



FOR LEASE

8802 ALAMEDA AVENUE

El Paso, Texas



## Property Highlights

- Total building size: ±9,216 SF
- Total lot size: ±0.6 AC
- Stand-alone building
- Zoning: C-4
- Parking: 46 spaces
- Excellent signage
- Fiber optic
- Empowerment Zone
- HUBZone
- Frontage: 100 feet on Alameda Avenue
- Sun Metro bus route
- Proximity to Mission Valley Transit Center, Speaking Rock, Zaragoza International Bridge, and Border Highway (Loop 375)
- Call today for more information

**Santiago Esparza III**  
Texas Agent  
(915) 843 8888 ext. 809  
sesparza@piresintl.com

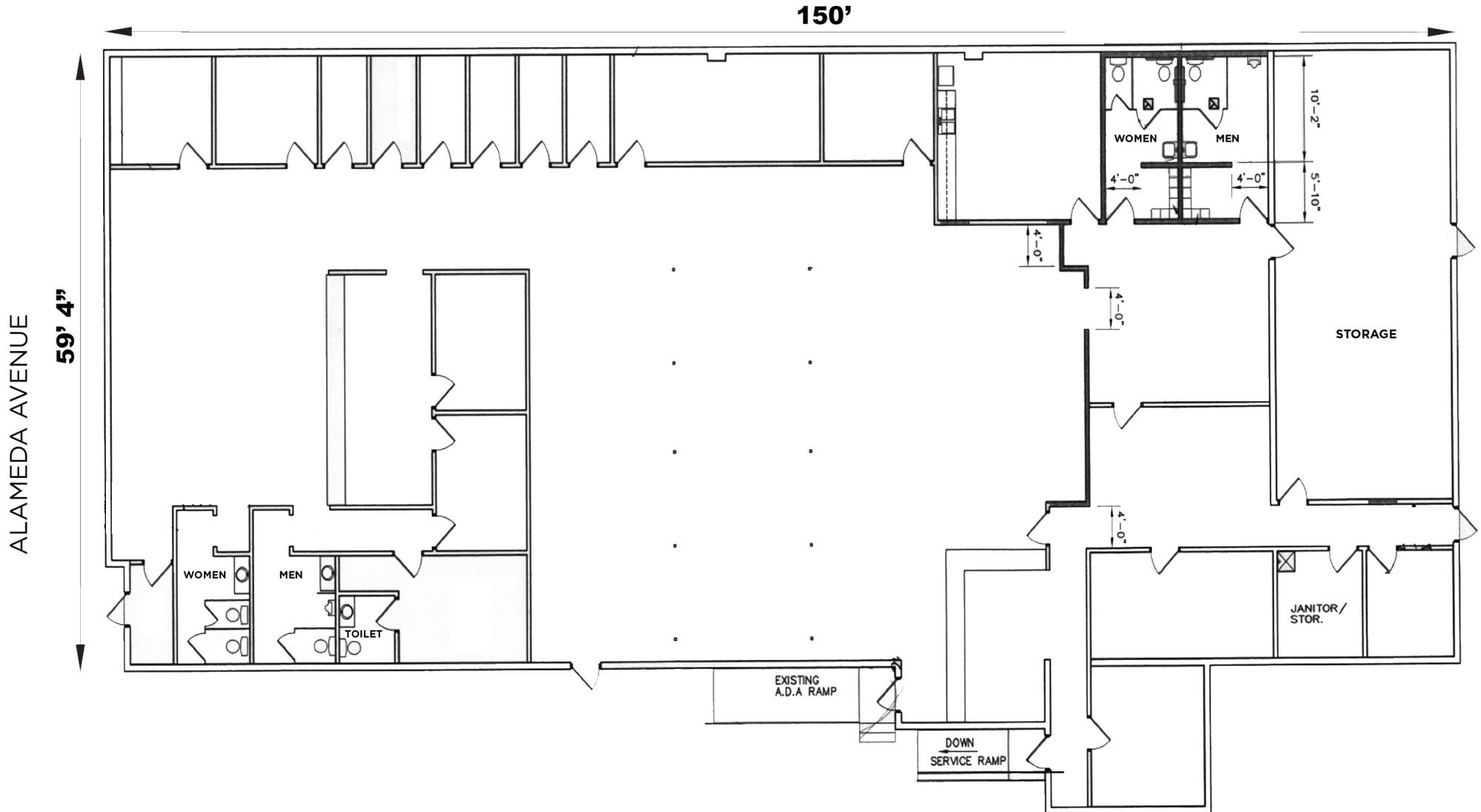
5-B Butterfield Trail Boulevard  
El Paso, Texas 79906-4920  
Main (915) 843 8888  
[www.piresintl.com](http://www.piresintl.com)

**OFFICE / MEDICAL OFFICE/ RETAIL  
LEASE OPPORTUNITY**

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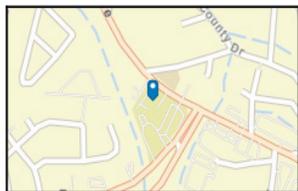
Floor Plan



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**Traffic Counts**



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

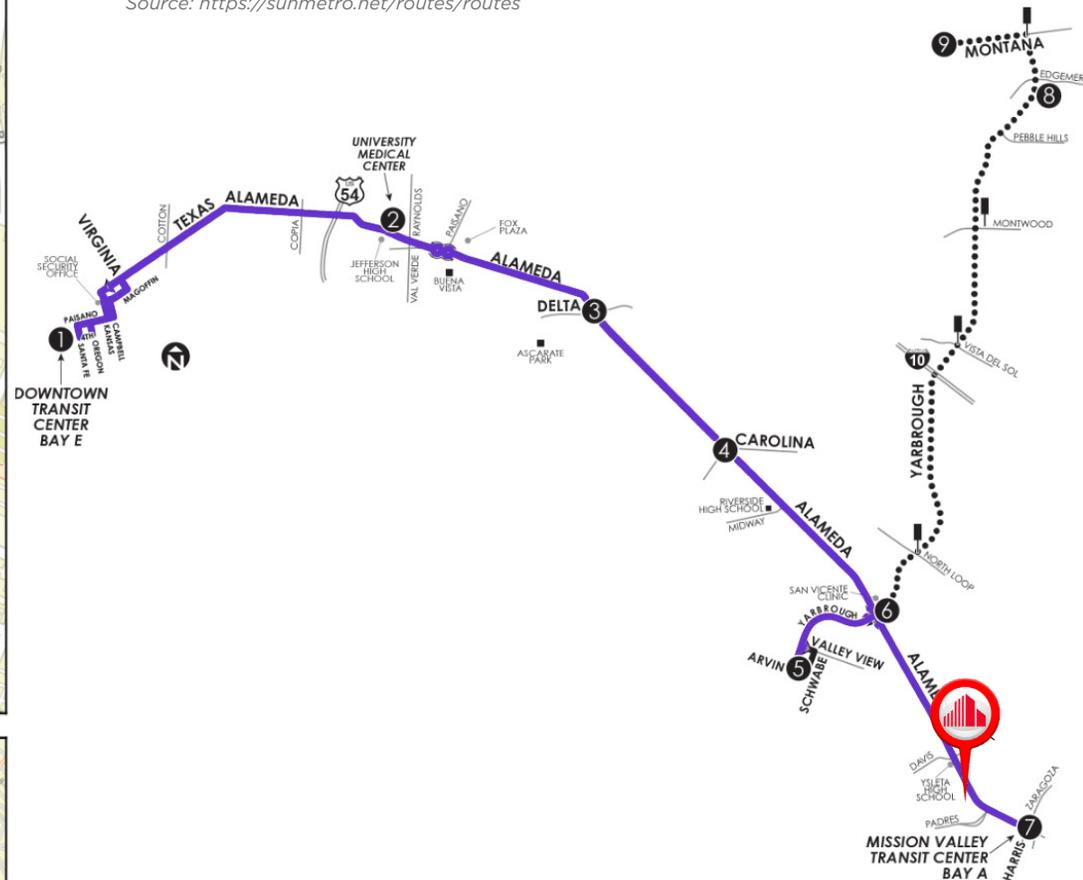


Source: ©2023 Kalibrate Technologies (Q2 2023).

