

OFFICE FOR LEASE

University Tower

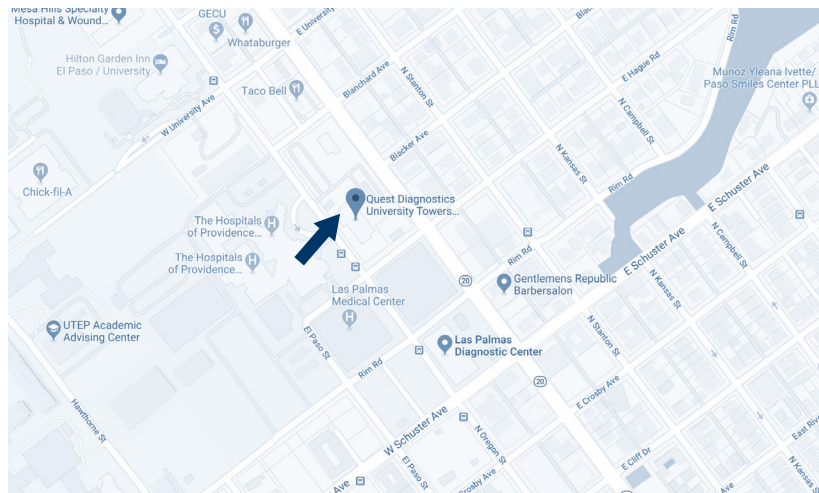
1900 N. Oregon El Paso, TX 79902



**EXCELLENT OPPORTUNITY TO LEASE
CONTACT US TODAY**

INFORMATION:

- \$16.00/SF gross lease
- Full service office space
- Suitable for doctor office
- Across the street from Del Sol/Providence
- Adequate parking
- Close to University of Texas at El Paso



