



# THE CANYONS

AT CIMARRON

YOUR EVERYDAY LIFESTYLE FOR YOUR **every day**





## Welcome

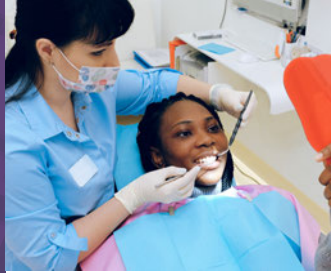
As the heart of Cimarron, El Paso's most complete master-planned community, The Canyons village is designed as the hub where retail, office, art, and the outdoors converge to meet the needs of our families' everyday luxury lifestyles **every day.**

We're looking for businesses that want to be a part of this thriving community, who'd like to offer new dining and shopping opportunities and who provide much needed services for those that live and work in Northwest El Paso.

Looking for office space in a beautiful mixed-use environment?  
**Find your best "workstyle" here.**



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## The environments we place ourselves into directly influence who we are,

AND THE OPPORTUNITY TO BE A PART OF AN ENVIRONMENT THAT CARES ABOUT CREATING LASTING COMMUNITY EVERYDAY BY PROVIDING A THOUGHTFULLY PLANNED LIFESTYLE CENTER IS AVAILABLE AT THE CANYONS AT CIMARRON.

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YOUR EVERYDAY LIFESTYLE FOR YOUR **every family night fun**

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# Featured Amenities

The Canyons at Cimarron is conveniently located as the hub of Cimarron in Northwest El Paso where I-10 and Loop 375 meet. We are located next to El Paso's newest hospital and several of El Paso's largest industry leaders, including ADP, a Fortune 500 Company, which recently opened the second phase of its \$50 Million El Paso campus.

- A 92,000 SQ. FT. MIXED USE DEVELOPMENT OF RETAIL, OFFICE AND MULTI-FAMILY
- "MAIN STREET" CONCEPT WITH ROUNDABOUT, WALKING PATHS AND CONNECTED BIKE TRIALS
- COMBINATION OF IN-LINE SPACES AND FREE STANDING BUILDINGS
- RETAIL SPACES FROM 1,170 SQ. FT. TO 4,941 SQ. FT.
- PROFESSIONAL OFFICE SPACES FROM 2,500 SQ. FT. TO 12,000 SQ. FT.
- 575 PARKING SPACES / 6.25:1,000 RATIO

**Get it done in style.** Our lifestyle center is designed in a refined rustic elegance, which pays homage to the rugged beauty of the southwest. It features several shaded outdoor seating areas, lush landscaping and a designated play area for children to enjoy as you eat, shop, work and play.



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The flourishing Cimarron community has retail, dining and service desires that need to be met. **We are here to provide you with an ideal place to conduct business while meeting the needs of the people that work and live here.**

