

FOR SALE

# EL PASO WAREHOUSE

7320 ALAMEDA AVE, EL PASO, TX 79915



INTERACTIVE OFFERING MEMORANDUM

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# INVESTMENT HIGHLIGHTS

## VALUE ADD OPPORTUNITY

- 100% LEASED
- DIVERSE TENANT MIX
- SHORT TERM UNDER VALUED LEASES
- BUILDINGS: (1) ±10,000 SF & (2) ±5,600 SF OF SPACE
- LEASE STRUCTURE: MODIFIED GROSS
- RENTAL INCOME: CURRENT ANNUAL RENT OF \$189,000 WITH NO ANNUAL INCREASES
- ENVIRONMENTAL: EXPECTED CLEAN PHASE 1. NO WASTE ON PROPERTY





**±15,600 SF**

TOTAL SF



**\$1,975,000**

LIST PRICE



**\$153,000**

NOI



**5**

NUMBER OF SUITES



**5.45/1,000 SF**

PARKING RATIO



**2**

NUMBER OF BUILDINGS



**80**

PARKING SPACES



**MULTI**

TENANCY



**4**

DRIVE-IN'S



**±2.56 AC**

LOT SIZE



**FEE SIMPLE**

TYPE OF OWNERSHIP



**1979**

YEAR BUILT



**24 FT**

CLEAR



**CLASS B**

BUILDING TYPE



**STEEL/MASONRY**

CONSTRUCTION



**C3 COMMUNITY COMMERCIAL DISTRICT**

ZONING



**SUBMARKET EAST**

MARKET VACANCY



# DOWNTOWN EL PASO

**Walmart**    
± 4 MILES AWAY

  
± 177,000 VPD  
± 4 MILES AWAY

  
EL PASO INTERNATIONAL AIRPORT  
± 5 MILES AWAY

ROSEDALE HOME & LAWN

FAIRWAY MOTORS USED CARS

EL PASO PLUMBING & HARDWARE SUPPLY



GRAND PRIX AUTO SALES

SUPER AUTO PLUS

  
Little Caesars 

RIGHT CONEXION COLLISION CENTER

ALAMEDA AVE ± 20,500 VPD



BONNY AUTO SALES

SUBJECT PROPERTY

DURRILL RD

## STRATEGIC LOCATION

EL PASO, TEXAS

- 4 miles to I376
- 4 miles to I10
- 5 miles to El Paso International Airport
- 6 miles to Ysleta-Zaragoza
- 8 miles to Paso Del Norte and Stanton-Lerdo



# EL PASO, TEXAS

## CITY HIGHLIGHTS



**985,000**

TOTAL POPULATION



**#1 PLACE TO RAISE A FAMILY**

IN EL PASO AREA (NICHE, 2024)



**6TH LARGEST CITY IN TEXAS**

(CITY OF EL PASO, 2024)



**22ND LARGEST CITY IN THE US**

(CITY OF EL PASO, 2024)



**ANNUAL GPD \$32.5 BILLION**

(CITY OF EL PASO, 2024)



**29% LOWER LABOR COST**

THAN THE US AVERAGE (CITY OF EL PASO, 2024)



**+7% JOB GROWTH**

PROJECTED 5-YEAR JOB GROWTH (2023-2028)

El Paso is situated in the far western corner of the US state of Texas. Ciudad Juarez, the capital of the Mexican state of Chihuahua, is located across the Rio Grande river from El Paso, which is situated on the Mexican side of the border between the United States and Mexico. More than 10.5 million cars cross the border between the two El Paso border crossing locations each year, making the two cities—along with Las Cruces in the neighboring state of New Mexico—form a unified international metropolitan area frequently referred to as the Paso del Norte region.

The University of Texas at El Paso is the main university in the city, and it is also home to the Medical Center of the Americas, which is the only complex for medical research and care delivery in West Texas and Southern New Mexico. The Sun Bowl, the nation's second-oldest college football postseason game, is held in the city every year.



### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,733	84,089	203,568
2023 Estimate	10,589	83,079	200,629
Annual Growth 2023-2028	0.3%	0.2%	0.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,498	28,971	67,867
2023 Estimate	3,443	28,567	68,983
Annual Growth 2023-2028	0.3%	0.3%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$36,897	\$47,098	\$53,323
CONSUMER SPENDING	1-MILE	3-MILE	5-MILE
Total Consumer Spending	\$75.8M	\$661.4M	\$1.7B

# ECONOMY

## LARGEST INTERNATIONAL METROPLEX | HOME TO UNIVERSITY OF TEXAS AT EL PASO | BORDERS MEXICO

The biggest metropolitan area near the border between Texas and Mexico is El Paso, which has a thriving economy that is expected to expand. El Paso is a modern western town with all the appeal of a major urban area, between the Franklin Mountains and the historic Rio Grande. Featuring cutting-edge medical and educational facilities, El Paso is a significant transit hub. Once predominately a textile region, it has expanded into the automotive, biomedical, defense, electronics, finance/business services, and medical device industries.

El Paso's regional economy is poised for expansion, with a diversified economy that keeps reaching out into new industries. Furthermore, the military base Fort Bliss, which employs over 40,000 people and generates \$6 billion in economic output, has been a defining feature of the city. **El Paso is a top center for distribution and shipping, offering easy access to the Midwest, Southeast, and West Coast markets in the United States.**

Additionally, The University of Texas at El Paso (UTEP) generates significant economic impact for the El Paso region, **contributing over \$1.4 billion annually to the local economy** through its operations, research activities, partnerships with local businesses, and by preparing a skilled workforce that drives economic growth and social mobility.



### BORDER CROSSING

The El Paso region has six border crossings that provide cross-border travel by buses, rail carriages, pedestrians, commercial trucks, and privately driven automobiles. These bridges link Ciudad Juárez, El Paso's sister city in the Mexican state of Chihuahua, with El Paso.



### EL PASO INTERNATIONAL AIRPORT

El Paso International Airport (ELP) is an international airport located 4 miles northeast of downtown El Paso. It has three runways and a main terminal with 15 gates across two concourses serving major airlines. The airport handles a diverse mix of commercial, general, military, and transient aircraft traffic.