**HIETT, PHARR
& ASSOCIATES**

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5200 N. MESA

SUITE B-104

79912

PH: 915.760.4533

FAX: 915.760.6279

OFFICE FOR LEASE



Market Profile

1900 N Oregon St, El Paso, Texas, 79902
Rings: 1, 3 mile radii

Prepared by Esri
Latitude: 31.77138
Longitude: -106.49950

	1 mile	3 miles
Population Summary		
2000 Total Population	14,639	58,407
2010 Total Population	12,671	52,645
2018 Total Population	13,010	55,334
2018 Group Quarters	890	2,338
2023 Total Population	13,332	56,843
2018-2023 Annual Rate	0.49%	0.54%
2018 Total Daytime Population	25,952	97,518
Workers	18,337	64,475
Residents	7,615	33,043
Household Summary		
2000 Households	5,289	20,382
2000 Average Household Size	2.56	2.77
2010 Households	5,119	19,970
2010 Average Household Size	2.33	2.56
2018 Households	5,293	21,014
2018 Average Household Size	2.29	2.52
2023 Households	5,442	21,708
2023 Average Household Size	2.29	2.51
2018-2023 Annual Rate	0.56%	0.65%
2010 Families	2,665	11,810
2010 Average Family Size	3.21	3.41
2018 Families	2,684	12,136
2018 Average Family Size	3.23	3.43
2023 Families	2,731	12,436
2023 Average Family Size	3.25	3.44
2018-2023 Annual Rate	0.35%	0.49%
Housing Unit Summary		
2000 Housing Units	5,897	22,667
Owner Occupied Housing Units	28.8%	29.8%
Renter Occupied Housing Units	60.9%	60.1%
Vacant Housing Units	10.3%	10.1%
2010 Housing Units	5,597	21,624
Owner Occupied Housing Units	29.1%	30.6%
Renter Occupied Housing Units	62.3%	61.7%
Vacant Housing Units	8.5%	7.6%
2018 Housing Units	5,882	23,128
Owner Occupied Housing Units	25.7%	26.0%
Renter Occupied Housing Units	64.3%	64.9%
Vacant Housing Units	10.0%	9.1%
2023 Housing Units	6,139	24,238
Owner Occupied Housing Units	26.6%	26.2%
Renter Occupied Housing Units	62.1%	63.4%
Vacant Housing Units	11.4%	10.4%
Median Household Income		
2018	\$30,343	\$24,434
2023	\$34,820	\$27,183
Median Home Value		
2018	\$188,315	\$136,267
2023	\$224,167	\$169,619
Per Capita Income		
2018	\$21,921	\$17,612
2023	\$24,466	\$19,649
Median Age		
2010	34.5	35.1
2018	36.1	36.6
2023	37.4	38.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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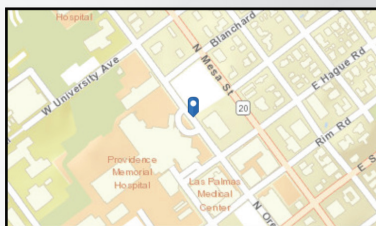
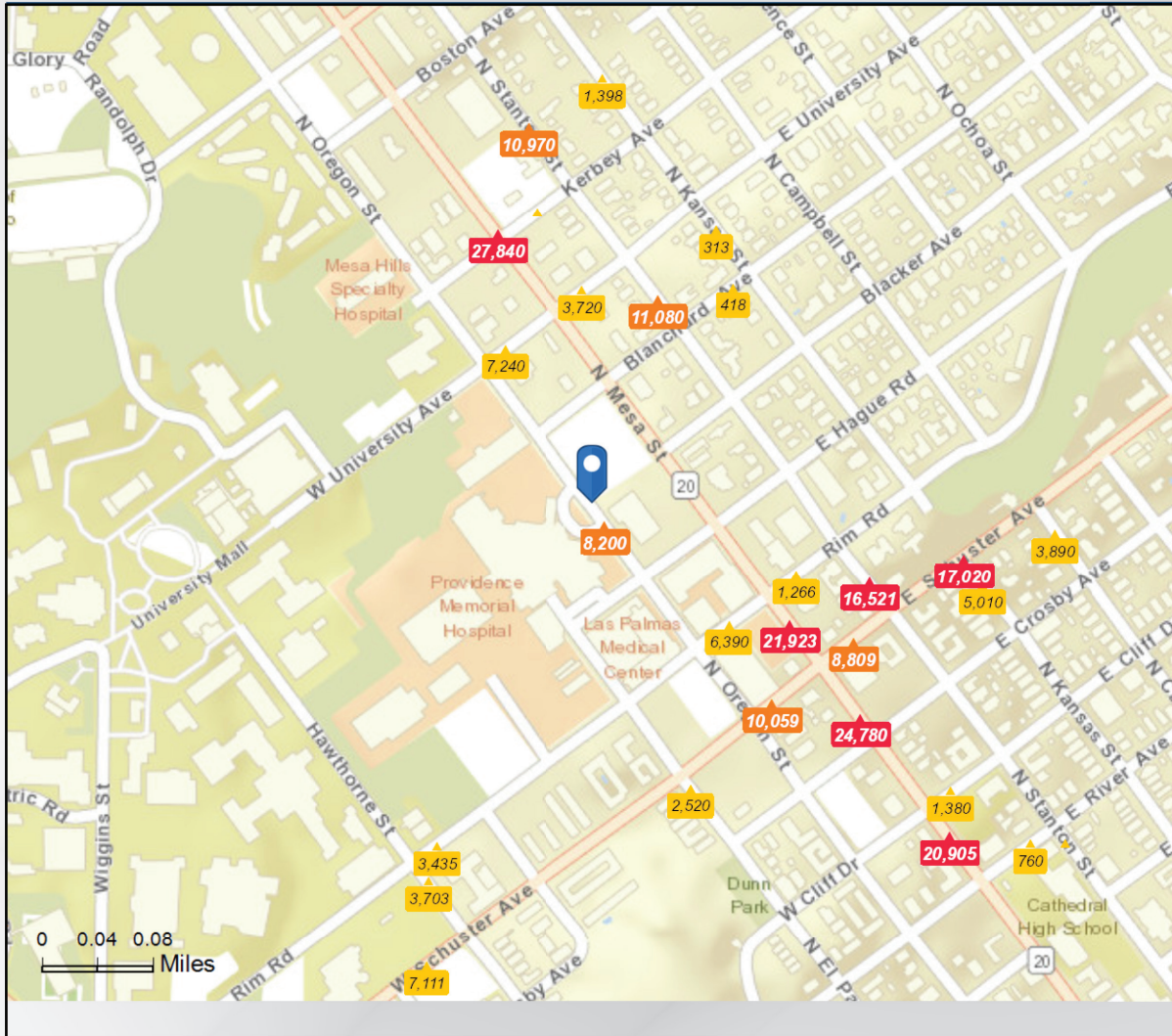
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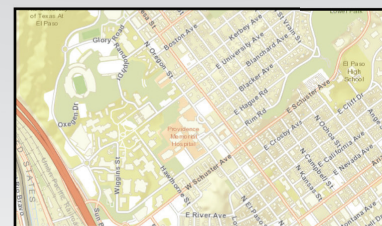
Traffic Count Map - Close Up

