

# 3570 Rich Beem Suite B

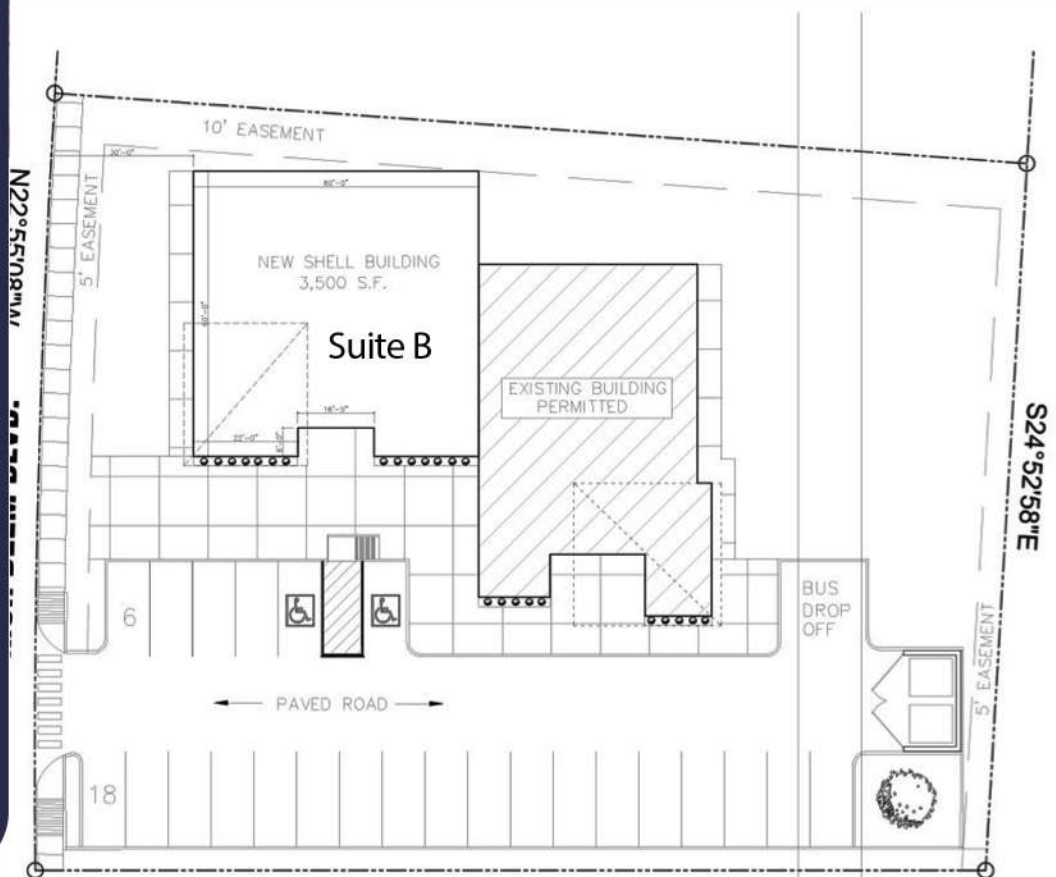
## FOR LEASE

**"Medical Turn-Key completion if desired"**



**MEDICAL  
OFFICE SUITE  
3570 Rich Beem  
Suite B  
El Paso, TX 79938**

Listing Agent  
PPR Real Estate  
Investment Services  
5446 N. Mesa St. Suite E2  
El Paso, TX 79912  
915 7908891  
[www.peperoyo.com](http://www.peperoyo.com)



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**Building Size Suite B**  
**3,500 SF**  
**Zoning**  
**Zoning C-2**  
**Lease Rate**  
**Please call Listing Agent**  
**Lease Type**  
**NNN – Tenant pays Taxes,**  
**Utilities and Maintenance**

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**PPR Real Estate**  
**Investment Services**  
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### PROPERTY INFORMATION

Take advantage of this medical cluster that is being developed in one of the busiest corners of 79938. The current offering for lease is for 3,5000 SF, an almost mirror of the building next door being built for an existing successful general doctor whose practice is on Providence hospital, and due to high demand, requires a space that offers more convenience to its client base. Here is an opportunity for a compatible medical practice to take advantage and set up operations next door.

So far, several medical practices are being built around this block, so be sure to take advantage of this trend and get an early head start on the competition.

The shell space will be delivered to Tenant in basic shell format so Tenant can fine tune the build out in accordance to its own specifications. There will be sufficient parking and the landscape and curb appeal factors will match your expectations to operate in a building with well thought out aesthetics and design.

