

INVESTMENT OPPORTUNITY
VALUE-ADD MULTI-TENANT



DYER STRAIT PLAZA

8320 Dyer St, El Paso, TX 79904



HELIOS
INVESTMENT SERVICES

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Disclaimer:

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Los Angeles, CA
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Investment Summary



Helios Investment Services, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the fee simple interest of a Dyer Strait Plaza located in El Paso, TX.

The property consists of six suites with a gross leasable area of approximately 5,6000 square feet situated on a 0.488 acre lot. Currently, the property is 81% occupied by tenants Pronto Insurance, Boost Mobile, Aurora Rolling Ice Cream, Barber Shop (New Tenant) and Bodega Snack Shop. Boost Mobile & Aurora Rolling Ice Cream recently exercised a 2-year extension, demonstrating further commitment to the site. Pronto Insurance and Boost Mobile have been tenants since the development of Dyer Strait Plaza in 2016.

The property benefits from its adjacency to major retail corridors, capitalizing on the significant traffic flow in the surrounding area. Just north of the property, a lineup of prominent national tenants includes Sams Club, Walmart Neighborhood Market, El Remate Discount, Food King, Ross Dress For Less, Crunch Fitness, Walgreens, Dollar Tree, along with various fast-food restaurants such as Starbucks, McDonald's, Sonic, and Dunkin' Donuts. The surrounding shopping centers collectively occupy approximately 400,000 square feet of retail space along Dyer Street.

Situated along the U.S.-Mexico border, El Paso boasts a diverse market landscape propelled by its strategic position. The city thrives on commerce, manufacturing, and cross-border trade, supported by key industries such as aerospace, healthcare, education, and logistics. The presence of Fort Bliss U.S. Army base further enhances the city's regional and international market influence. The property occupies a prime site near U.S. Route 54, a major thoroughfare with over 130,000 vehicles passing daily. Positioned at Dyer Strait and Hercules Avenue, it enjoys exceptional visibility and accessibility, thanks to its proximity to inbound and outbound exit ramps.

Property Overview

Address: 8320 Dyer St El Paso, TX 79904

List Price: Contact Broker

Net Operating Income: Contact Broker

Rentable Area: ± 5,600 SF

Land Area: 0.488 AC

of Suites: 6

Tenants: Pronto Insurance, Boost Mobile, Aurora Rolling Ice Cream, Barber Shop (New Tenant) and Bodega Snack Shop

