

**11680 Montana Ave.
El Paso, TX 79936**



NEW CONSTRUCTION RETAIL & OFFICE OPPORTUNITIES

REPRESENTED BY:

| IVANNA H. GALLEGOS
915-503-0314
IVANNA@SHLLCEP.COM



SEVERO HUGHSTON

2 PHOTOS

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



PROPERTY OVERVIEW

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



LOCATION



11680 Montana Ave.
El Paso TX, 79936

SURROUNDINGS



- East El Paso TX
- Crossing Street: Saul Kleinfeld

LEASE



Lease Type: NNN & Full Gross
Lease Rate: Call for rate

SIZE



Property: ±33,000 SF
Land: ±102,306 SF

BUILDING



Zoning C4
Year Built: 2025
120 Parking Spaces

TRAFFIC COUNTS



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

SITE PLAN

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



AVAILABLE

LEASED



AREA DEMOGRAPHICS

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



TRAFFIC COUNTS*

Montana Ave. **±33,522 VPD**

Saul Kleinfeld Dr. **±10,020 VPD**

**Source Date: Jan. '26, TXDOT*

DEMOGRAPHICS*

	1 Mile	3 Miles	5 Miles
2026 Businesses	168	1,467	4,941
2026 Employees	1,290	17,253	55,138
2026 Population <i>Current Year Estimate</i>	13,683	102,790	226,091
2026 Households	4,342	33,562	75,740
2026 Average Household Size	3.14	2.99	2.94
2026 Average Household Income	\$67,722	\$80,095	\$79,448

**Source Date: Jan. '26 Esri*

TURNKEY OFFICE ±1,000 SF

11680 MONTANA C400 | EL PASO TEXAS 79936 | FOR LEASE



- Four (4) offices, lobby, break area & private restroom
- Storefront
- Move-in Ready
- \$2,500.00/month + NNN

SCAN ME
VIRTUAL TOUR



7 | TURNKEY OFFICE ±1,600 SF

11680 MONTANA B300 | EL PASO TEXAS 79936 | FOR LEASE

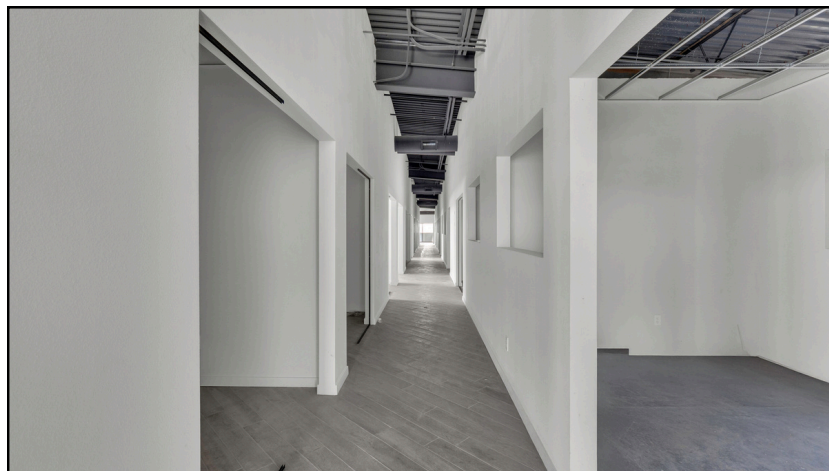


COMING SOON!

- Ten (10) offices, lobby, break area & private restroom
- Storefront
- Move-in Ready **08/01/2026**
- PRE-LEASING NOW
- \$4,000.00/month + NNN

SECOND LEVEL TURNKEY OFFICES

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



- Full Service Gross Lease Type
- Move-in Ready **08/01/2026**
- PRE-LEASING NOW
- 100 SF - 500 SF Offices

■ FLOOR PLAN A
■ FLOOR PLAN B
■ FLOOR PLAN C
■ FLOOR PLAN D