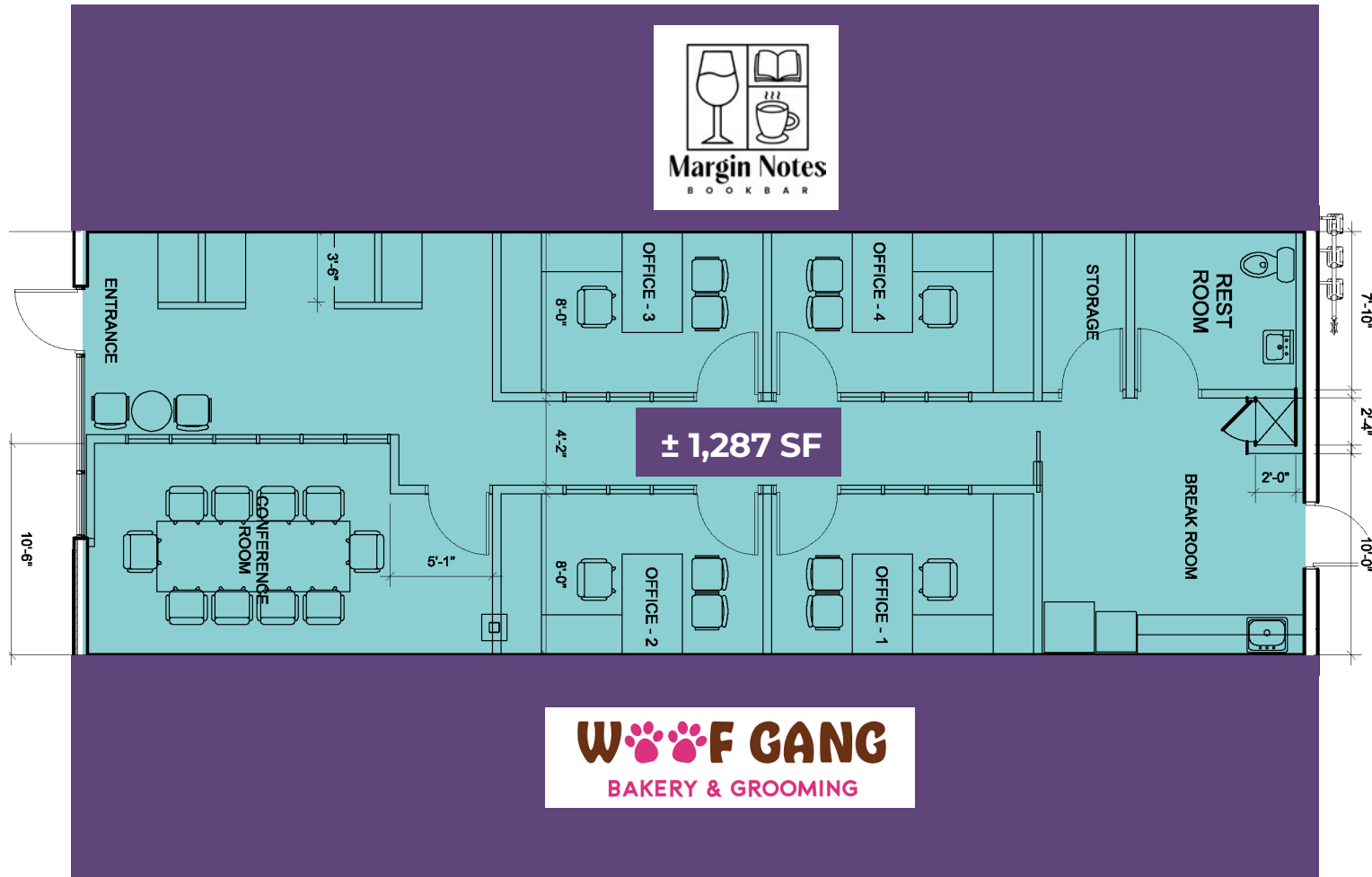


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# Space Details - ± 1,287 SF (Bldg. 2)

