

# M & A Plaza



Presented by  
Limelight Real Estate Firm

5888 Doniphan Dr, El Paso, TX 79932



## Price: \$16.00 /SF/YR

- Available: Spaces ranging from 817 SF up to 13,280 SF
- Total building size: ±13,280 SF
- Total lot size: 0.92 AC
- Construction completion: 2024
- Zoning: C-3
- Signage: Building and monument signage with Doniphan Drive exposure
- Strategically located on Doniphan Drive (HWY 20) between Redd Rd. and Artcraft Rd.
- Easy access to Interstate 10 and Loop 375
- Surrounding area traffic generators: Walmart Neighborhood Market, Albertsons, Kohl's, Lowe's Home Improvement, West Towne Marketplace and Canyons at Cimarron
- Traffic counts:
  - Doniphan Drive: 16,980 VPD
  - Artcraft Road: 35,856 VPD
  - (Source: TxDOT AADT 2022)
- Lease rate: Please call for quote

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Easy Access from Interstate 10 and Loop 375  
Building and Monument Signage with Doniphan Drive Exposure  
Retail, Restaurant, Medical, and Office Spaces Available  
Highly Visible Corner Location on a Major Thoroughfare (State Highway 20)  
New Construction (2024 Completion)  
Floor Plans ranging from 817 to 13,280 SF



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5888 Doniphan -3-Edit

## Listing space

### 1st Floor

Space Available	817 - 13,280 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

• Total lot size: 0.92 AC• Total Building Size: ±13,280 SF Spaces ranging from 817 SF up to 13,280 SF• Year built: 2024 completion• Zoning: C-3• Signage: Building and monument signage with exposure from Doniphan Drive• Retail, medical, office, and restaurant spaces available• Strategically Located on Doniphan Drive (State Highway 20)• Easy access to Interstate 10 and Loop 375• Near other major retailers (Walmart, Albertsons, Kohl's, etc.)• Traffic counts: Doniphan Drive (SH20) 16,980 VPD Artcraft Road (SH 178) 35,856 VPD (Source: TxDOT AADT 2022)• Lease rate: Please Call for Quote