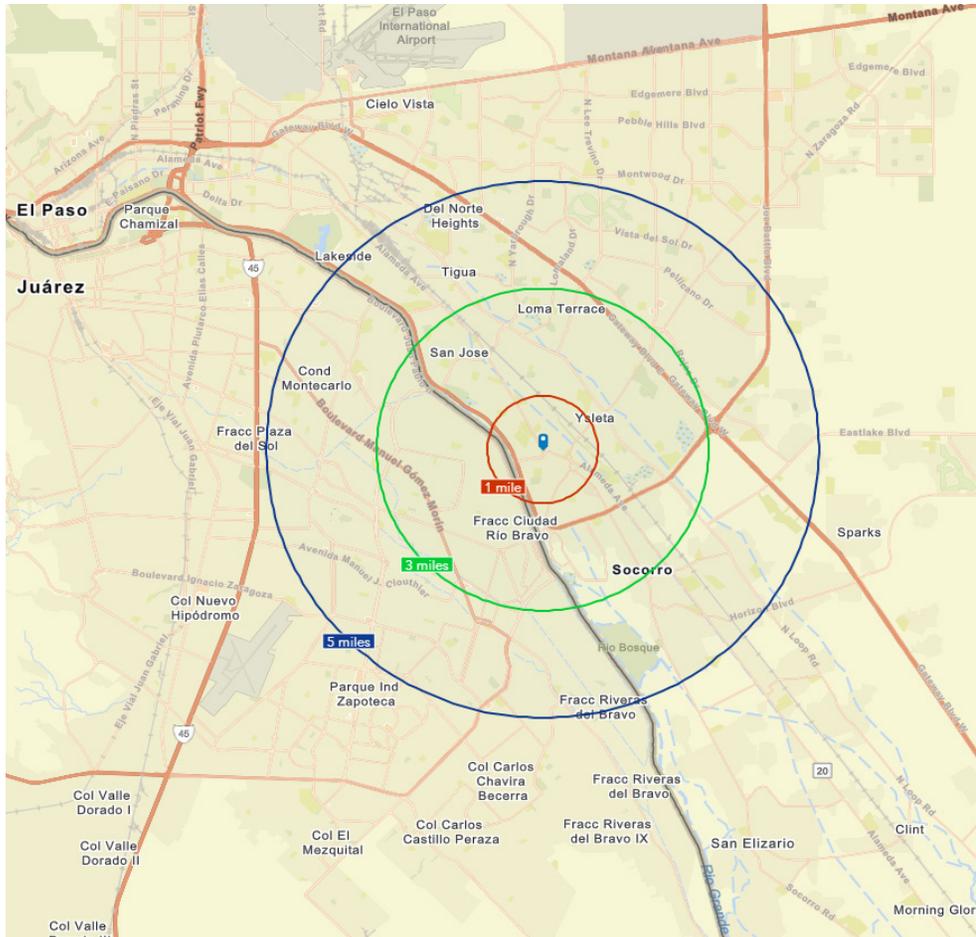
**Bus Route**



Source: <https://sunmetro.net/routes/routes>



**Demographics**



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>			
2023 Summary	12,129	62,872	162,085
2028 Summary	12,222	64,310	165,701
2020 Census	11,855	61,569	158,097
Trends: 2020-2023 Annual Rate	0.71%	0.65%	0.77%
Trends: 2023-2028 Annual Rate	0.15%	0.45%	0.44%
<b>HOUSEHOLDS</b>			
2023 Summary	4,252	22,215	57,518
2028 Summary	4,368	23,154	59,853
2020 Census	4,155	21,424	55,430
Trends: 2020-2023 Annual Rate	0.71%	1.12%	1.14%
Trends: 2023-2028 Annual Rate	0.54%	0.83%	0.80%
<b>2023 MEDIAN HOUSEHOLD INCOME</b>	\$30,861	\$39,516	\$45,112
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$48,924	\$56,273	\$63,840

Source: Esri forecasts for 2023 and 2028.

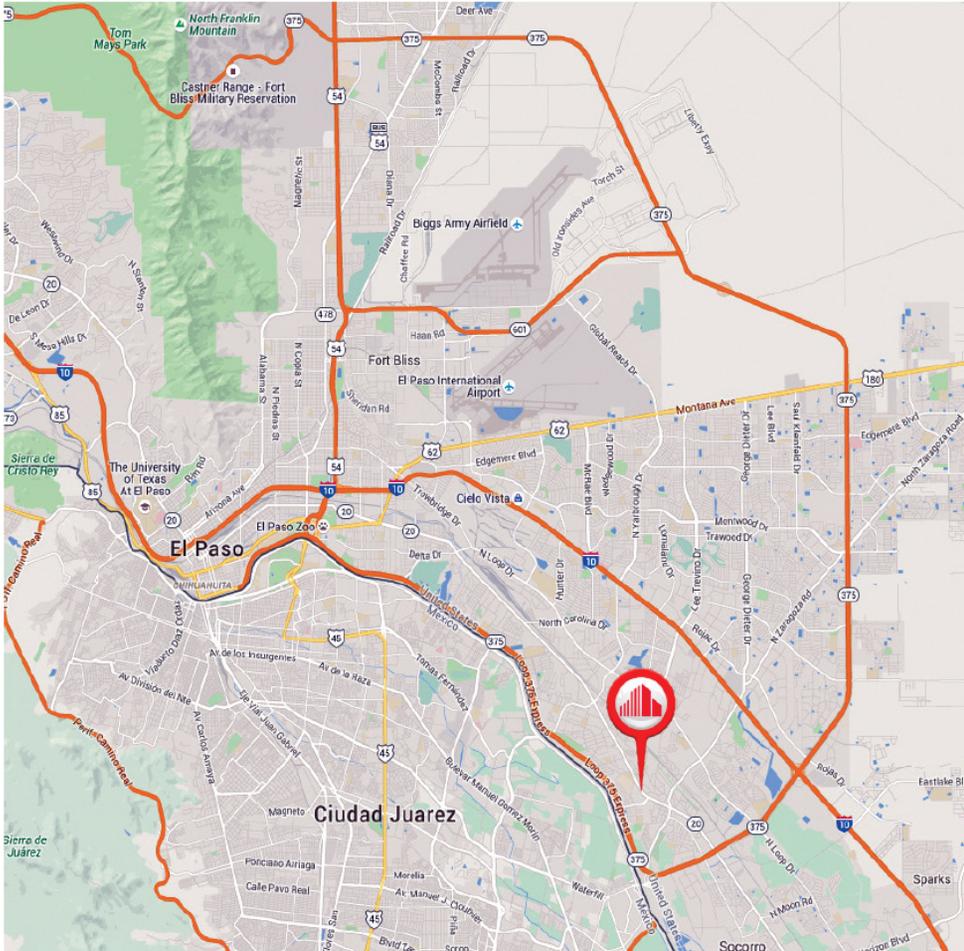
U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