1900 N Oregon St, El Paso, Texas, 79902
Rings: 1, 3 mile radii

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Latitude: 31.77138
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).

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	1 mile	3 miles
2018 Households by Income		
Household Income Base	5,293	21,014
<\$15,000	26.1%	32.1%
\$15,000 - \$24,999	17.0%	18.6%
\$25,000 - \$34,999	11.5%	10.9%
\$35,000 - \$49,999	11.8%	11.8%
\$50,000 - \$74,999	13.6%	11.4%
\$75,000 - \$99,999	7.6%	5.9%
\$100,000 - \$149,999	6.9%	5.0%
\$150,000 - \$199,999	2.9%	1.7%
\$200,000+	2.7%	2.6%
Average Household Income	\$50,481	\$43,819
2023 Households by Income		
Household Income Base	5,442	21,708
<\$15,000	23.4%	30.0%
\$15,000 - \$24,999	15.4%	17.1%
\$25,000 - \$34,999	11.3%	10.6%
\$35,000 - \$49,999	12.3%	12.2%
\$50,000 - \$74,999	14.8%	12.5%
\$75,000 - \$99,999	8.5%	6.7%
\$100,000 - \$149,999	8.2%	6.1%
\$150,000 - \$199,999	3.1%	1.8%
\$200,000+	3.1%	2.8%
Average Household Income	\$56,689	\$48,982
2018 Owner Occupied Housing Units by Value		
Total	1,500	5,988
<\$50,000	3.3%	9.3%
\$50,000 - \$99,999	18.9%	31.0%
\$100,000 - \$149,999	13.7%	13.4%
\$150,000 - \$199,999	18.4%	13.1%
\$200,000 - \$249,999	13.9%	7.6%
\$250,000 - \$299,999	10.7%	8.8%
\$300,000 - \$399,999	9.3%	8.8%
\$400,000 - \$499,999	6.7%	3.0%
\$500,000 - \$749,999	4.3%	3.4%
\$750,000 - \$999,999	0.1%	0.8%
\$1,000,000 - \$1,499,999	0.7%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%
Average Home Value	\$224,149	\$189,178
2023 Owner Occupied Housing Units by Value		
Total	1,616	6,323
<\$50,000	2.4%	7.6%
\$50,000 - \$99,999	15.2%	26.5%
\$100,000 - \$149,999	10.1%	11.4%
\$150,000 - \$199,999	16.0%	11.6%
\$200,000 - \$249,999	13.0%	7.7%
\$250,000 - \$299,999	10.8%	10.8%
\$300,000 - \$399,999	12.1%	11.0%
\$400,000 - \$499,999	11.6%	5.3%
\$500,000 - \$749,999	7.4%	5.4%
\$750,000 - \$999,999	0.3%	1.5%
\$1,000,000 - \$1,499,999	1.0%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%
Average Home Value	\$267,895	\$227,088