**SUITE:** 200 | **BUILDING:** 2 | **SIZE:** ±1,287 SF

**SPACE NOTES:** RETAIL, PROFESSIONAL SERVICES



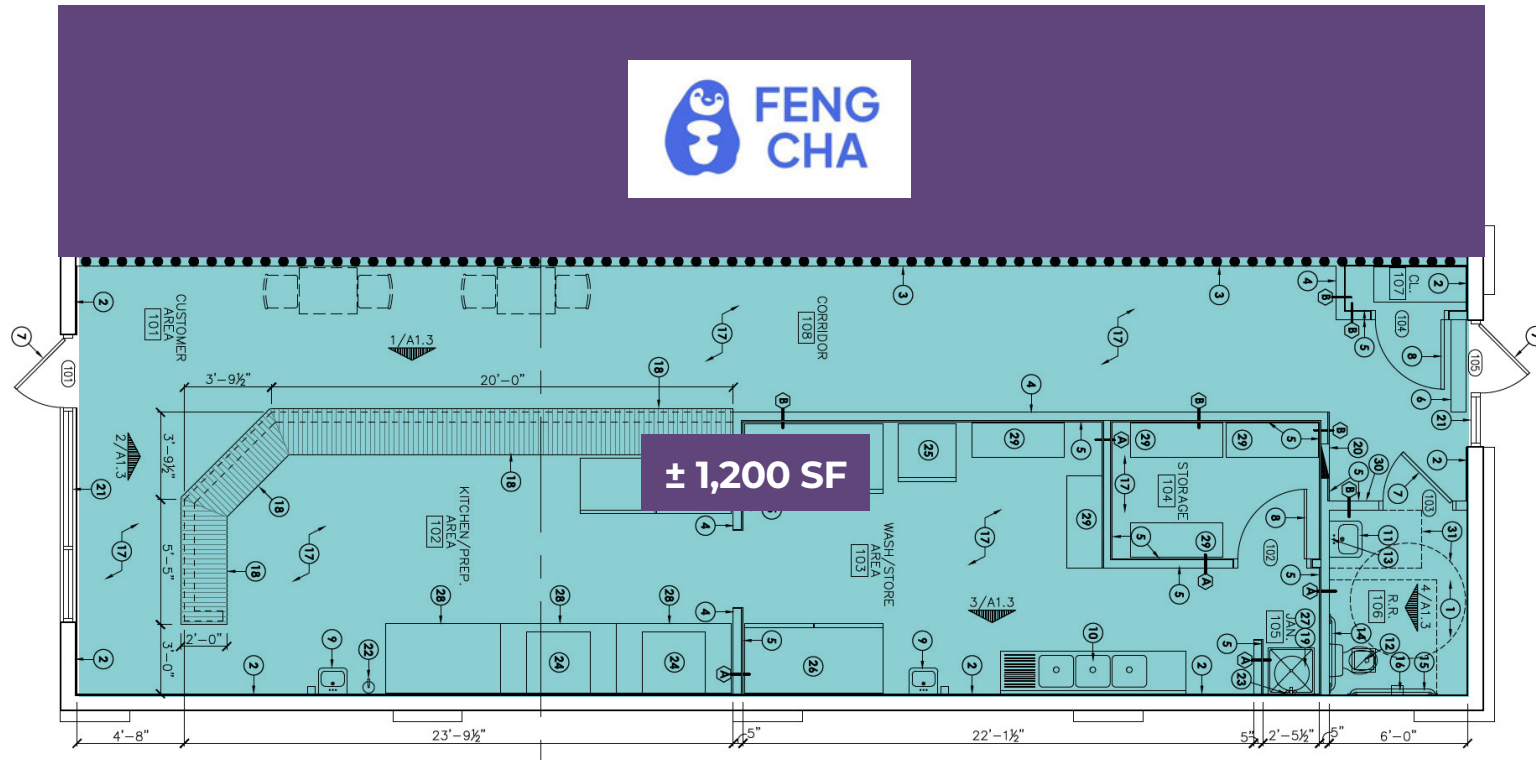
DISCLAIMER: THIS FLOOR PLAN IS AN APPROXIMATE LAYOUT OF ACTUAL LAYOUT AND MEASUREMENTS, AND DOESN'T CLAIM TO BE ACCURATE OF REAL LAYOUT OR MEASUREMENTS



