

RETAIL | FOR LEASE

# Retail/ Commercial Opportunity

11680 Montana Ave  
El Paso, Texas 79936



SEVERO HUGHSTON



# 2 | PROPERTY OVERVIEW

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



The property sits at the intersection of Montana Avenue and Saul Kleinfeld Drive in East El Paso, one of the city’s fastest-growing areas. Montana Avenue is undergoing a multi-phase expansion into a six-lane expressway with frontage roads, improving traffic flow and visibility for surrounding businesses. Upon completion, the corridor will offer some of the highest exposure and accessibility in the region.

## LOCATION



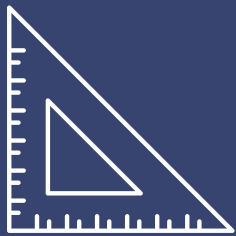
11680 Montana Ave.  
El Paso TX, 79936

## ZONING



Zoning: C-4

## SIZE



Land: 102,306 SF  
Available Area: 1000 SF - 16,000 SF

## LEASE



Lease Type: NNN  
Lease Rate: Call for Rate  
\$6.50 NNN

## TRAFFIC COUNTS



Montana: 33,522 VPD  
Saul Kleinfeld: 10,020 VPD  
Source: TxDOT2025

## IMPROVEMENTS



Year Built: 2025  
Parking: Ample Parking  
Building Signage Available

# FLOOR PLAN

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



| Building   | Available SF                   |
|------------|--------------------------------|
| Building A | 7,000 SF                       |
| Building B | 16,000 SF (2 Floors-Divisible) |
| Building C | 7,000 SF (Drive-Thru Option)   |
| Building D | 3,000 SF (Drive -Thru Option)  |

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- Great Eastside location
- 

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- + El Paso MSA Population 865,657
- + 2.7 Million (Regional Population within a 50-mile radius)
- + 6th Largest City in Texas
- + 22nd Largest City in the U.S.
- + Median Age: 32 year (Over 40% of the population under the age of 25 years)
- + Fort Bliss is the second largest installation in the U.S.
- + Total population supported: 165,967 with more than \$6.3 billion in direct spending (Total Base Population: 47,239)

Traffic Counts\*

|                |                                     |
|----------------|-------------------------------------|
| Montana Ave.   | 33,522 average daily traffic volume |
| Saul Kleinfeld | 10,020 average daily traffic volume |

\*Source Date: Sep. '25, TXDOT

Demographics\*

|                                          | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------------------|----------|----------|----------|
| 2025 Businesses                          | 168      | 1,467    | 4,941    |
| 2025 Employees                           | 1,290    | 17,253   | 55,138   |
| 2025 Population<br>Current Year Estimate | 13,683   | 102,790  | 226,091  |
| 2025 Households                          | 4,342    | 33,562   | 75,740   |
| 2025 Average Household Size              | 3.14     | 2.99     | 2.94     |
| 2025 Average Household Income            | \$67,722 | \$80,095 | \$79,448 |

\*Source Date: Sep. '25, Esri

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**For Lease**



## Contact Us

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