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles
2018 Population 25+ by Educational Attainment		
Total	8,742	36,372
Less than 9th Grade	17.4%	24.4%
9th - 12th Grade, No Diploma	8.9%	11.9%
High School Graduate	12.8%	13.6%
GED/Alternative Credential	2.6%	4.3%
Some College, No Degree	18.8%	18.3%
Associate Degree	8.4%	6.5%
Bachelor's Degree	18.9%	13.6%
Graduate/Professional Degree	12.2%	7.4%
2018 Population 15+ by Marital Status		
Total	10,993	44,646
Never Married	43.1%	39.4%
Married	38.4%	40.4%
Widowed	6.7%	8.4%
Divorced	11.9%	11.8%
2018 Civilian Population 16+ in Labor Force		
Civilian Employed	96.9%	94.7%
Civilian Unemployed (Unemployment Rate)	3.1%	5.3%
2018 Employed Population 16+ by Industry		
Total	5,481	21,742
Agriculture/Mining	1.0%	1.2%
Construction	4.8%	7.9%
Manufacturing	5.2%	6.8%
Wholesale Trade	1.6%	1.7%
Retail Trade	11.1%	10.8%
Transportation/Utilities	2.1%	4.5%
Information	1.5%	1.0%
Finance/Insurance/Real Estate	5.1%	4.4%
Services	64.3%	57.4%
Public Administration	3.5%	4.2%
2018 Employed Population 16+ by Occupation		
Total	5,481	21,742
White Collar	58.4%	49.4%
Management/Business/Financial	12.1%	7.9%
Professional	28.3%	19.9%
Sales	8.7%	10.1%
Administrative Support	9.3%	11.5%
Services	29.4%	27.7%
Blue Collar	12.2%	22.9%
Farming/Forestry/Fishing	0.1%	1.1%
Construction/Extraction	4.4%	6.2%
Installation/Maintenance/Repair	1.1%	3.1%
Production	4.5%	6.5%
Transportation/Material Moving	2.0%	6.1%
2010 Population By Urban/ Rural Status		
Total Population	12,671	52,645
Population Inside Urbanized Area	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%
Rural Population	0.0%	0.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments		
1.	Southwestern Families (7F)	Southwestern Families (7F)
2.	Set to Impress (11D)	Social Security Set (9F)
3.	In Style (5B)	Old and Newcomers (8F)
2018 Consumer Spending		
Apparel & Services: Total \$	\$7,315,747	\$25,381,619
Average Spent	\$1,382.16	\$1,207.84
Spending Potential Index	64	56
Education: Total \$	\$4,574,148	\$14,953,368
Average Spent	\$864.19	\$711.59
Spending Potential Index	60	49
Entertainment/Recreation: Total \$	\$10,227,652	\$35,259,763
Average Spent	\$1,932.30	\$1,677.92
Spending Potential Index	60	52
Food at Home: Total \$	\$17,119,359	\$60,096,214
Average Spent	\$3,234.34	\$2,859.82
Spending Potential Index	64	57
Food Away from Home: Total \$	\$11,805,955	\$40,630,427
Average Spent	\$2,230.48	\$1,933.49
Spending Potential Index	64	55
Health Care: Total \$	\$17,963,468	\$63,038,569
Average Spent	\$3,393.82	\$2,999.84
Spending Potential Index	59	52
HH Furnishings & Equipment: Total \$	\$6,721,841	\$23,179,337
Average Spent	\$1,269.95	\$1,103.04
Spending Potential Index	61	53
Personal Care Products & Services: Total \$	\$2,705,756	\$9,316,949
Average Spent	\$511.20	\$443.37
Spending Potential Index	62	54
Shelter: Total \$	\$57,009,929	\$196,459,235
Average Spent	\$10,770.82	\$9,348.97
Spending Potential Index	64	56
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,666,028	\$26,779,294
Average Spent	\$1,448.33	\$1,274.35
Spending Potential Index	58	51
Travel: Total \$	\$6,495,907	\$21,992,602
Average Spent	\$1,227.26	\$1,046.57
Spending Potential Index	57	49
Vehicle Maintenance & Repairs: Total \$	\$3,545,838	\$12,271,224
Average Spent	\$669.91	\$583.95
Spending Potential Index	62	54

