



FOR SALE
(BUSINESS ONLY)

AVAILABLE SPACE

3,490 SF

CALL LISTING AGENT
FOR MORE
INFORMATION

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PROPERTY HIGHLIGHTS

Discover an exceptional opportunity to own an existing restaurant located at 4001 N. Mesa St., one of El Paso's most sought-after areas. Perfectly positioned near the University of Texas at El Paso (UTEP) and the Hospitals of Providence, this property sits on a high traffic area and has excellent visibility, making it a great opportunity for any restaurateur seeking to open in an established area.

The surrounding area is filled with commercial developments, providing a steady influx of traffic. With ample parking available, guests will enjoy convenient and easy access to the restaurant.

This sale includes all Furniture, Fixtures, and Equipment (FF&E), providing you with the essential tools to seamlessly continue operations from day one. Prospective buyers will need to assume the existing lease, which will reduce the complexities of starting from new.

For inquiries and to schedule a viewing, please contact us today!



DEMOGRAPHIC SNAPSHOT 2024



63,476
POPULATION
3-MILE RADIUS



\$57,869
AVG HH INCOME
3-MILE RADIUS



\$36,222
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N MESA ST: 32,851 VPD
EXECUTIVE CENTER: 21,920
VPD
(TDT)

RESTAURANT EQUIPMENT INVENTORY

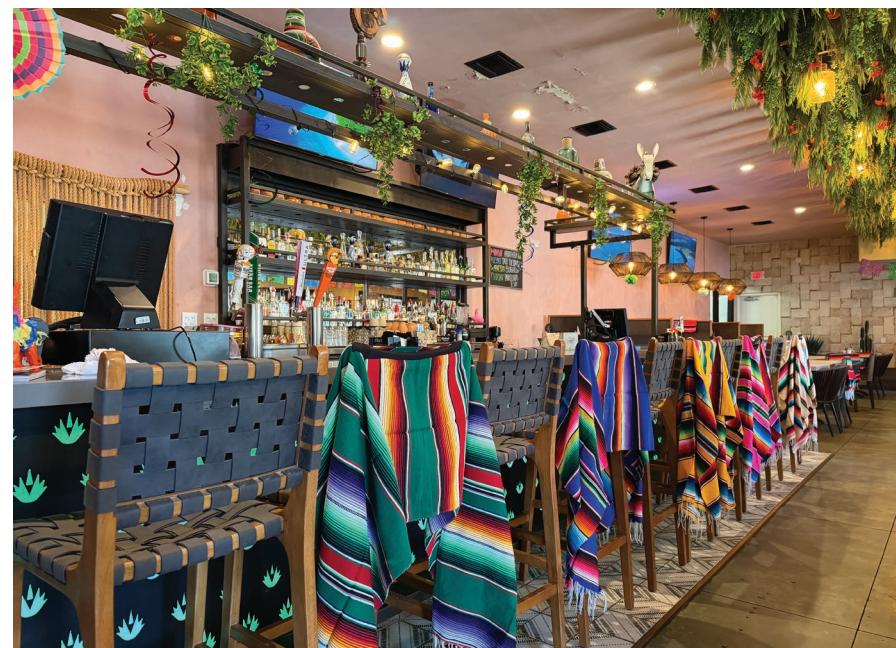
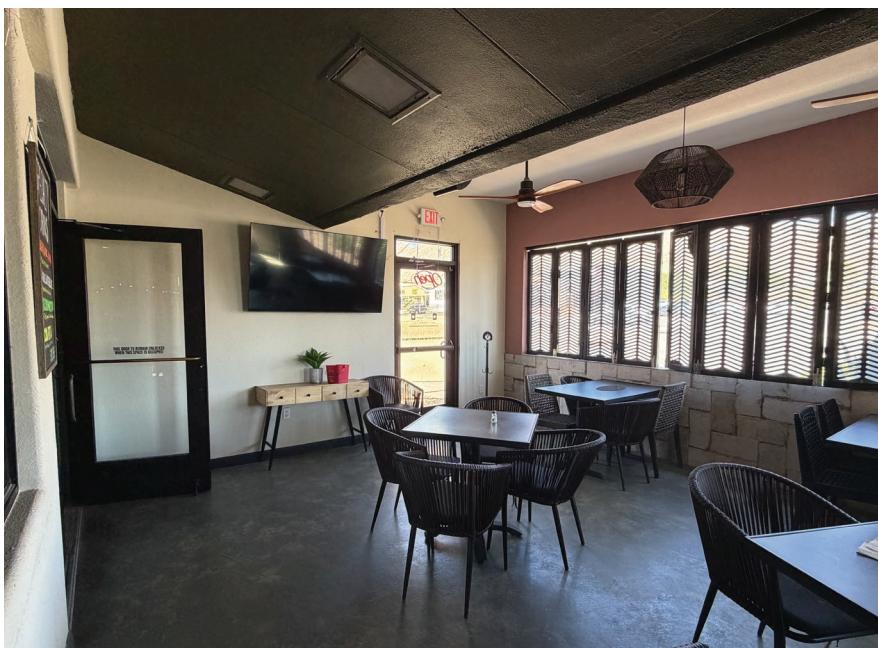
DINING AREA EQUIPMENT	
TVS	5
LOW CHAIRS	61
LOW TABLES	16
HIGH TABLES	6
HIGH CHAIRS	25
BOOTHS	8
BAR STOOLS	19

BAR EQUIPMENT	
UNDER-BAR	1
REFRIGERATOR	
BAR SINK	1
BEER REFRIGERATOR	2
BOTTLE RACK	1

KITCHEN EQUIPMENT	
DISH SINK	1
FLOOR STOVES	4
STOVES W/ OVENS	2
FRYERS	2
MEAT GRILL	1
GRIDDLE	1
LINE ICE BINS	2
SHELVING TABLES	2
BAIN-MARIE TABLE	1
10 FT EXHAUST HOOD	2
4FT EXHAUST HOOD	1
COMMERCIAL MICROWAVE	3
RACKS	15
8 FT WORK TABLES	2
6FT WORK TABLES	4
4FT WORK TABLES	3
2FT SMALL TABLES	3



N MESA ST





INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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 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.

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