# Space Details - ± 1,200 SF (Bldg. 8)

**SUITE:** 300 | **BUILDING:** 8 | **SIZE:** ±1,200 SF

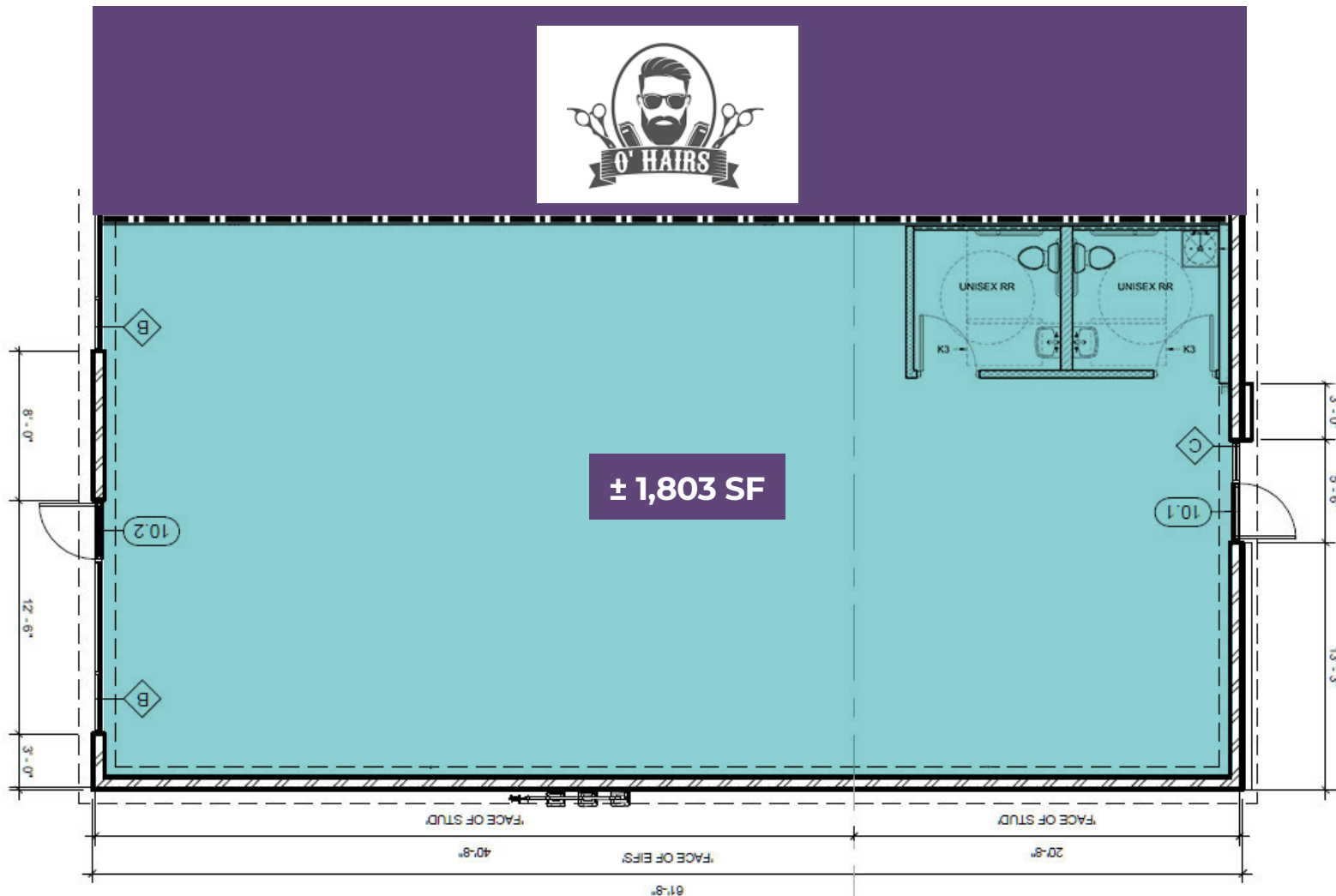
**SPACE NOTES:** CAFÉ/LIMITED KITCHEN, RETAIL



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# Space Details - ± 1,803 SF (Bldg. 10)

**SUITE:** 100 | **BUILDING:** 10 | **SIZE:** ±1,803 SF  
**SPACE NOTES:** WARM SHELL



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# Aerial View

**LAS  
MANSIONES**  
AT CIMARRON

**LOCAL BIKING &  
WALKING TRAILS**



**PASEO DEL NORTE**

**RESLER DR**

**CIMARRON'S  
"FOUR CORNERS"<sup>1</sup>  
GENERATES  
A COMBINED  
AVERAGE DAILY  
TRAFFIC COUNT  
OF 58,547  
VEHICLES<sup>2</sup>**