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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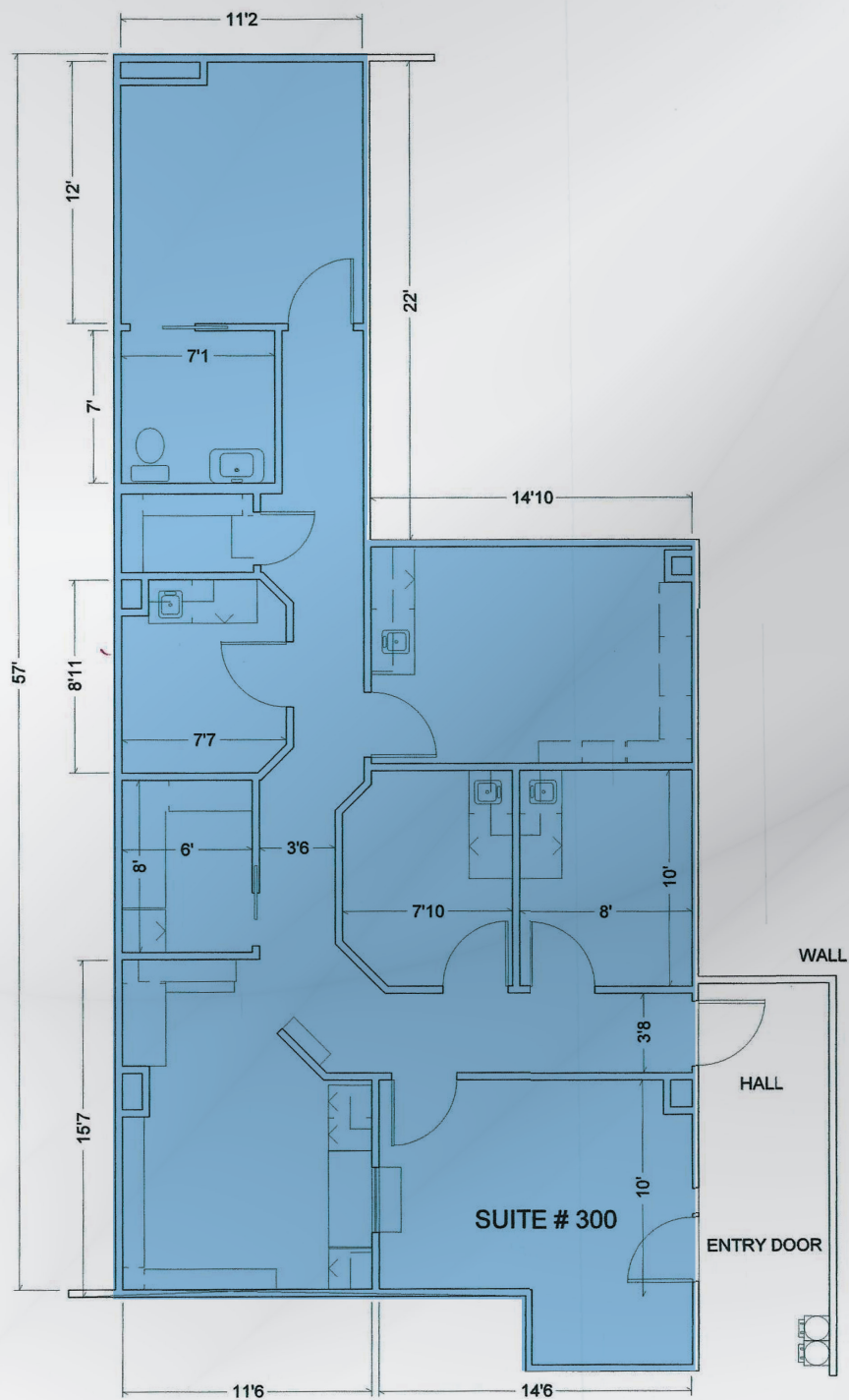