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## Property Photos



5888 Doniphan -8

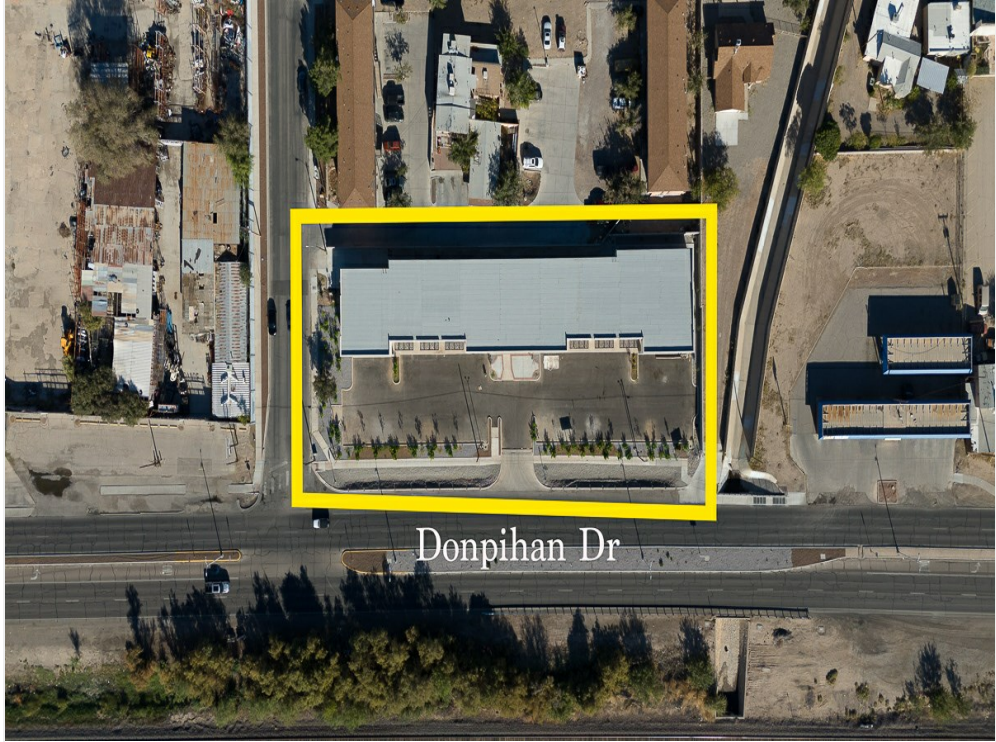


5888 Doniphan -7

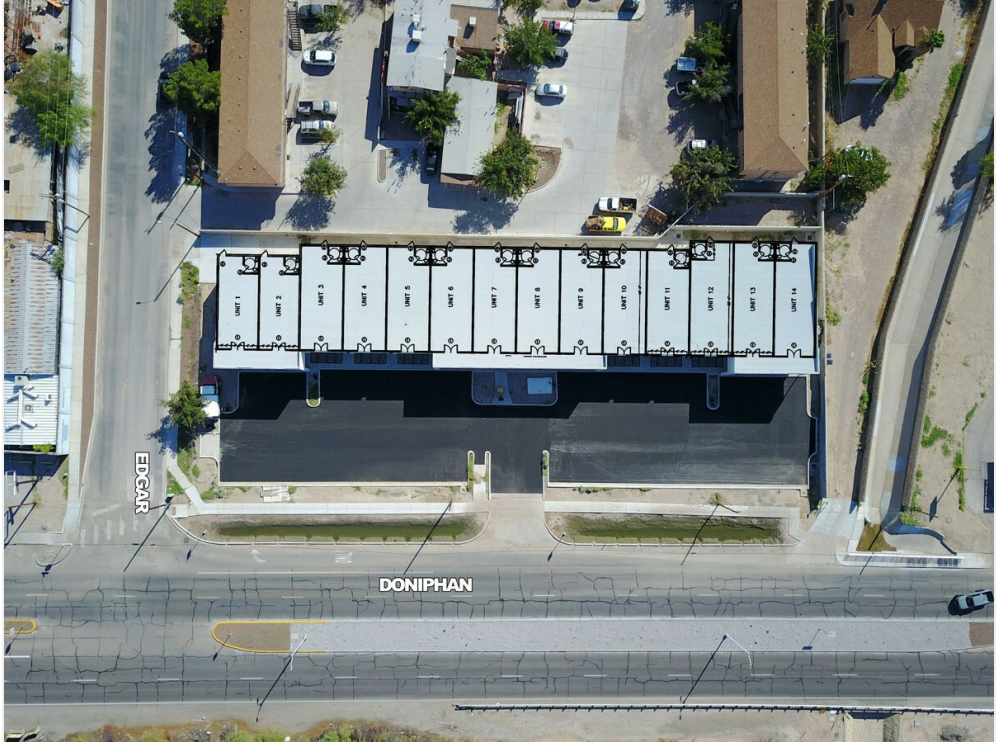
# M & A Plaza

5888 Doniphan Dr, El Paso, TX 79932

## Property Photos



5888 Doniphan -15

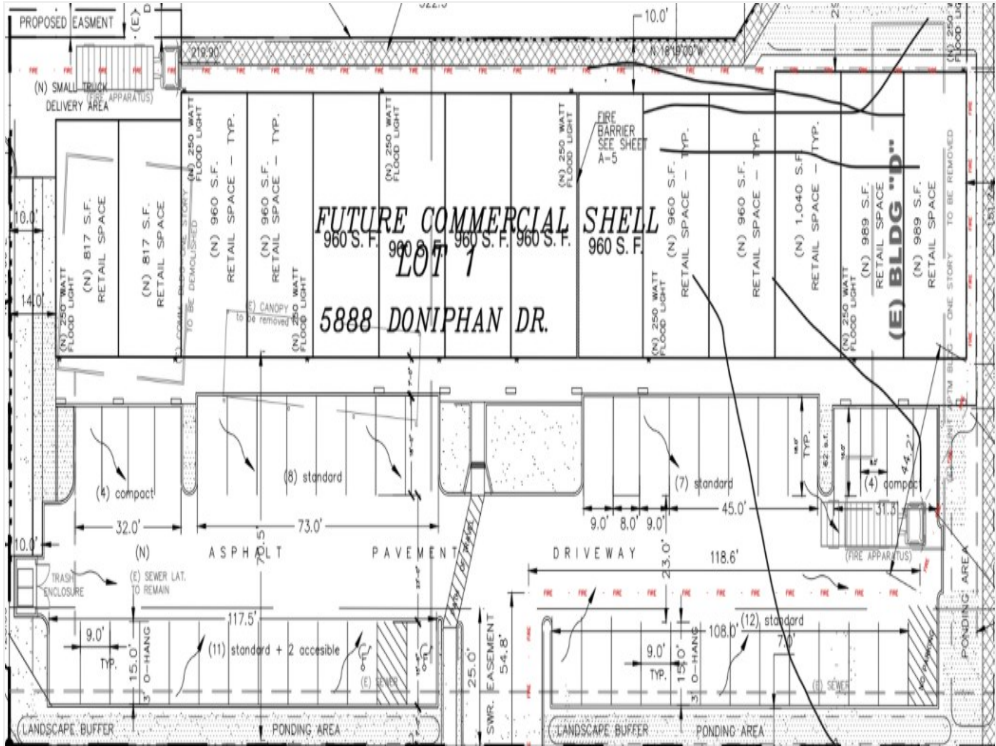


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## Property Photos



Screenshot 2024-10-25 at 2.56.49?PM



5888 Doniphan - 14

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## Property Photos



5888 Doniphan -10



5888 Doniphan -13-Edit



# M & A Plaza

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## Property Photos



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5888Doniphan\_image05

# M & A Plaza

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## Property Photos



Ext 4



Ext 7

# M & A Plaza

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## Property Photos



Ext 3

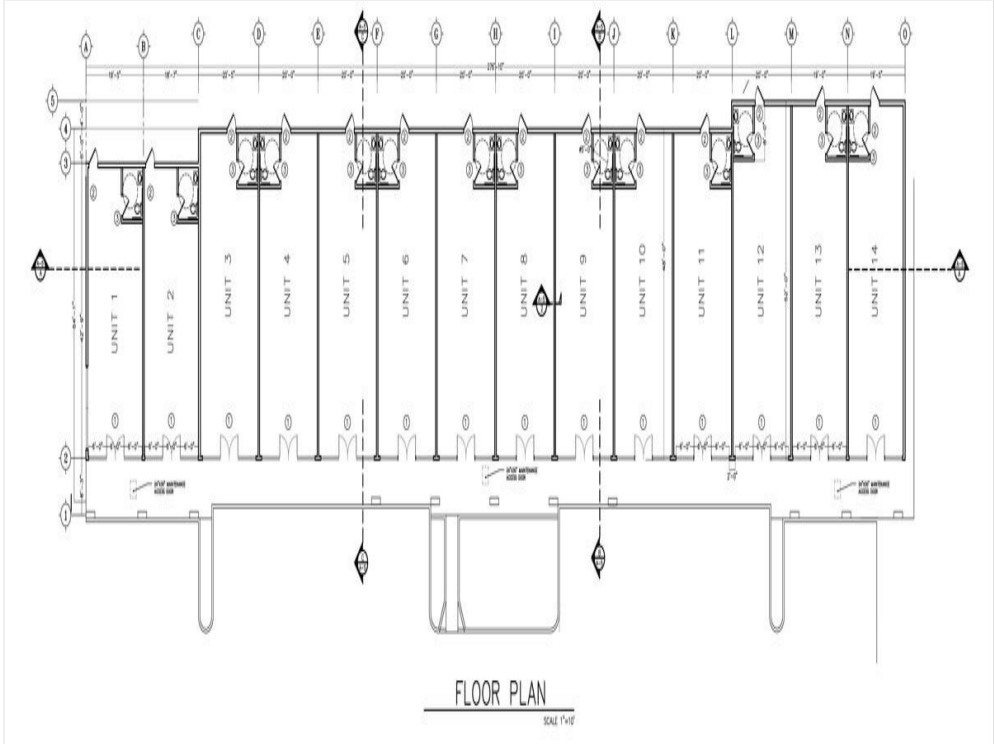


Ext 2

# M & A Plaza

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## Property Photos



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5888 Doniphan -4

# M & A Plaza

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## Property Photos



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## Location