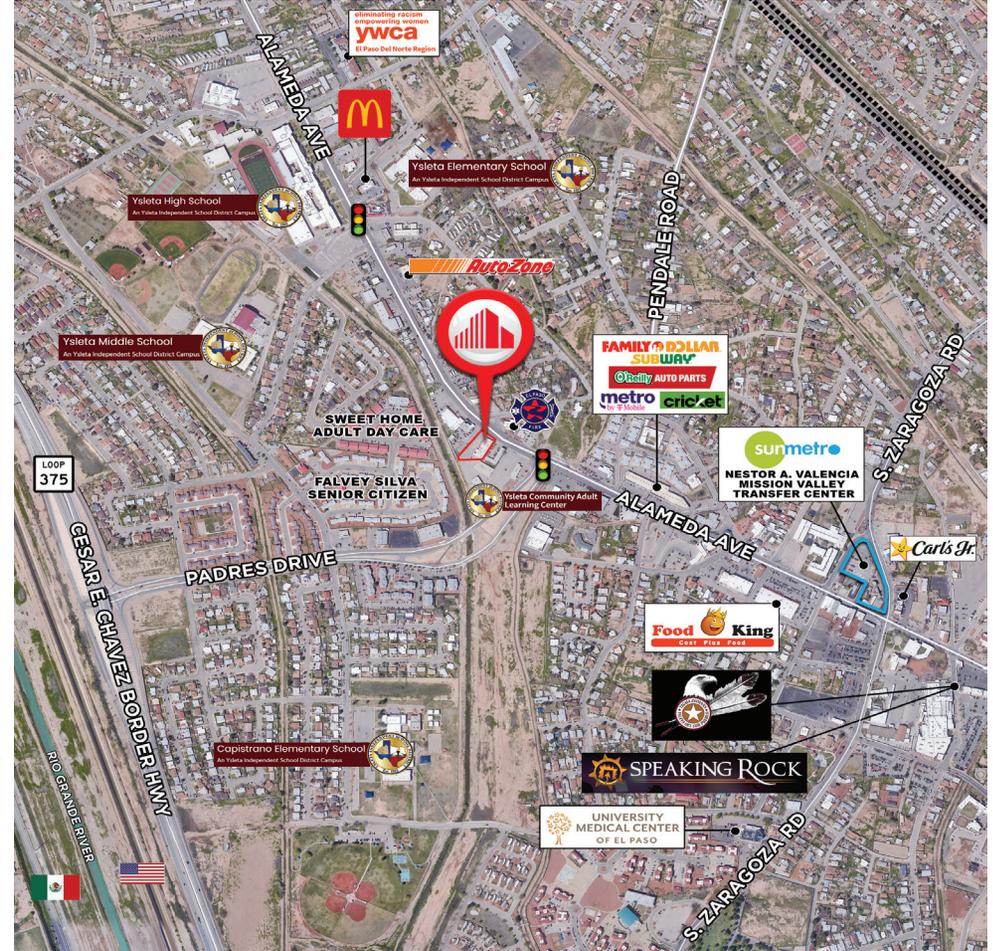
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MAP



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