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1900 N. Oregon, Suite 300, El Paso, TX 79902

1,800 SF



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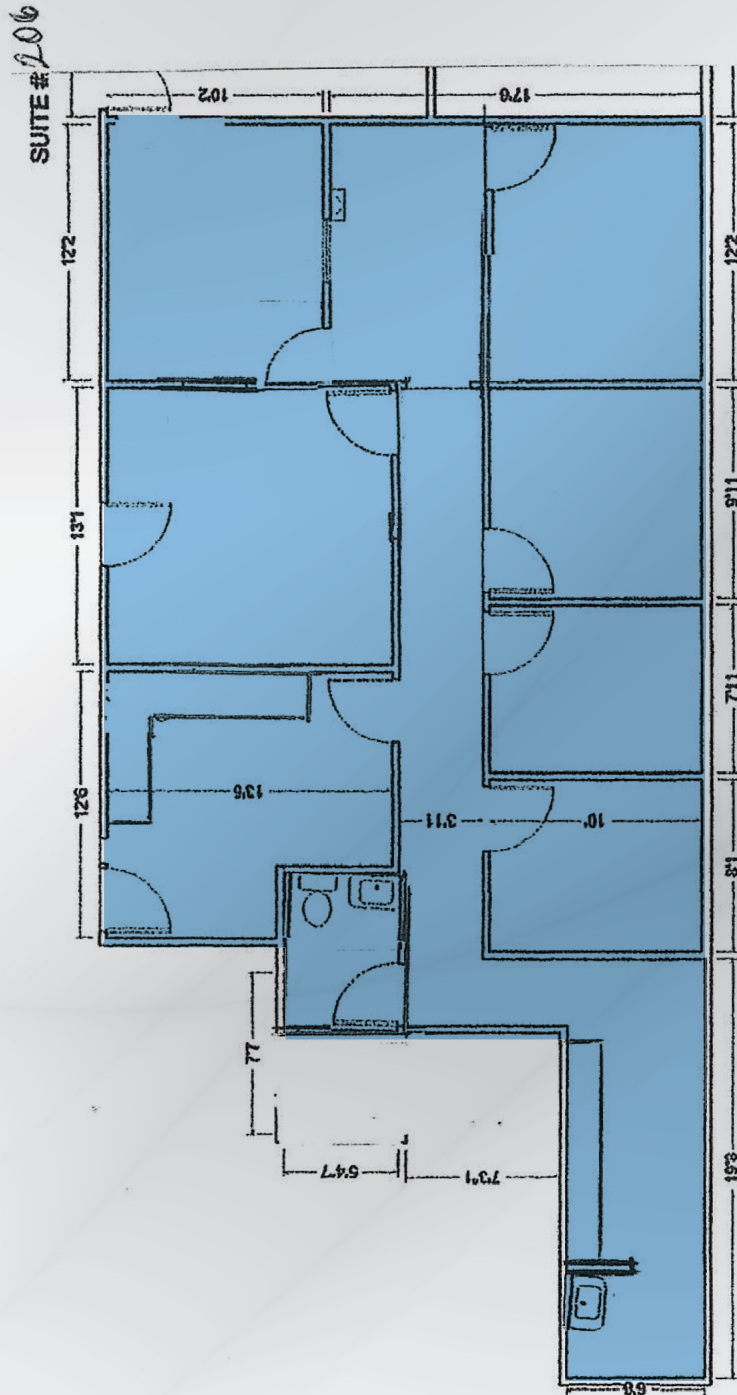
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1900 N. Oregon, Suite 206, El Paso, TX 79902

