



SUNRISE VILLIAGE 8500 DYER ST | EL PASO, TX 79904



FOR SALE

AVAILABLE SPACE 62,961 SF

ZONING C-3

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PROPERTY HIGHLIGHTS

SUNRISE VILLAGE NOW AVAILABLE FOR SALE IN INDIVIDUAL PARTS.

PRICED WELL BELOW REPLACEMENT COST!

Sunrise Village comprises a 62,961 square foot multi-tenant value-retail shopping center, boasting notable occupants such as Dollar General, Black Fridays, Sally Beauty Supply, Habitat For Humanity, Metro PCS, Talecris Plasma Resources, and a Gym. With over 1,000 parking spaces, the center enjoys prime positioning near Fort Bliss, ensuring excellent daily traffic exceeding 20,000 vehicles per day (VPD) and convenient accessibility via US-54. This location presents diverse investment prospects, accentuated by its strategic accessibility and prominent tenant lineup.



AREA TRAFFIC GENERATORS









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DEMOGRAPHIC SNAPSHOT 2023



55,089 POPULATION3-MILE RADIUS



\$55.3K AVG HH INCOME 3-MILE RADIUS



\$54,104 MEDIAN HH INCOME 3-MILE RADIUS



TRAFFIC COUNTS
DYER ST: 22,621 VPD
HERCULES AVE: 4,329 VPD
(TDT 2022)









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TENANT SUMMARY

SOUTH BUILDING

| TENANT | SUITE | SQ. FT. | LEASE START | LEASE END | LEASE TYPE | MONTHLY BASE RENT | ANNUAL RENT |
|---------------------|-------|-----------|-------------|-----------|------------|-------------------|--------------|
| SG Customs | 6 | 6,000 SF | 5/1/23 | 4/30/28 | NNN | \$3,500.00 | \$42,000.00 |
| A2B Driving School | 12 | 1,224 SF | 7/2/16 | 10/31/27 | NNN | \$1,200.00 | \$14,400.00 |
| JMK | 14 | 1,224 SF | 11/1/21 | 1/31/23 | NNN | \$ | \$ |
| Art & Rita | 16 | 2,942 SF | 4/28/23 | 7/30/26 | NNN | \$1,885.00 | \$21,600.0 |
| Tortilla Factory | 18 | 1,800 SF | 1/1/22 | 12/31/25 | NNN | \$1,800.00 | \$149,875.00 |
| Impact Strength Gym | 26 | 11,990 SF | 8/1/2023 | 11/30/23 | NNN | \$12,489.58 | \$149,875.00 |
| El Paso Alliance | 34 | 3,535 SF | 8/1/22 | 7/31/25 | NNN | \$3,535.00 | \$42,420,00 |
| Revive Center | 36 | 6,060 SF | 10/1/23 | 9/30/28 | NNN | \$1,987.50 | \$23,849.9 |
| Bryant's Market | 48 | 2,920 SF | 3/1/19 | 10/31/26 | NNN | \$3,151.17 | \$37,814.00 |
| La Cantina | 40 | 1,800 SF | 9/1/22 | 8/31/27 | NNN | \$900.00 | \$21,600.00 |
| EP Clubhousel | 44 | 5,800 SF | 10/1/22 | 9/30/28 | NNN | \$2,000.00 | \$69,600.00 |
| WIC Clinic | 52-54 | 4,00 SF | 2/1/13 | 11/2/26 | NNN | \$4,983.33 | \$59,800.00 |



| Total SF | 61,271 SF | 100% |
|-----------------|-----------|------|
| Total Leased | 49,295 SF | 80% |
| Total Vacancies | 11,976 SF | 20% |









