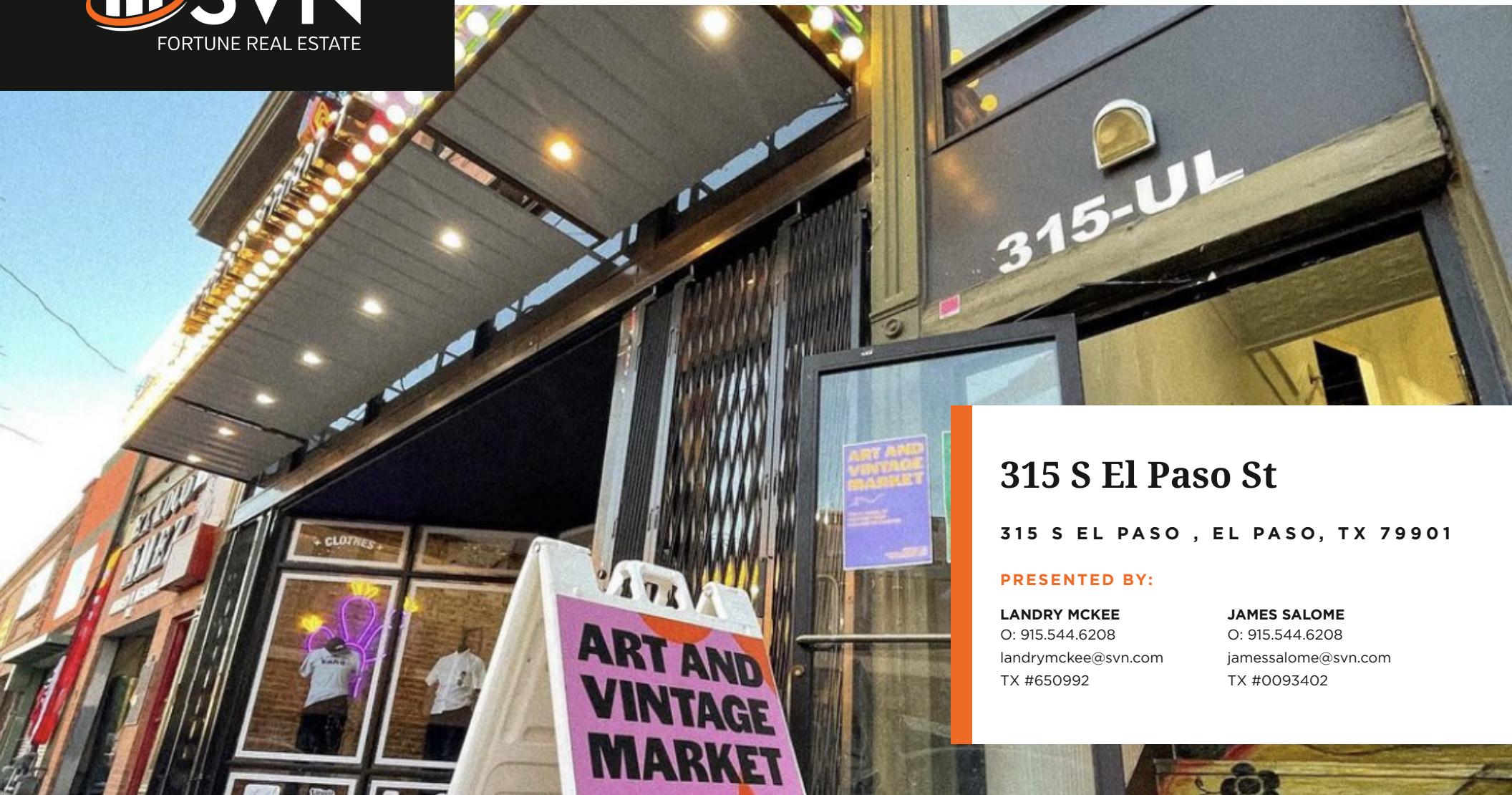




Offering Memorandum



315 S El Paso St

315 S EL PASO , EL PASO, TX 79901

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PROPERTY SUMMARY

315 S EL PASO ST

315 S EL PASO
EL PASO, TX 79901

OFFERING SUMMARY

SALE PRICE:	\$850,000
BUILDING SIZE:	8,576 SF
AVAILABLE SF:	
LOT SIZE:	4,355 SF
PRICE / SF:	\$99.11

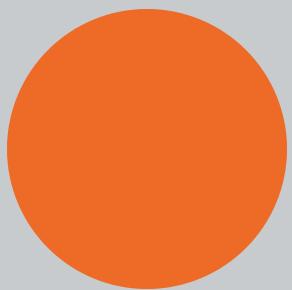
PROPERTY SUMMARY

Introducing an exceptional opportunity for office building investors in the heart of Downtown El Paso. This impressive property at 315 S El Paso St features a meticulously renovated 8,576 SF building, comprising 2 units, and