

**9640 Montwood Dr.
El Paso, TX 79925**

SENDERO

RETAIL SPACES AVAILABLE FOR LEASE

REPRESENTED BY:

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SEVERO HUGHSTON

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PHOTOS

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PROPERTY OVERVIEW

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LOCATION



9640 Montwood Dr.
El Paso TX, 79925

SURROUNDINGS



- East-side El Paso TX
- Crossing Street: Mcrae
- In front of Eastwood HS

LEASE



Lease Type: NNN
Lease Rate: Call for rate
Lease Term: 5 years

SIZE



Property: ±31,800 sq.ft.
Available Sq.ft.: ±3,050 sq.ft

BUILDING



Zoning C-1
Year Built: 2023
120 Parking Spaces

TRAFFIC COUNTS



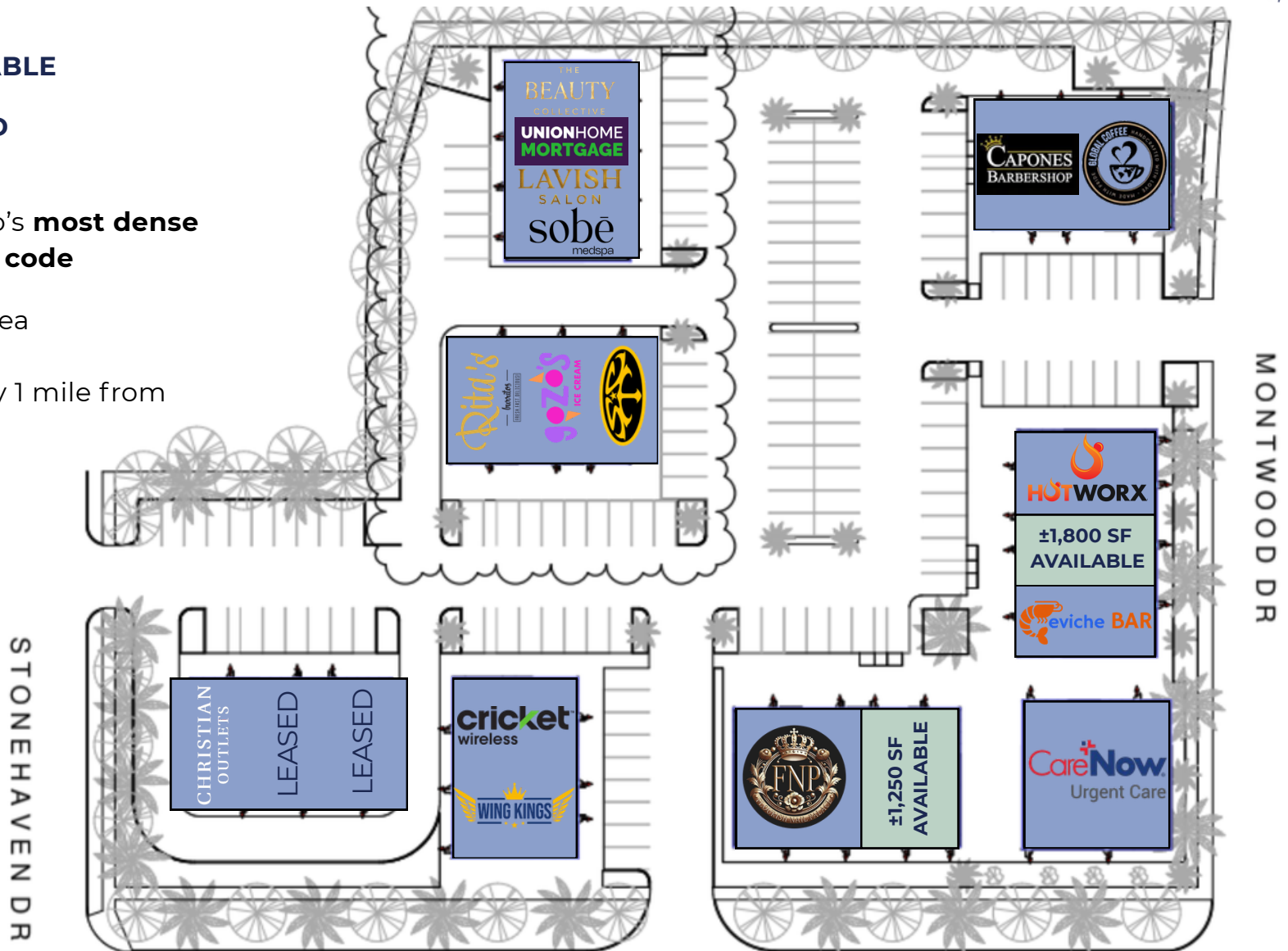
McRae Blvd.: ±19,310 VPD
Montwood Dr.: ±14,149 VPD
Source: TxDOT2025

SITE PLAN

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- Within El Paso's **most dense residential zip code**
- High traffic area
- Approximately 1 mile from Interstate 10



AREA DEMOGRAPHICS

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Traffic Counts*

Mcrae Blvd. 19,310 average daily traffic volume

Montwood Dr. 14,149 average daily traffic volume

**Source: Aug '26, TXDOT*

Demographics*

	1 Mile	3 Miles	5 Miles
2026 Businesses	607	4,527	8,239
2026 Employees	10,132	56,831	103,110
2026 Households <i>Current Year Estimate</i>	6,857	40,888	86,106
2026 Avg. Household Size	2.45	2.57	2.67
2026 Avg. Household Income	\$76,180	\$66,168	\$65,969

**Source: August '26, Esri*