



FOR SALE

AVAILABLE SPACE
93,120 SF

ZONING
C-3

Chris Duncan
CDuncan@REPcre.com
915.479.3508

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

SUNRISE VILLAGE NOW AVAILABLE FOR SALE IN INDIVIDUAL PARTS.

PRICED WELL BELOW REPLACEMENT COST!

Sunrise Village comprises a 93,120 square foot multi-tenant value-retail shopping center, boasting notable occupants such as Dollar General, Black Fridays, Sally Beauty Supply, Habitat For Humanity, Metro PCS, Talecris Plasma Resources, and a Gym. With over 1,000 parking spaces, the center enjoys prime positioning near Fort Bliss, ensuring excellent daily traffic exceeding 20,000 vehicles per day (VPD) and convenient accessibility via US-54. This location presents diverse investment prospects, accentuated by its strategic accessibility and prominent tenant lineup.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



55,089
POPULATION
3-MILE RADIUS



\$55.3K
AVG HH INCOME
3-MILE RADIUS



\$54,104
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
DYER ST: 22,621 VPD
HERCULES AVE: 4,329 VPD
(TDT 2022)

AVAILABLE: BUILDING SIZE: LAND SIZE:
PARCEL B 93,120 SF 6.33 AC





TENANT SUMMARY

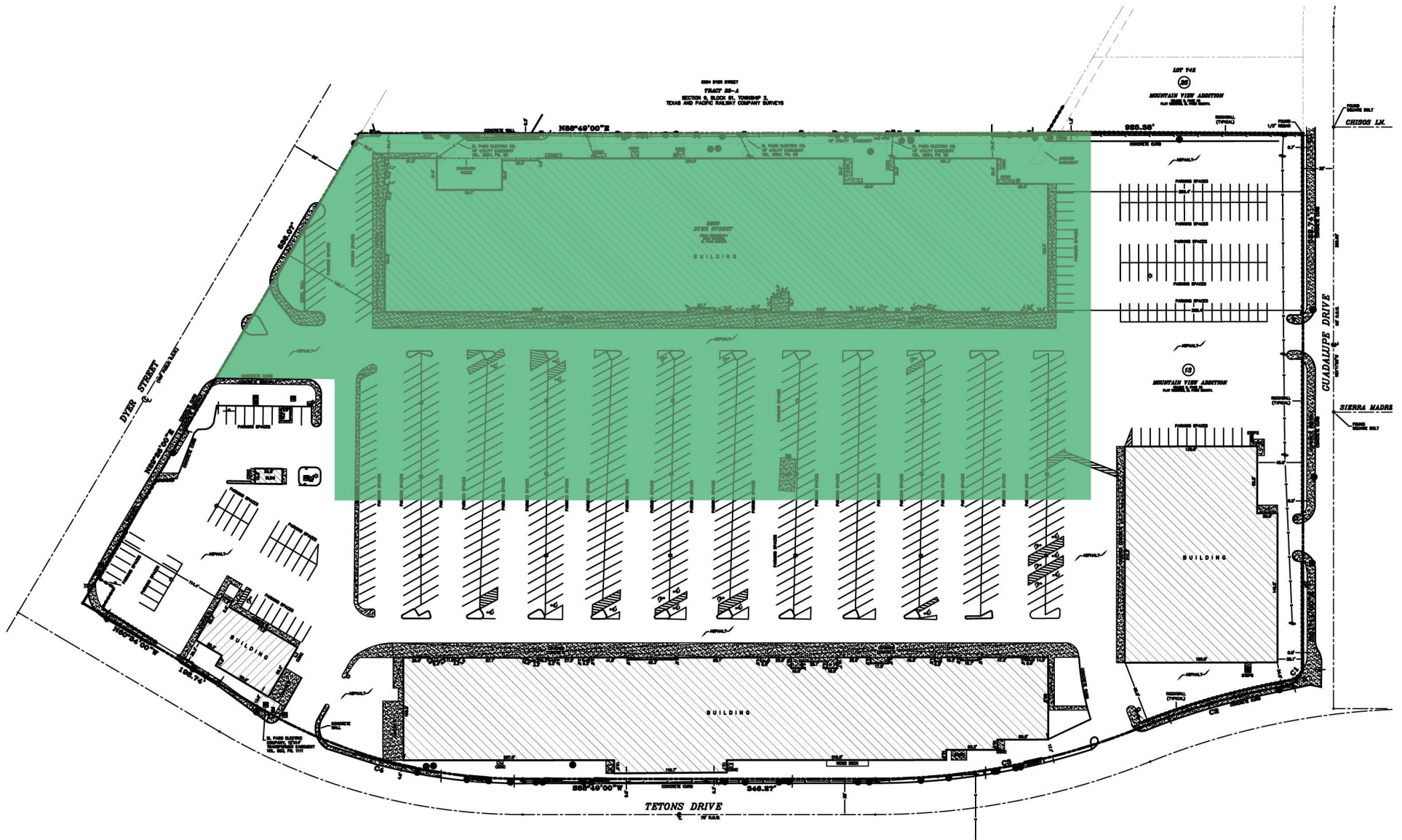
NORTH BUILDING

TENANT	SUITE	SQ. FT.	LEASE START	LEASE END	LEASE TYPE	MONTHLY BASE RENT	ANNUAL RENT
Max Vapor	5	1,250 SF	4/1/21	5/31/26	NNN	\$833.33	\$10,000.0