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## FOR LEASE

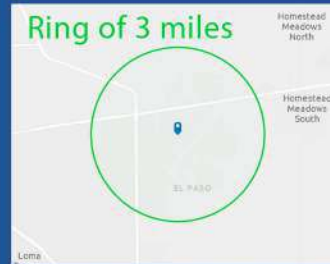
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The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as "redistricting."

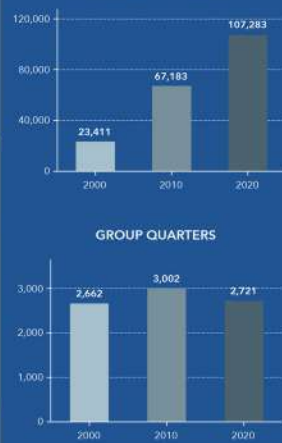
**110,004** Total Population    **34,029** Housing Units    **3,891.5** Population Density    **3.28** Average Household Size    **78.7** Diversity Index

**2010-2020 ANNUAL GROWTH RATE**

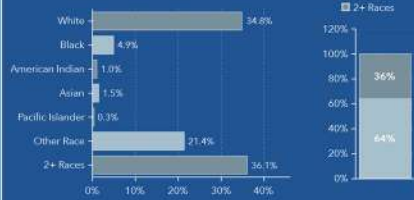


Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

**HOUSEHOLD POPULATION**



**TOTAL POPULATION BY RACE**

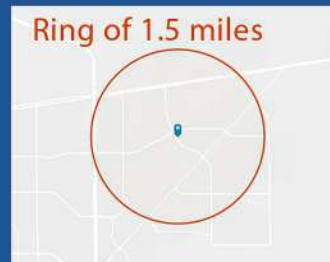


POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	33,893	76,111
1 Race	21,639	48,689
White	12,032	26,259
Black	1,713	3,713
American Indian/Alaska Native	293	813
Asian	400	1,210
Pacific Islander	115	249
Some Other Race	7,086	16,446
2 or More Races	12,254	27,422

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as "redistricting."

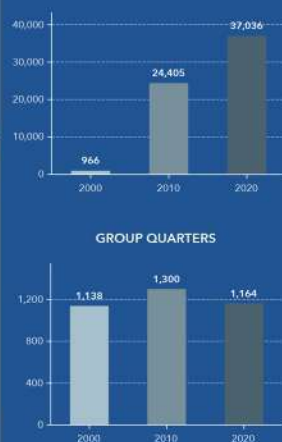
**38,200** Total Population    **11,491** Housing Units    **5,407.0** Population Density    **3.37** Average Household Size    **79.4** Diversity Index

**2010-2020 ANNUAL GROWTH RATE**

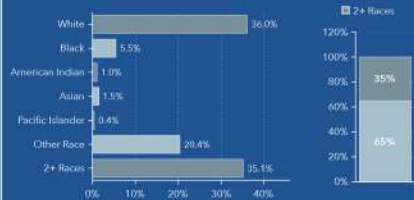


Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

**HOUSEHOLD POPULATION**



**TOTAL POPULATION BY RACE**



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	12,316	25,884
1 Race	7,928	16,850
White	4,501	9,263
Black	638	1,456
American Indian/Alaska Native	120	279
Asian	157	427
Pacific Islander	44	108
Some Other Race	2,468	5,317
2 or More Races	4,387	9,034

