

LOMA DE ORO BUSINESS PARK

10821 Gateway Blvd W | El Paso, TX 79935

AVAILABILITIES

- **Suite 100:** 2,682 SF
\$16.00/PSF (\$3,576.00/month)

ZONING

- C-4 (Commercial)

TAX, INSURANCE & CAM (ESTIMATED - 2024)

- \$5.50 p.s.f./annum (\$1,229.25/month “estimated”)

TENANT IMPROVEMENT ALLOWANCE

- Yes, to be amortized over the Base Term at 10% interest, subject to Landlords approval of Tenant financial statement.

BASE TERM

- Three (3) Year minimum

COMMENTS

- The space is “open space” with a kitchen and M/W Restroom and stock room with rear entry door.

FOR MORE INFORMATION PLEASE CONTACT:

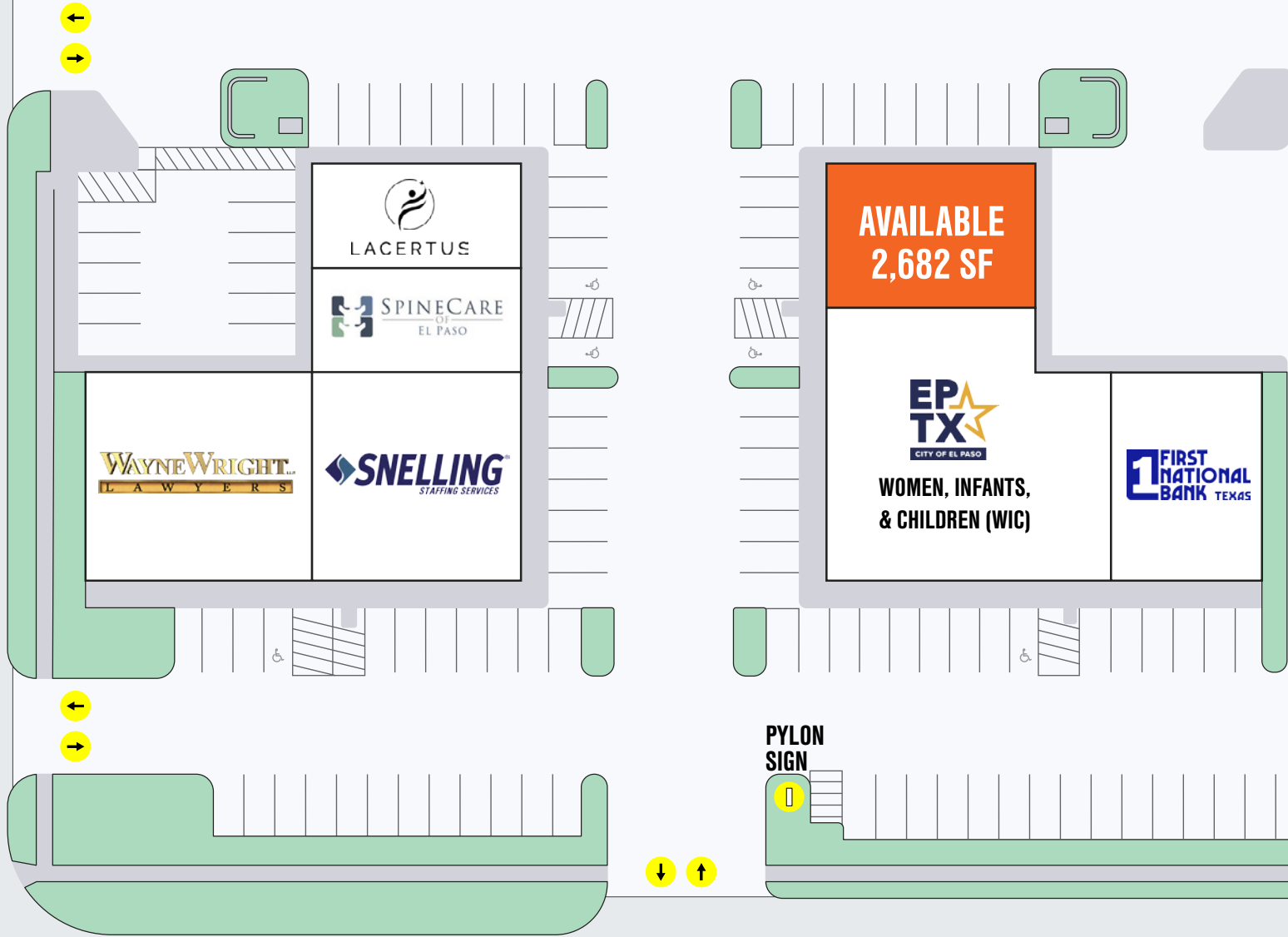
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SITEPLAN