All State	7	1,250 SF	11/1/22	10/31/27	NNN	\$1,250.00	\$15,000.00
Wireless Technologies	9	1,250 SF	8/1/10	1/31/23	NNN	\$990.62	\$11,692.75
Pink Tattoo	13	838 SF	5/27/22	5/31/25	NNN	\$838.00	\$10,056.0
Senitential Wrestling	15	1,271 SF	9/1/22	8/31/25	NNN	\$1,071.00	\$12,849.00
Talecris Plasma	25	15,825 SF	8/1/21	1/30/23	NNN	\$10,701.55	\$128,418.6
Sunrise Meat Market	29	1,825 SF	8/1/22	7/31/29	NNN	\$1,825.00	\$21,900.00
Manuel Antonio Flores	35	1,320 SF	10/1/23	9/30/28	NNN	\$1,430.00	\$17,160.00
Texas Bin Store	45	22,261 SF	9/10/19	3/9/26	NNN	\$13,000.00	\$156,000.00
Sally's Beauty	57	2,262 SF	9/1/2020	8/1/23	NNN	\$1,390.50	\$15,834.00
Dollor General	61	8,950 SF	9/1/2021	8/31/26	NNN	\$7,458.33	\$89,500.0
Monte Palazzo Events	65	3,050 SF			NNN	\$2,548.96	\$30,587.54
Hollywood nails	67	1,440 SF	8/1/17	12/31/25	NNN	\$1,440.00	\$17,280.00
Weld Life	71	1,846 SF	6/9/2023	6/9/2025	NNN	\$1,992.92	\$23,075.00
Smoking Cigar	9A	1,250 SF	6/1/12	8/31/25	NNN	\$662.50	\$7,950.00

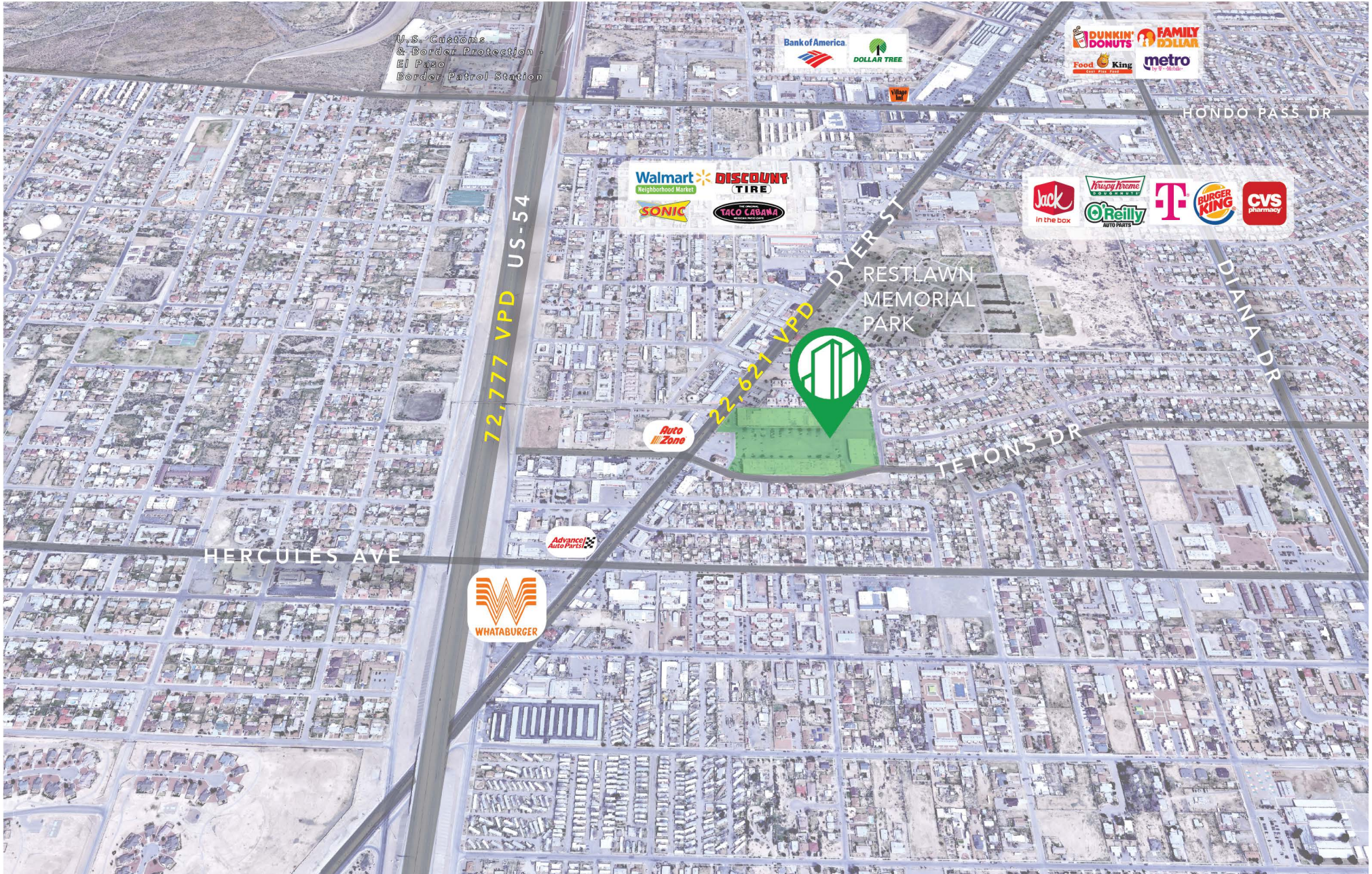


Total SF	87,675 SF	100%
Total Leased	65,888 SF	75%
Total Vacancies	21,787 SF	25%









INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS GAMBOA</u> Designated Broker of Firm	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

| El Paso, TX 79912

| 915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov