



**\$75,400**  
**AVG HH INCOME**  
3-MILE RADIUS



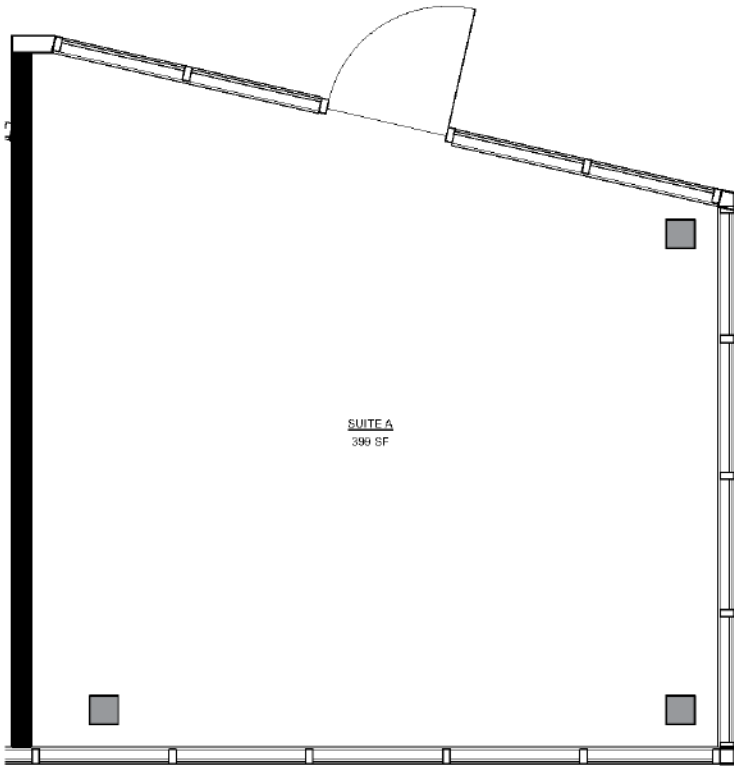
**\$54,925**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
N MESA ST: 42,377 VPD  
CASTELLANO ST: 3,275 VPD  
(TDT)



## FLOOR PLAN SUITE B





## SUITE B



## AERIAL