offering 100% occupancy. Built in 1900 and thoughtfully modernized in 2020, the property presents a compelling blend of historic charm and contemporary functionality. Zoned C4, it provides a versatile space for a range of professional endeavors, conveniently situated in a prime business district. Don't miss the chance to invest in this landmark property with strong tenant demand and remarkable potential for sustained growth and profitability.



PROPERTY HIGHLIGHTS

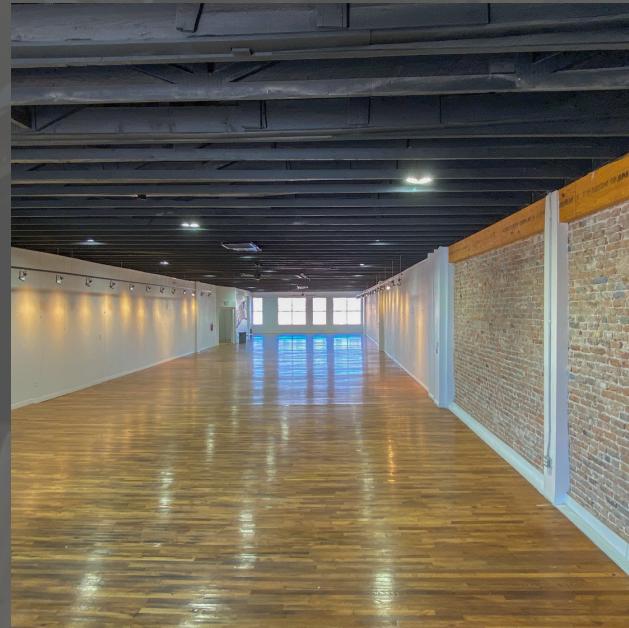
- 8,576 SF building
- 2 units
- Built in 1900
- Renovated in 2020
- Zoned C4
- Located in Downtown area
- 100% occupancy