## MAJOR EMPLOYERS



**FORT BLISS**  
±47,628 EMPLOYEES



**EL PASO SCHOOL**  
±7,875 EMPLOYEES



**SOCORRO SCHOOL**  
±7,144 EMPLOYEES



**CITY OF EL PASO**  
±6,840 EMPLOYEES



**T&T STAFF MANAGEMENT**  
±6,387 EMPLOYEES



**YSLETA SCHOOL**  
±6,022 EMPLOYEES



**HOSPITALS OF PROVIDENCE**  
±5,300 EMPLOYEES



**UTEP**  
±3,400 EMPLOYEES





**EPCC**  
±3,400 EMPLOYEES

# BORDER CROSSING

## EL PASO BORDER CROSSING





DISTANCE: 6.2 MILES

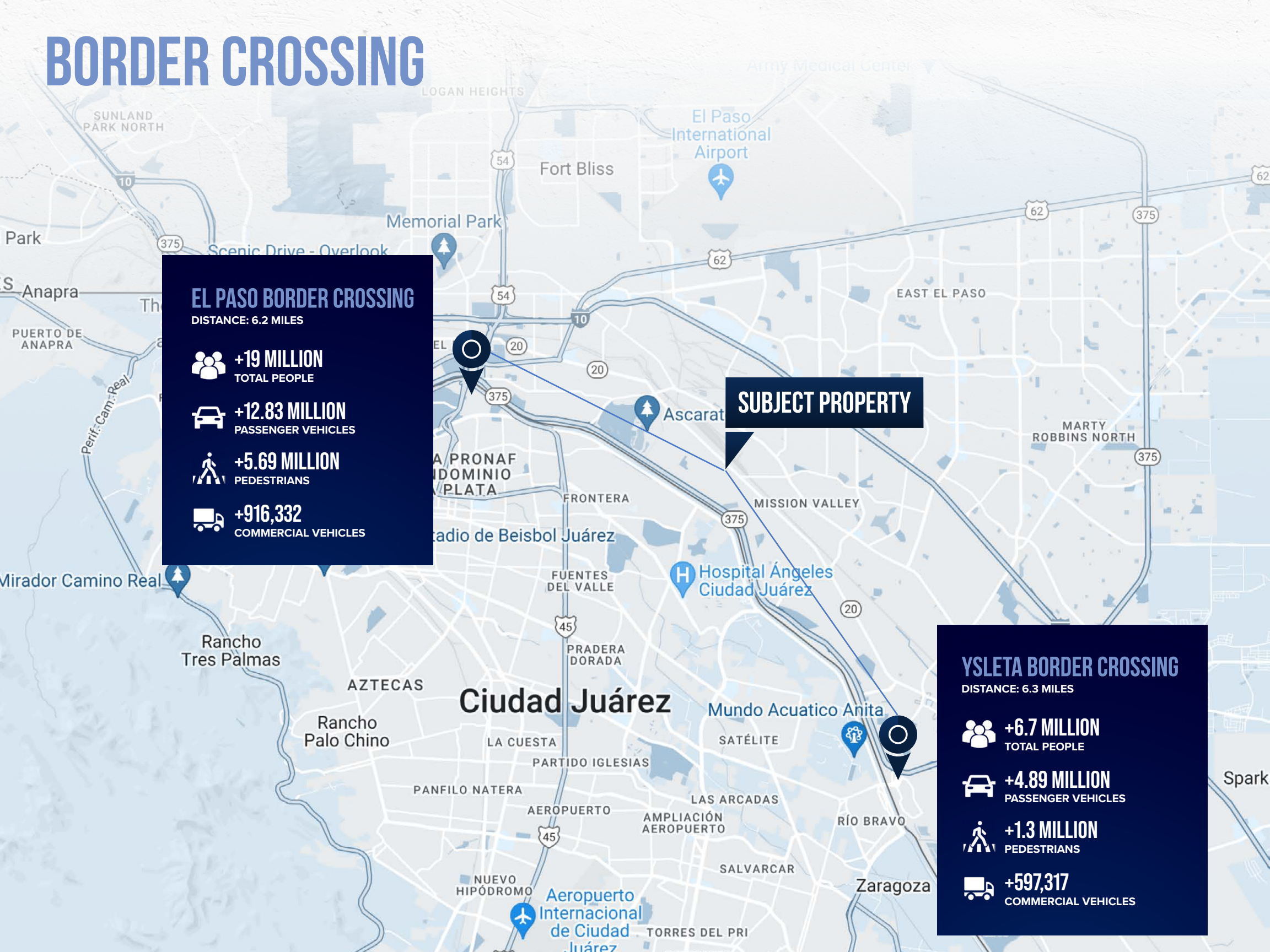
-  **+19 MILLION**  
TOTAL PEOPLE
-  **+12.83 MILLION**  
PASSENGER VEHICLES
-  **+5.69 MILLION**  
PEDESTRIANS
-  **+916,332**  
COMMERCIAL VEHICLES

## SUBJECT PROPERTY

## YSLETA BORDER CROSSING

DISTANCE: 6.3 MILES

-  **+6.7 MILLION**  
TOTAL PEOPLE
-  **+4.89 MILLION**  
PASSENGER VEHICLES
-  **+1.3 MILLION**  
PEDESTRIANS
-  **+597,317**  
COMMERCIAL VEHICLES





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7320 Alameda Ave, El Paso, TX 79915** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

FOR SALE

# EL PASO WAREHOUSE

7320 ALAMEDA AVE, EL PASO, TX 79915

EXCLUSIVELY OFFERED BY



**MIKE SALIK**

FIRST VICE PRESIDENT

DIRECT (904) 322-7602

MOBILE (904) 838-6603

michael.salik@matthews.com

License No. BK3450037 (FL)

**PATRICK GRAHAM**

BROKER OF RECORD

License No. 528005 (TX)

Michael Salik (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



## 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.*

11-2-2015



**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date