## DEMOGRAPHICS

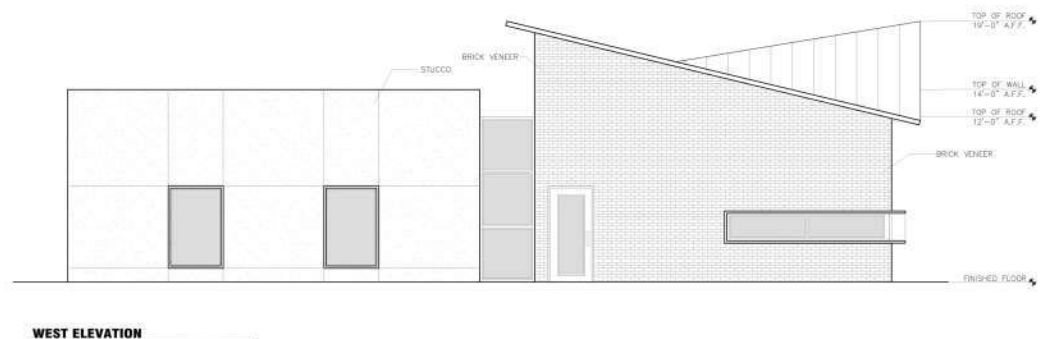
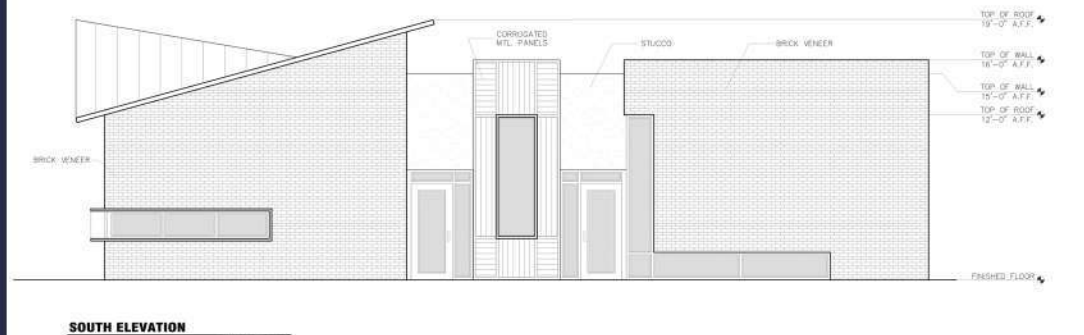
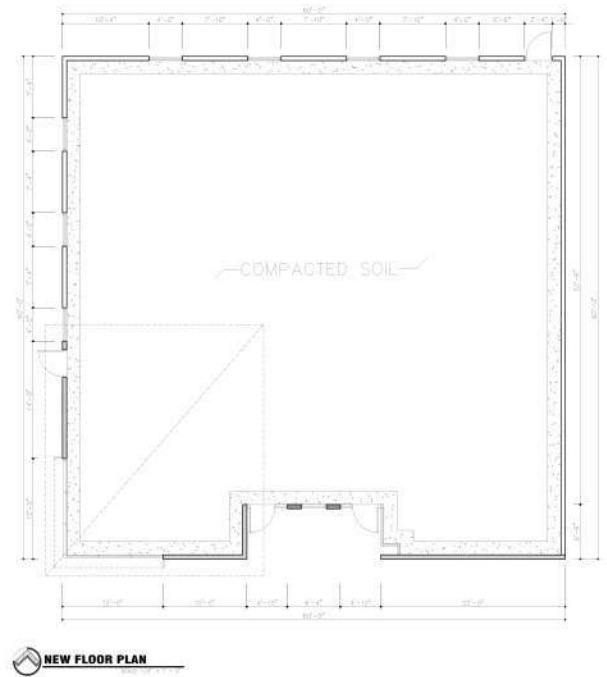
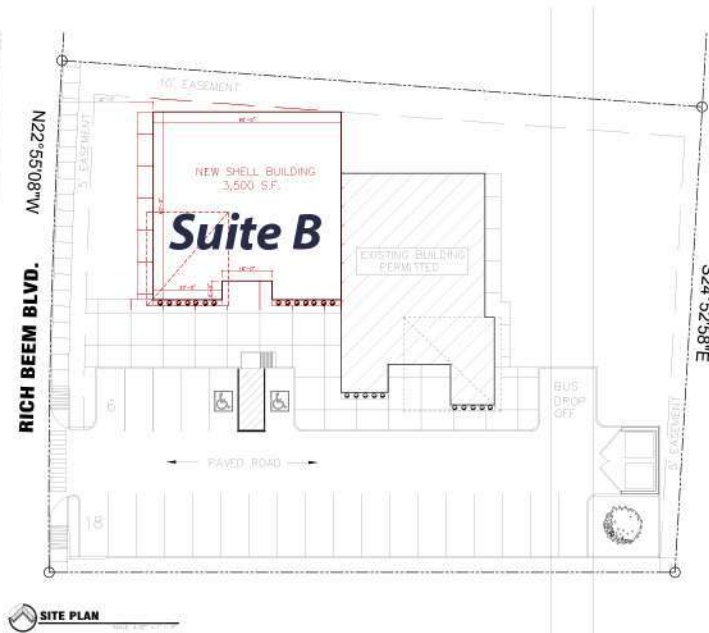
2020 Census Redistricting Data (Public Law 94-171)  
**KEY FACTS**

Listing Agent  
PPR Real Estate  
Investment Services  
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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>PPR Real Estate Investment Services</b>	<b>9001171</b>	<b>ppr@peperoyo.com</b>	<b>(915)790-8891</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jose Royo</b>	<b>593743</b>	<b>ppr@peperoyo.com</b>	<b>(915)790-8891</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

PPR-Real Estate Investment Services 5446 N Mesa Ste. E2 El Paso, TX 79912

Phone: (915)790-8891

Fax:

New 14673 Cassidy

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