KEY FEATURE



PROPERTY PHOTOS

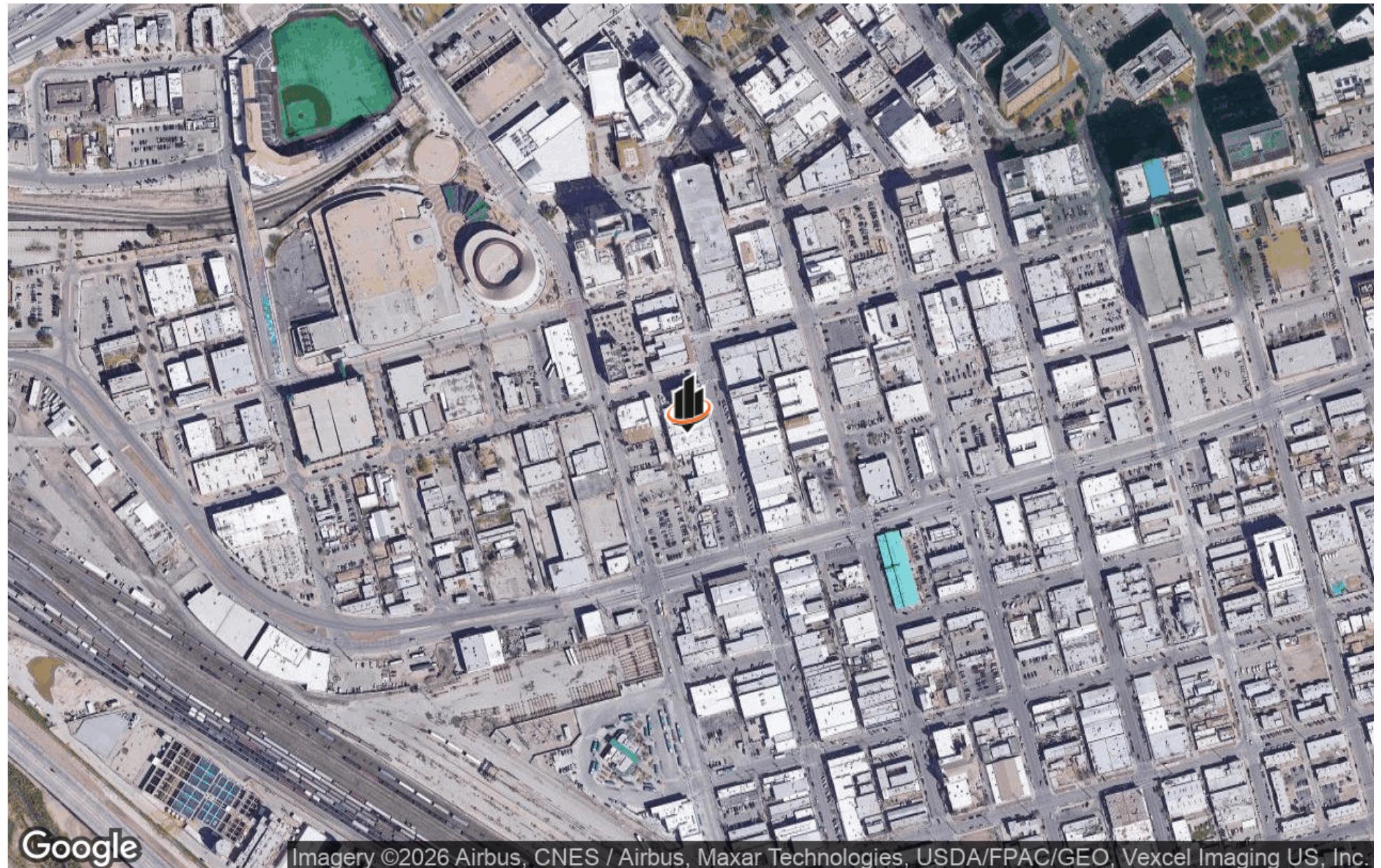


LOCATION DESCRIPTION

Discover the vibrant potential of the Downtown El Paso market around 315 S El Paso St. This historically rich area is experiencing a dynamic revitalization, attracting a diverse mix of local businesses and high-profile corporations. Prominent nearby landmarks include the El Paso Museum of Art, the Plaza Theatre, and the El Paso Convention and Performing Arts Center. The area also boasts an array of dining options, boutique shops, and cultural attractions, making it a compelling choice for investment in the office and office building sector. With its strategic location and a burgeoning community, the Downtown market presents an exceptional opportunity for forward-thinking investors.



AERIAL MAP

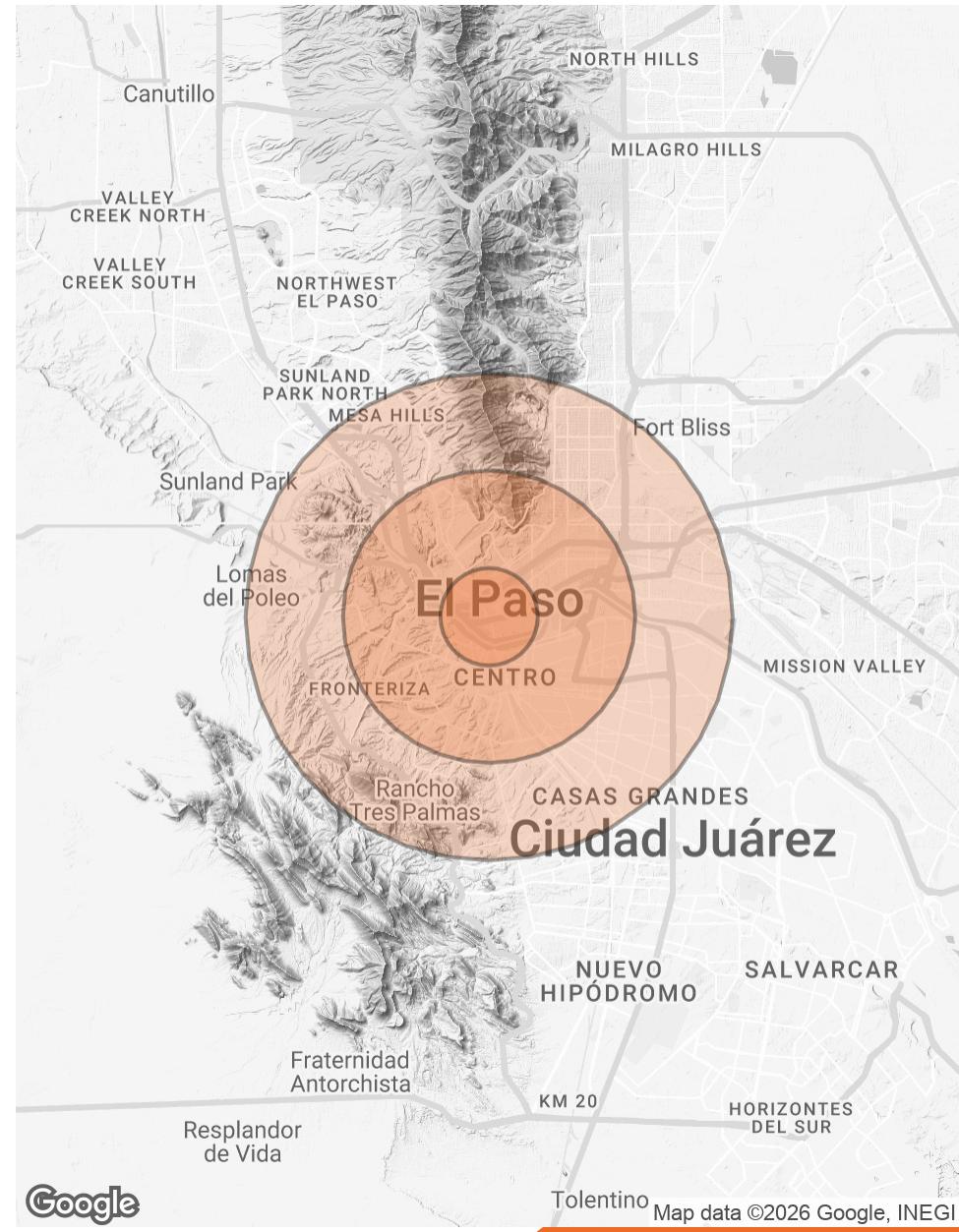


DEMOGRAPHICS MAP & REPORT

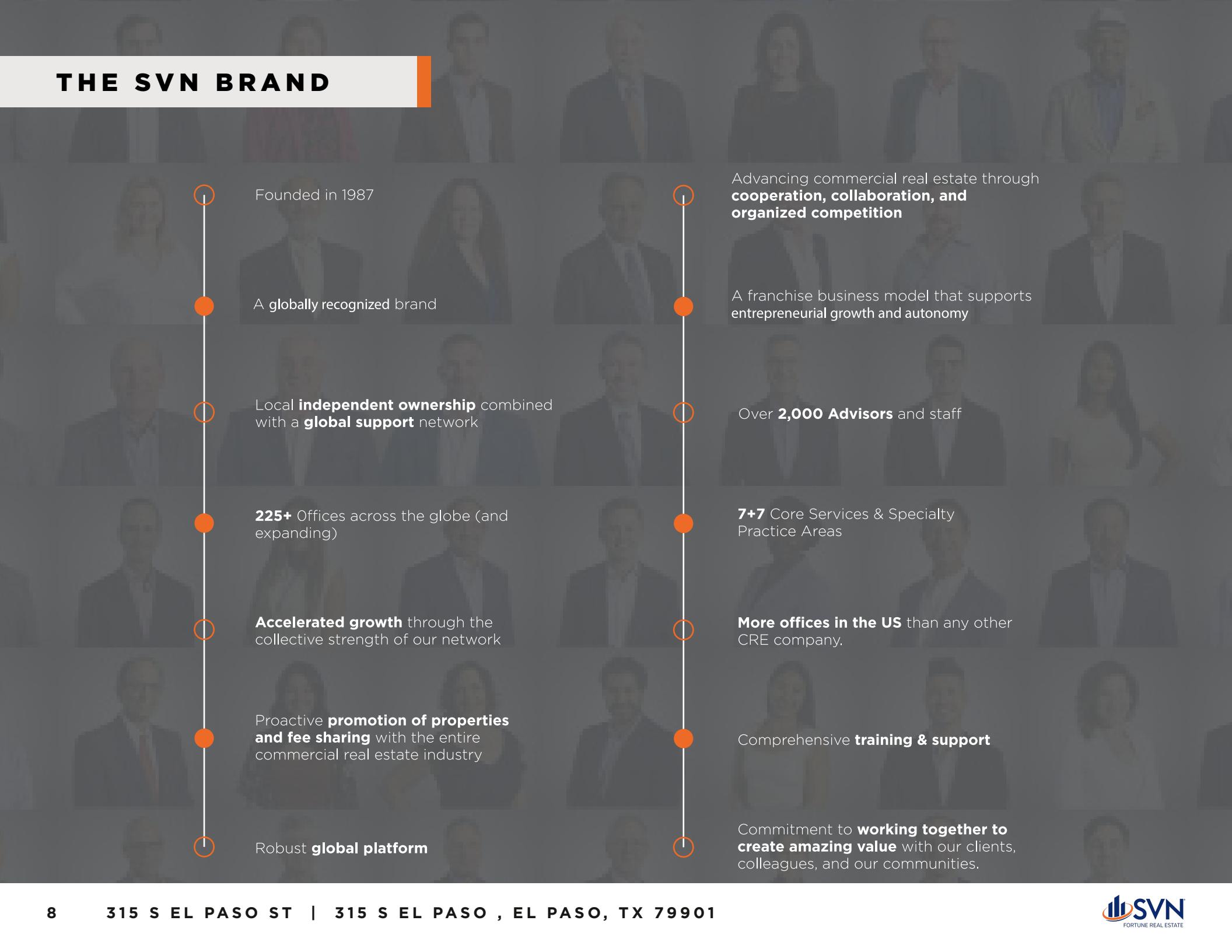
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,670	49,233	116,235
AVERAGE AGE	31.8	33.9	34.9
AVERAGE AGE (MALE)	31.1	32.5	33.1
AVERAGE AGE (FEMALE)	32.6	34.6	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,976	18,271	41,177
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$21,364	\$36,223	\$37,917
AVERAGE HOUSE VALUE	\$48,341	\$128,274	\$93,829

2020 American Community Survey (ACS)



THE SVN BRAND



- Founded in 1987
- A globally recognized brand
- Local **independent ownership** combined with a **global support** network
- 225+** Offices across the globe (and expanding)
- Accelerated growth** through the collective strength of our network
- Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration, and organized competition**
- A franchise business model that supports entrepreneurial growth and autonomy
- Over **2,000 Advisors** and staff
- 7+7** Core Services & Specialty Practice Areas
- More offices in the US** than any other CRE company.
- Comprehensive **training & support**
- Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.