



# OCOTILLO

## SHOPPING CENTER

11680 MONTANA

EAST ELPASO | RETAIL | RESTAURANT | MEDICAL | OFFICE

# OCOTILLO SHOPPING CENTER

11680 Montana Ave · El Paso, TX 79936



LEASE RATE

**\$3 PSF + NNN**



AVAILABLE SF

**1,000 - 7,000 SF**



MONTANA AVE

**33,522 VPD**



3-MILE  
POPULATION

**102,790**



ZONING

**C-4**



**ANCHOR POINT**  
COMMERCIAL GROUP

## PROPERTY HIGHLIGHTS

- 1 NEW CONSTRUCTION 2025**  
Modern design delivered 2025. Energy - efficient systems, contemporary finishes, full ADA compliance.
- 2 PREMIER CORRIDOR**  
Direct Montana Ave frontage — 33,522/VPD  
Signalized intersection at fastestgrowing East El Paso trade corridor.
- 3 FLEXIBLE SUITE SIZES**  
Suites from 1,000 SF to 7,000 SF. Divisible to tenant requirements. Single or mul tenant configurations across three buildings.
- 4 LANDLORD BUILD-OUT / TI 4**  
TI allowance available for qualified tenants. Landlord delivers space to suit medical, dental, retail, restaurant, or professional office, retail, restaurant, or professional office.
- 5 DRIVE-THRU CAPABLE**  
Building C supports dedicated drive-thru lane. Pre-approved under C-4 zoning no variance needed for restaurant or QSR concepts.
- 6 C-4 ZONING**  
Most permissive retail zoning. Allows restaurant, medical, office, retail, salon, gym, childcare, and virtually all commercial uses.
- 7 AMPLE PARKING**  
120 dedicated spaces at 3.6 per 1,000 SF exceeds standard retail minimums. Ideal ratio for medical, dental, and restaurant tenants.
- 8 STRONG DEMOGRAPHICS**  
102,790 residents within 3 miles. Avg HH income \$80,095. New residential subdivisions under construction directly adjacent.

### AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,683	<b>102,790</b>	226,091
Households	4,342	<b>33,562</b>	75,740
Avg HH Size	3.14	<b>2.99</b>	2.94
Avg HH Income	\$67,722	<b>\$80,095</b>	\$79,448
Businesses	168	<b>1,467</b>	4,941
Employees	1,290	<b>17,253</b>	55,138

#### TRAFFIC COUNTS - TXDOT 2025

Montana Ave.	<b>33,522 VPD</b>
Saul Kleinfeld Dr.	<b>10,020 VPD</b>



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## SITE PLAN



### AVAILABLE SUITES

SUITE	BLDG	SF	STATUS
C100	C	2,000	LEASED
C101	C	1,000	AVAILABLE
C102	C	1,000	AVAILABLE
B1 (full)	B1	7,000	AVAILABLE
B1-A	B1	1,600	AVAILABLE
B1-B	B1	1,600	AVAILABLE
B1-C	B1	1,600	AVAILABLE
A-101	A	1,200	AVAILABLE



SCAN TO TOUR



OLIVES GARDEN

WALMART

PORTILLO'S

LOWE'S

THE HOSPITALS OF PROVIDENCE EAST CAMPUS

375

Loop 375

Montana Ave

Edgemere Blvd

# LOCATION OVERVIEW

Ocotillo Shopping Center is ideally located at 11680 Montana Avenue in El Paso, a high-traffic commercial corridor with direct access to Interstate 10 and Loop 375.

Key nearby amenities include Walmart, Lowe's, Portillo's, Olive Garden, and The Fountains at Farah, along with healthcare facilities such as Del Sol Medical Center and The Hospitals of Providence East Campus.

**OCOTILLO SHOPPING CENTER**  
11680 MONTANA AVE.



Saul Kleinfeld Dr

**WALMART**  
1.0 mi away  
12,336 VPD

**LOWE'S**  
0.9 mi away  
12,100 VPD

**PROVIDENCE HOSPITAL E.**  
1.5 mi away  
Regional anchor

**OLIVE GARDEN / PORTILLO'S**  
1.0 mi away  
12,221 VPD

**FOR LEASE**

# OCOTILLO SHOPPING CENTER

**11680 MONTANA AVE  
EL PASO, TX 79936**

NEW CONSTRUCTION 2025  
C-4 ZONING  
DRIVE-THRU OPTION  
LANDLORD BUILD-OUT AVAILABLE  
120 PARKING SPACES

**SCAN TO TOUR**



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