<sup>1</sup> This term refers to the four corners that connect in the intersection of Paseo Del Norte and Resler. Retail and office space will be developed in this area that will provide nearby residents with convenient access to accomplish day-to-day activities. <sup>2</sup> TxDOT Annual Average Daily Traffic (AADT), 2024

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# Area Overview

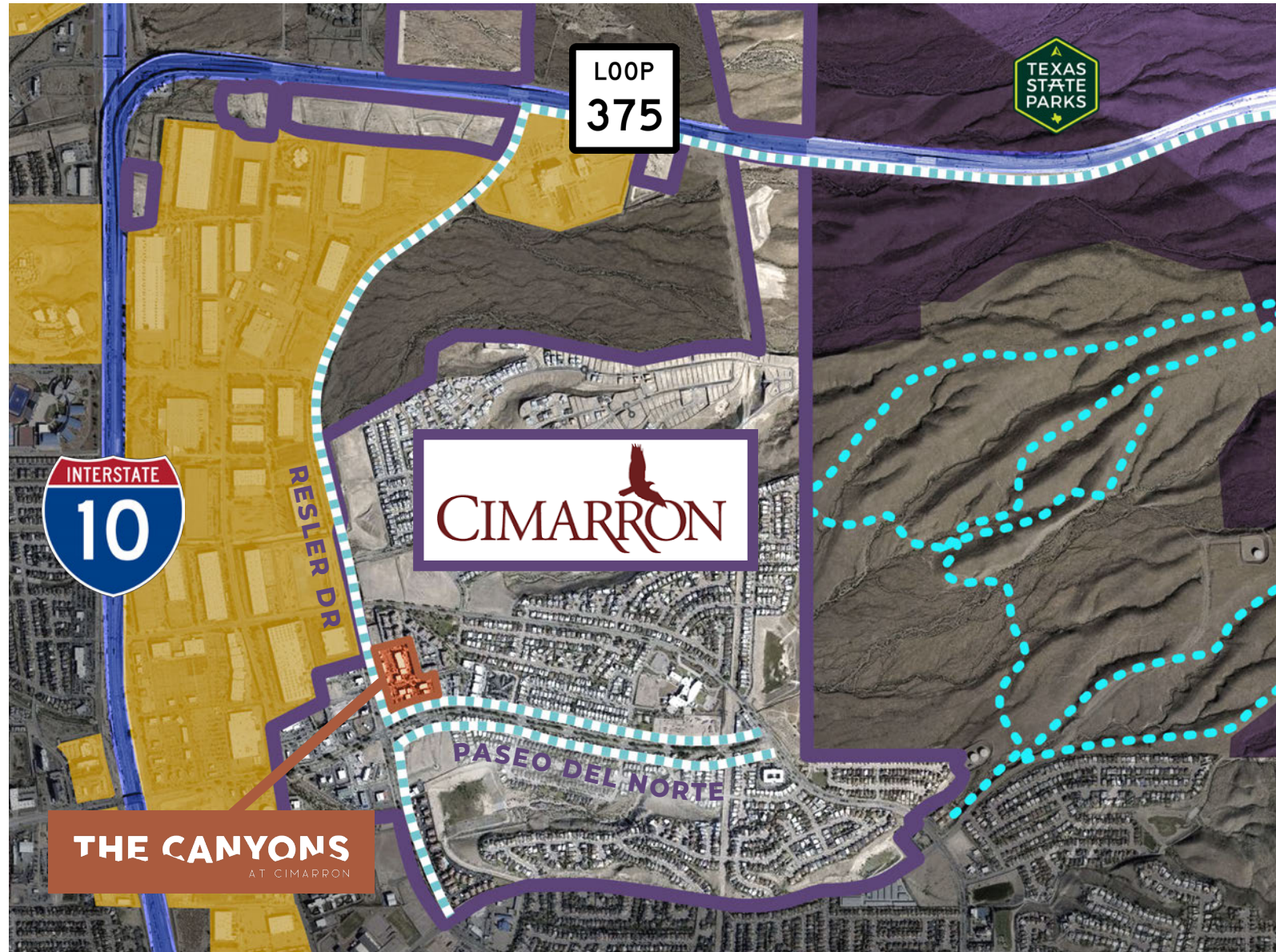
## LEGEND

BIKING & WALKING PATH

THE LOST DOG TRAILS

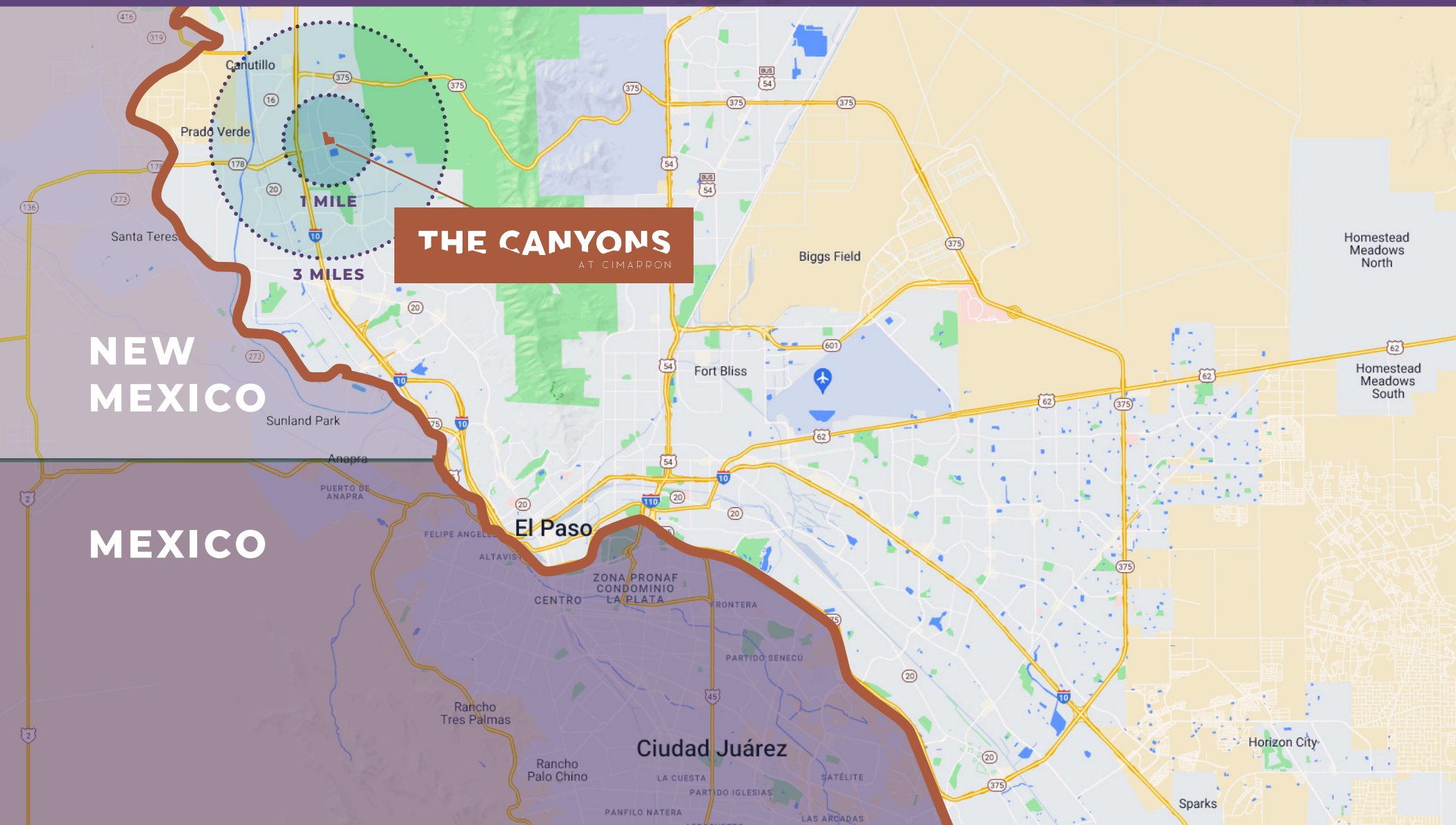
FRANKLIN MOUNTAINS STATE PARK

SURROUNDING BUSINESSES



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# Location



# Why El Paso?

EL PASO IS WHERE FUN, BUSINESS AND INNOVATION COLLIDE  
WE ARE A CITY POISED FOR OUTSTANDING GROWTH



We are the 6th largest Texas city, and expect to grow even more. Between 2014 and 2024, Texas has gained **4.1 million new residents**, and many will find their home in the Sun City.



Over past decade, our residents have seen new developments and improvements to parks, libraries, museums, the zoo, and downtown from a voter approved **\$470 million Quality of Life bond**, including state of the art Triple A Ballpark and Children's Museum.



El Paso has been ranked one of the **Best Places for Businesses and Careers**. It is a gateway between nations, strategically located with easy access to major markets and a growing, diverse workforce.