1,500 SF



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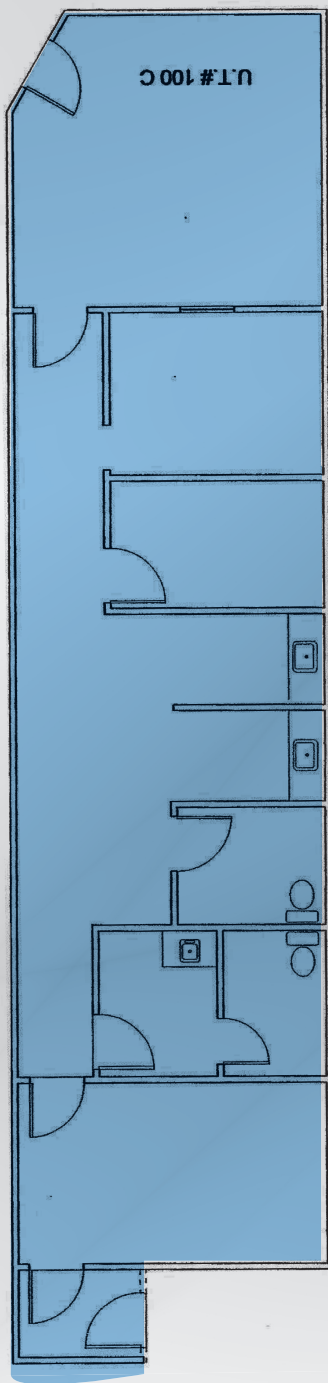


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1900 N. Oregon, 1st floor, Suite 100, El Paso, TX 79902

1,500 SF



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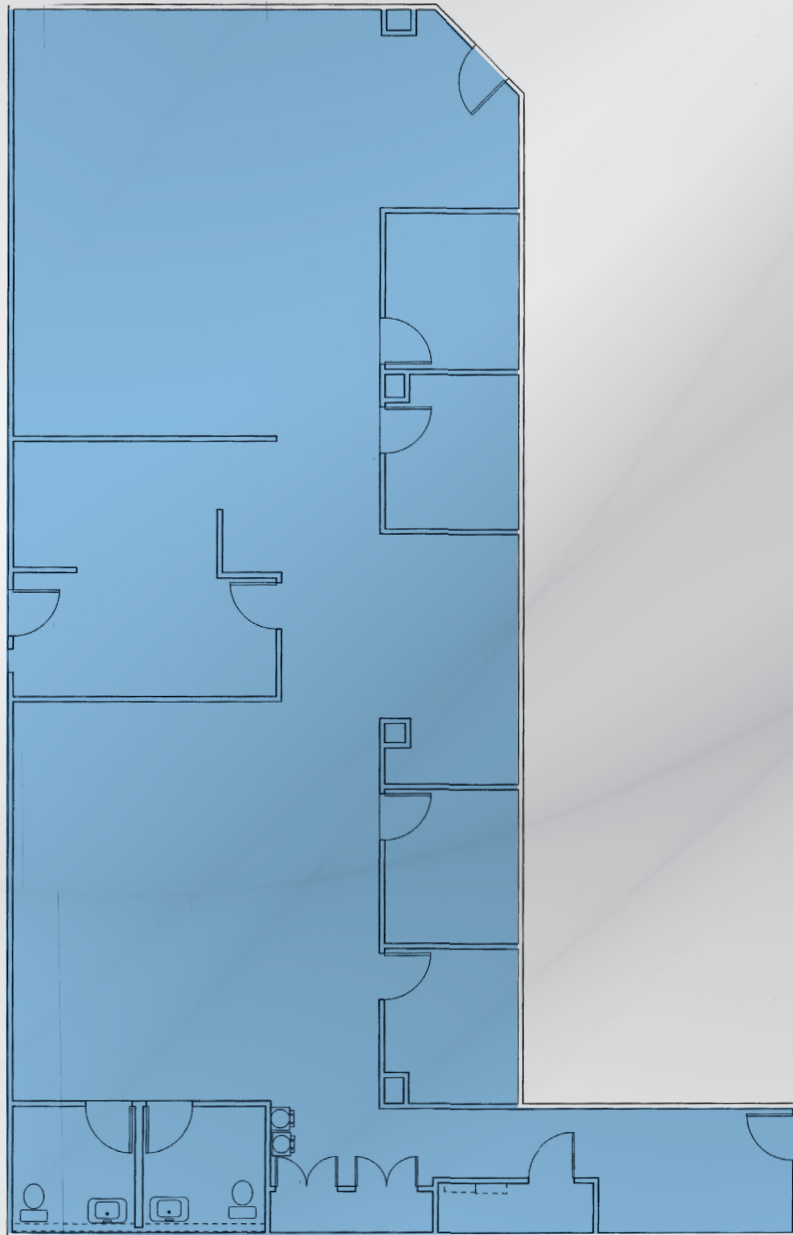