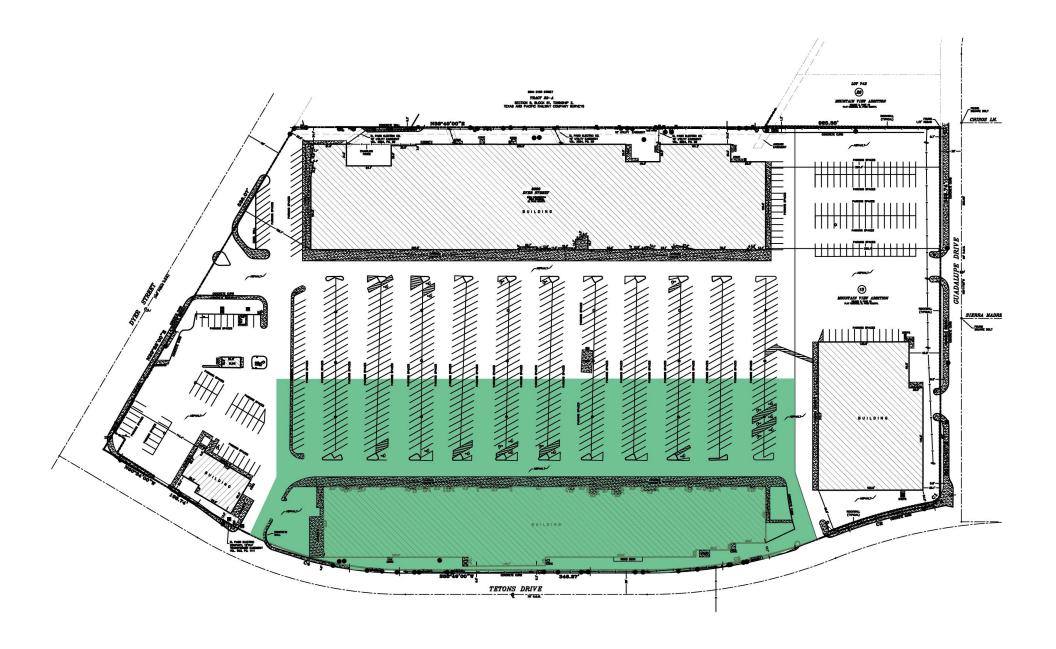






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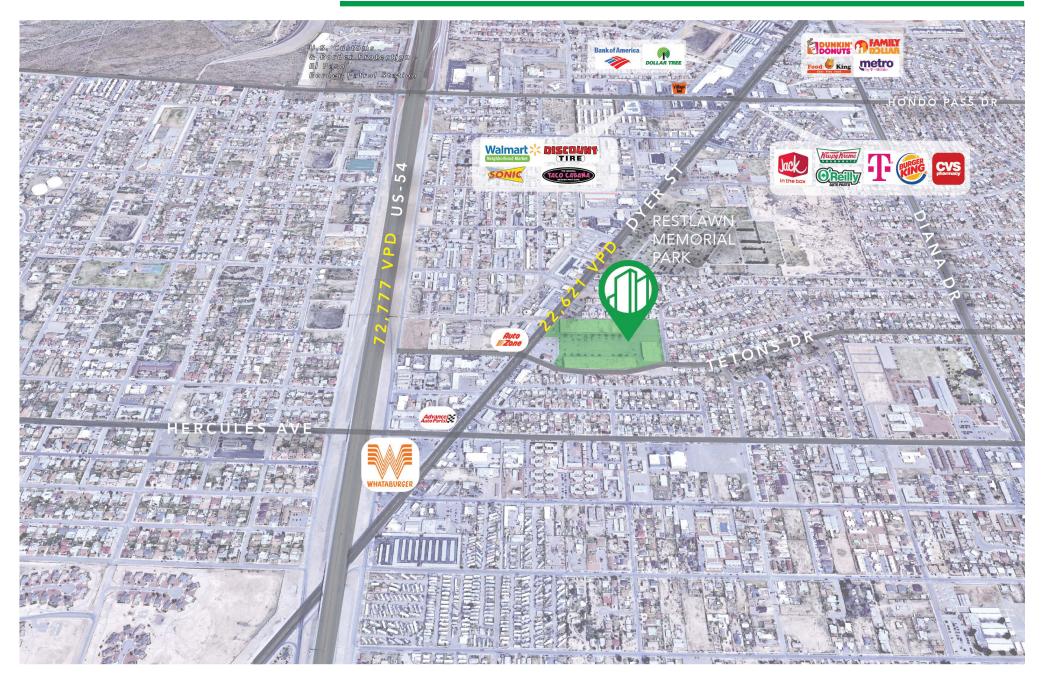












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INFORMATION ABOUT OKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES 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 REPRESENTA 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 dutiesabove 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 awritten representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of anymaterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller orseller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writtenagreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold orunderlined 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 s o 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 todis close, 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 thebuyer. 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.

| ELP REAL ESTATE GROUP LLC DBA REPCRE | 693047 | CGAN | /IBOA@REPCRE | .COM | 915.422.2242 |
|--------------------------------------|-------------|-------------------|--------------|--------------|--------------|
| Broker Firm Name | License No. | | Email | | Phone |
| CHRIS GAMBOA | 693047 | CGAN | /IBOA@REPCRE | E.COM | 915.422.2242 |
| Designated Broker of Firm | License No. | | Email | | Phone |
| Associate's Name | License No. | | Email | | Phone |
| 6006 N. Mesa Ste 110 | I | El Paso, TX 79912 | | 915.422.2242 | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov