



FOR LEASE/SALE

AVAILABLE SPACE
7,043 SF

ZONING
C-2

Hector J Martinez, CCIM
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Sergio Tinajero
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915.886.8608

PROPERTY HIGHLIGHTS

- Hard Corner
- High visibility
- Nearby national retailers, medical and office
- 26,268 cars drive past this property daily

TOTAL ACREAGE: 0.33 AC



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



89,683
 POPULATION
 3-MILE RADIUS



\$ 45,040
 AVG HH INCOME
 3-MILE RADIUS



\$33,827
 MEDIAN HH
 INCOME



TRAFFIC COUNTS
 MONTANA AVE: 26,268 VPD
 CHELSEA ST: 5,839 VPD
 (TDT)