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3,000 SF



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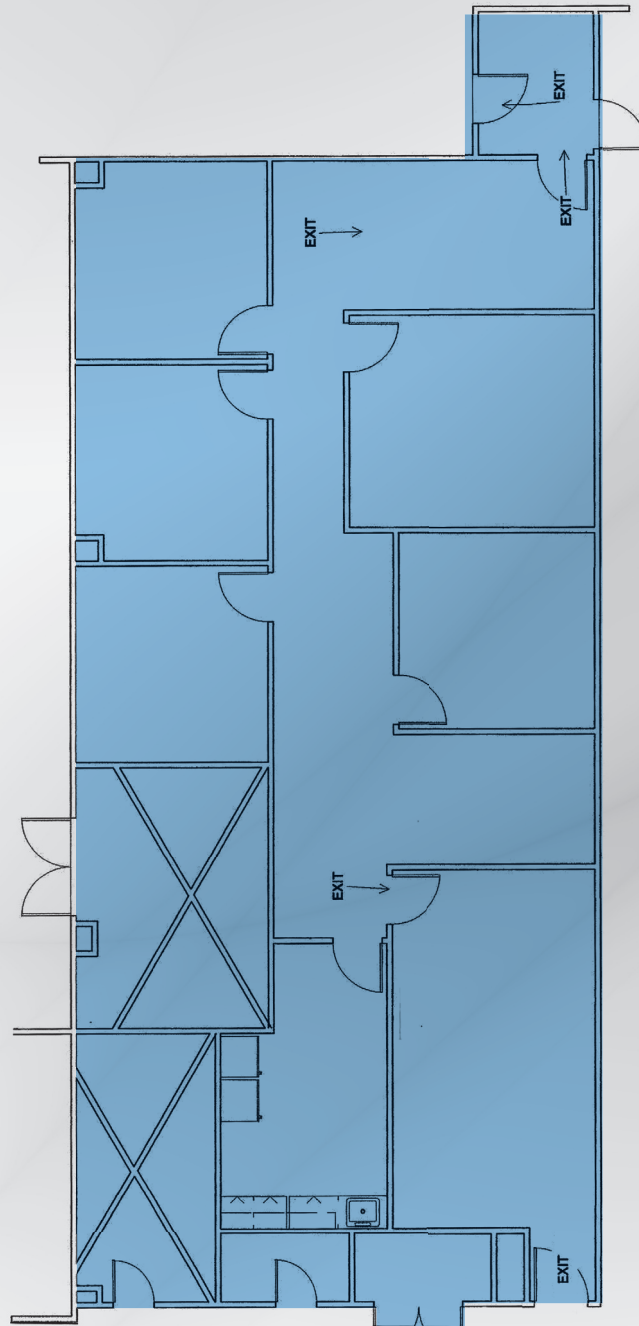
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University Tower

1900 N. Oregon, 1st floor, Suite 103, El Paso, TX 79902

2,500 SF



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