VISTA DE ORO DR



GATEWAY BLVD W

CLOSEUP AERIAL



VISTA DE ORO DR

BARRANCA DR

PELLICANO DR



SUBJECT PROPERTY



LOMLAND DR

LAFAYETTE DR

MERAZ AVE



MARKET AERIAL

THE FOUNTAINS AT FARAH
TJ-maxx HomeGoods **BEST BUY** **ULTA**
BARNES & NOBLE **RACK ROOM SHOES** PartyCity **MATTRESS FIRM**

Walmart
 Save money. Live better.
sam's club

CIELO VISTA MALL
 ±1,244,987 SF GLA | ±117 STORES
Dillard's **macy's**
JCPenney **sears**

Food King

SPROUTS
 FARMER'S MARKET
Jack in the box
CHUCK & CHEESE'S

at home
 The Home Decor Superstore
Walgreens
Carib's

EASTWOOD HIGH SCHOOL

J.M. HANKS EARLY COLLEGE HIGH SCHOOL

TARGET

YARBROUGH PLAZA
El Super **ROSS** **SALLY**
JOANN **DOLLAR TREE** **BURGERS 'N' WHISKEY**

ROSS
 DRESS FOR LESS
DOLLAR TREE

MONTWOOD SQUARE
Albertsons **PAPA JOHN'S**
 Planet Fitness

ROSS
 DRESS FOR LESS
HOBBY LOBBY **PLATO'S**
Aaron's **TACO BELL**

ACURA

Del Sol
 MEDICAL CENTRE

Walmart
 Save money. Live better.
TEXAS
 REALTY

SUBJECT PROPERTY

El Paso Community College
 VALLE VERDE CAMPUS

LA QUINTA
 BY WYNDHAM **Applebees** **Pizza-Hut**

QUALITY 7878

BEL AIR HIGH SCHOOL

LEXUS
TOYOTA

sam's club

DOLLAR GENERAL **DOLLAR TREE** **Food King**

Burlington
 Coat Factory
Wendy's **LONG JOHN SILVER'S** **AT&T** **McDonald's**

PELLICANO DR

THE HOME DEPOT **Ford**
Bank of America

ALAMEDA AVE

LA QUINTA
 Inn & Suites
Denny's
6 **WHATABURGER**

MOTOR HARLEY-DAVIDSON
 MOTOR COMPANY

LAS PALMAS MARKETPLACE
KOHL'S **CINEMARK** **LOWE'S**
Office DEPOT **Burlington**
ROSS **ULTA** **five BELOW**

RIVERSIDE HIGH SCHOOL

N LOOP DR
Walgreens

YOUNG WOMEN'S LEADERSHIP ACADEMY

Jeep **RAM**

STARR
 WESTERN WEAR

Walmart
 Neighborhood Market

planet fitness

Chick-fil-&

375

CESAR E. CHAVEZ BORDER HWY

STARBUCKS
PAPA JOHN'S

mazda

SUBJECTRUNNER
 .com
 Google Earth

FLOOR PLAN

