

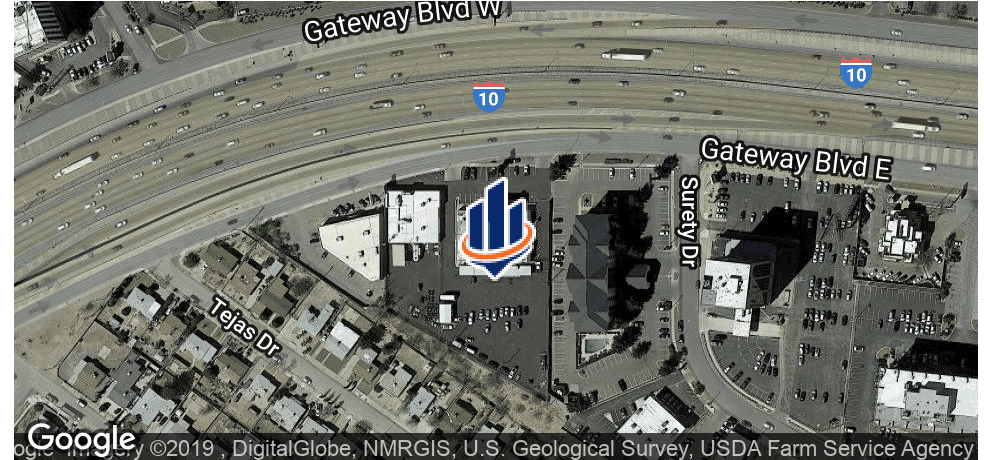


RETAIL/OFFICE/ SHOWROOM WITH HUGE PARKING LOT AVAILABLE ON I-10 AT GERONIMO

6024 E GATEWAY BLVD
EL PASO, TX 79905

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Property Summary



OFFERING SUMMARY

Available SF:	14,216 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	1.77 Acres
Year Built:	1968
Building Size:	14,216 SF
Renovated:	2000
Zoning:	C3
Market:	Basset Geronimo

PROPERTY OVERVIEW

Two Story building with Elevator available for Lease on Busy I-10 Geronimo intersection. Current use is an ATV Motorcycle Showroom. Building comes with paved and fenced 1.77 Acre Lot and Free Standing Pylon signage.

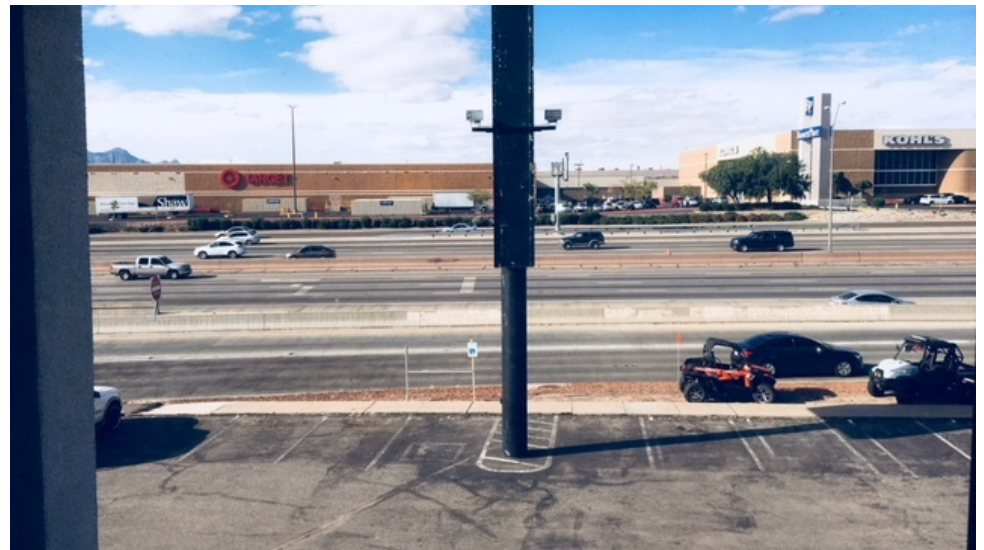
PROPERTY HIGHLIGHTS

- Huge Visibility on I-10
- Tall and Highly Visible Free Standing Pylon Sign Included in Lease
- Plenty of Parking (Roughly 80 Spaces or more)
- Zoned C3 for Many Uses
- Elevator

Additional Photos



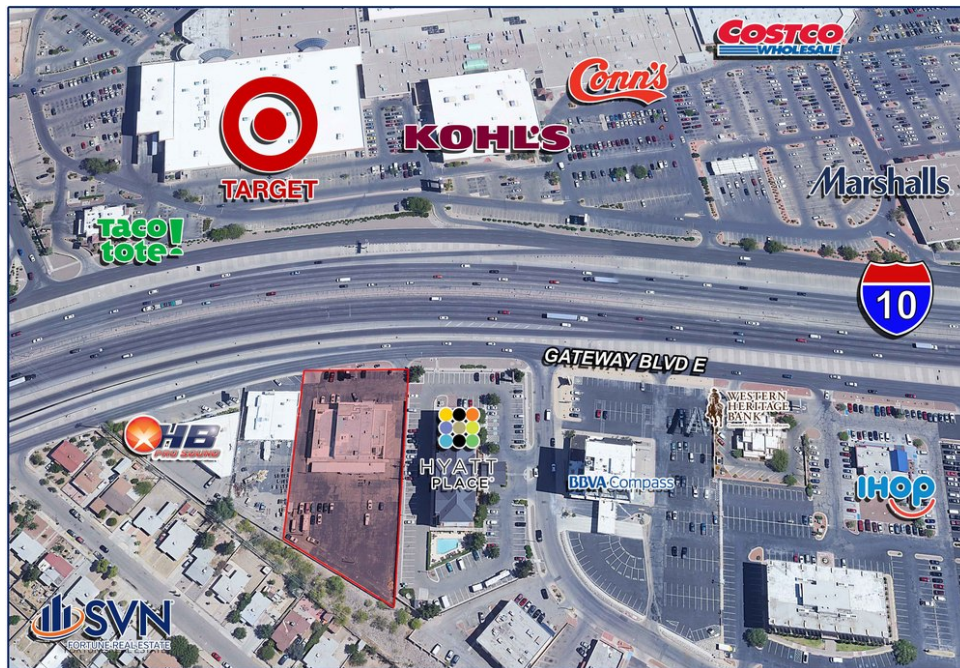
Additional Photos



Location Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,593	79,491	191,192
Median age	35.1	34.9	35.0
Median age [Male]	33.1	32.5	32.8
Median age [Female]	36.5	36.5	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,669	25,242	63,680
# of persons per HH	2.9	3.1	3.0
Average HH income	\$32,787	\$35,927	\$37,972
Average house value	\$78,589	\$77,850	\$98,866

* Demographic data derived from 2010 US Census