



**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**  
**POPULATION**  
3-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)



AVAILABLE: BUILDING SIZE: LAND SIZE:  
PARCEL C 62,961 SF 4.66 AC









# 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	\$23,8499
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 Clubhouse	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%



















