



**FOR LEASE  
OR SALE**

**AVAILABLE SPACE**  
10,828 SF

**LOT SIZE**  
1.57 AC

**ZONING**  
C-4

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## PROPERTY HIGHLIGHTS

The commercial property located at 1335 Geronimo Dr, El Paso, TX 79925 is available for lease, offering 10,848 square feet of single-story space ideally suited for office or service-oriented use. Built in 1996, this Class B concrete block building sits on a 1.57-acre lot and falls under C3 (Community Commercial) zoning, allowing for a wide range of commercial uses. The space is well-equipped with central A/C, forced air heating, and covered carport parking. The property is strategically located near major retail and dining amenities, including Bassett Place, Target, and Kohl's, offering convenience and strong consumer traffic. This building presents an excellent opportunity for tenants seeking a highly visible and accessible location in central El Paso.



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2024



77,749

**POPULATION**

3-MILE RADIUS



\$48,586

**AVG HH INCOME**

3-MILE RADIUS



\$33,341

**MEDIAN HH INCOME**

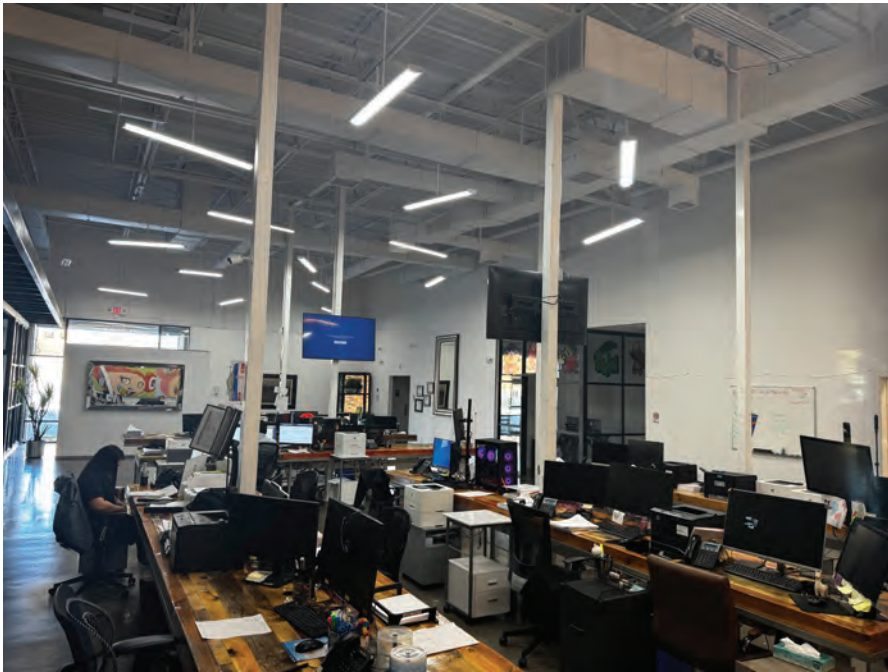
3-MILE RADIUS



**TRAFFIC COUNTS**

GERONIMO: 16,739 VPD

MONTANA AVE : 39,899 VPD  
(TDT)





**Matterport Property Report:**

**1335 Geronimo Dr**

Gross Floor Area - Full Property 10,869 sq. ft. | Floor 1 10,869 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



## AERIAL