With high livability ratings, the former "**Can-Do Capital**" is a desirable destination for its lower cost of living, outdoor-enthusiast climate, rich history and heritage, as well as strong job market.



We are a military hub and home to the **U.S. Army's second largest installation, Fort Bliss**. More than 30,000 soldiers and 10,000 civilians are employed on post. Those soldiers, civilians and their families are part of the El Paso community.

## METROPOLITAN STATISTICAL AREA (MSA) RANKED BY POPULATION (2020 CENSUS)

		STATE	POPULATION
20	Baltimore, Columbia, Towson	Maryland	2,844,510
21	St. Louis	Missouri/Illinois	2,820,253
22	Orlando, Kissimmee, Sanford	Florida	2,673,376
23	Charlotte, Concord, Gastonia	N. Carolina/S. Carolina	2,660,329
24	El Paso, Las Cruces, Cd. Juárez	Texas/New Mexico/Mexico	2,601,378
25	San Antonio, New Braunfels	Texas	2,558,143
26	Portland, Vancouver, Hillsboro	Oregon/Washington	2,512,859
27	Pittsburgh	Pennsylvania	2,457,000
28	Sacramento, Roseville, Folsom	California	2,397,382
29	Austin, Round Rock, San Marcos	Texas	2,283,371
30	Las Vegas, Henderson, N. Las Vegas	Nevada	2,265,461

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A wide-angle, nighttime photograph of a cityscape. In the foreground, a large, brightly lit baseball stadium is visible, with its green field and white seating areas clearly illuminated. To the right of the stadium, a multi-lane highway curves through the city, with light trails from cars creating a sense of motion. The background shows a dense urban area with numerous lights, and distant mountains are visible under a dark, starry sky.

"KEEP SOMETHING AHEAD OF YOU TO BE ACCOMPLISHED, SOMETHING THE PROGRESS OF WHICH YOU CAN WATCH WITH INTEREST AND WITH THE REALIZATION THAT ITS ACCOMPLISHMENT IS OF IMPORTANCE TO YOUR COMMUNITY AND TO YOUR COUNTRY"

~ZACH T. WHITE

## About Riverbend Development

Riverbend Development is an El Paso based company, headed by a sixth generation El Pasoan, building communities with purpose. We specialize in the creation of retail, office and neighborhood areas that are an asset to our community, by building spaces that promote personal interaction with intention of instilling pride in where we live. Projects include retail centers **The Canyons at Cimarron** and **The Substation**, **Ventanas Corporate Center** and **The Fields neighborhood** in El Paso's Upper Valley as well as upcoming projects **The Paddock at Country Club** and **The Cotton Exchange**.

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# Leasing Information

**Will C. Brown, SIOR,  
Managing Partner**

Sonny Brown Associates, LLC

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## Information About Brokerage Services

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

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>Sonny Brown Associates</b>	<b>9010301</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</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)