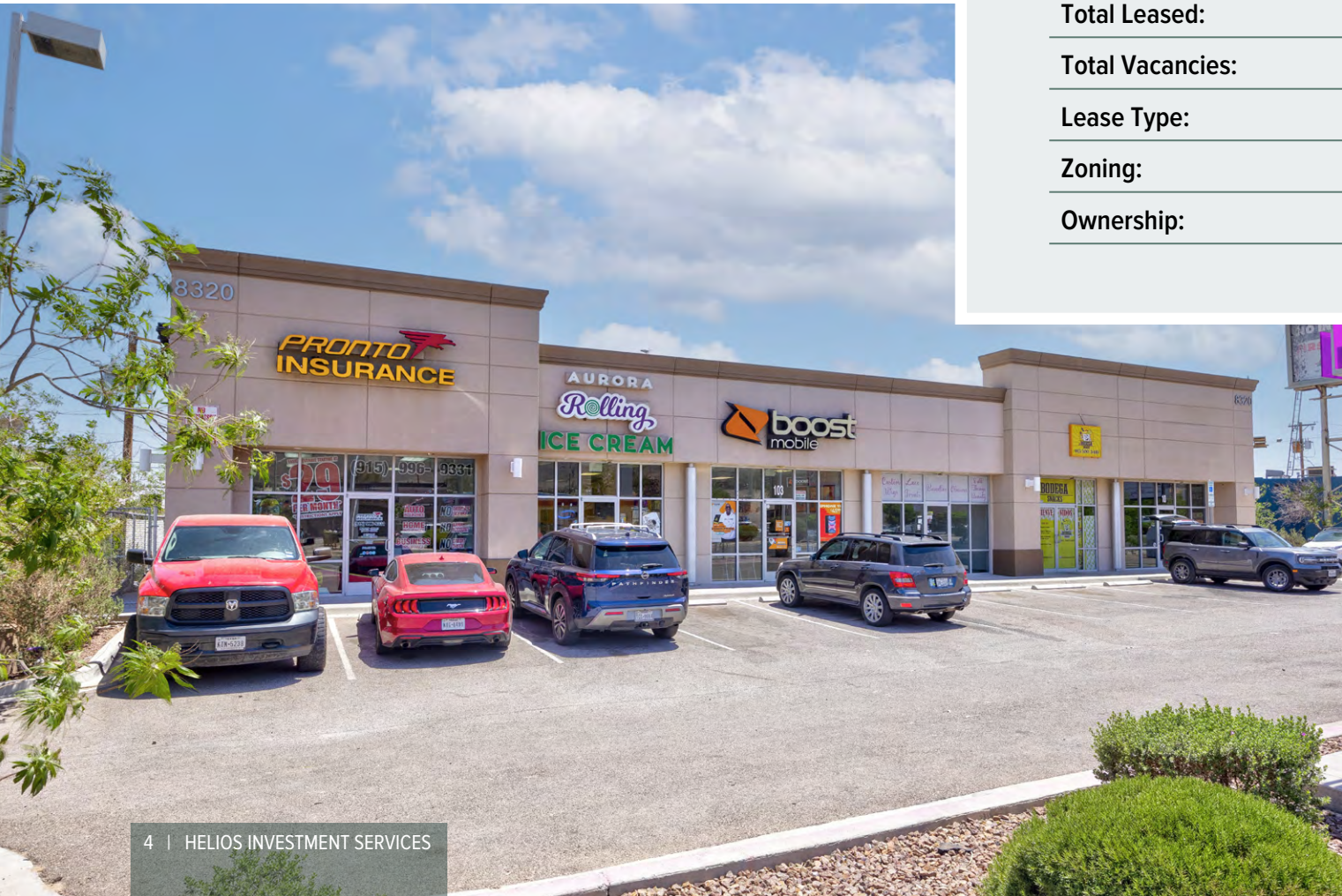
Total Leased: 81%

Total Vacancies: 19%

Lease Type: NNN Leases

Zoning: C-3

Ownership: Fee Simple



**CONTACT
BROKER**
LIST PRICE



**CONTACT
BROKER**
NOI



**NNN
LEASES**
LEASE TYPE



Nestled between the scenic Franklin Mountains and the Rio Grande, the City of El Paso was incorporated in 1873 and spans over 255 square miles of high desert terrain. Located at the confluence of two countries and three states, Texas, Chihuahua and New Mexico, El Paso serves as the epicenter to a population of 2.5 million people, forming the largest bilingual and binational workforce in the Western Hemisphere called the Borderplex Region. The Borderplex is comparable in size to the San Antonio, Sacramento, Pittsburgh and Cincinnati metro areas. The Borderplex region also boasts the presence of three military bases: Fort Bliss, the largest regional military complex in the

United States and headquarters for the 1st Armored Division; White Sands Missile Range, the Department of Defense's largest, fully-instrumented open-air range; and Holloman Air Force Base, one of the Air Education and Training Command's busiest installations. In addition to the military, the federal government has a strong presence in El Paso to manage its status and unique issues as a border region. The Immigration and Naturalization Service (INS), the Drug Enforcement Agency (DEA), and the U.S. Customs Service all have agency operations in El Paso to regulate traffic and goods through ports of entry from Mexico.

DYER STRAIT PLAZA

Chapin HS

sam's club

Underwood Golf Complex

Magoffin MS

J.M. Whitaker ES

Skyline Optimist Youth Park

FORT BLISS A/DACG

EL PASO INTERNATIONAL AIRPORT

Parkland HS

 **El Paso Community College**

Walmart  **LOWE'S**
  

Walmart  **CVS pharmacy**  **SHERWIN WILLIAMS**
Aaron's    **Jack in the box**
U-HAUL  **DUNKIN'**

 **Holiday Inn**
AN IHG HOTEL

sam's club 

Auto Zone

 **Loan Star**
FAST CASH LOANS

Mattress LIQUIDATORS

DG SALLY BEAUTY 

Advance Auto Parts
FAMILY DOLLAR


VAPE CITY

 **ALON**



Underwood Golf Complex

DYER STRAIT PLAZA



Patriot Fwy



Hercules Ave



HARRY'S SERVICE CENTER
RIDER MOTORCYCLE PARTS
AND SERVICE
NORtheast AUTO REPAIR



Dyer St



SUN CITY AUTO
REGISTRATION &
TITLING LLC



Edgar Park ES



Canyon Hills MS

Holiday Inn
AN IHG HOTEL

Food King
Cost Plus Food

Patriot Fwy

AM Refrigeration

Mattress LIQUIDATORS

Advance Auto Parts
FAMILY DOLLAR

ywam

Loan Star
TITLE LOANS

Hercules Ave

Dyer St

AMAX
AUTO INSURANCE

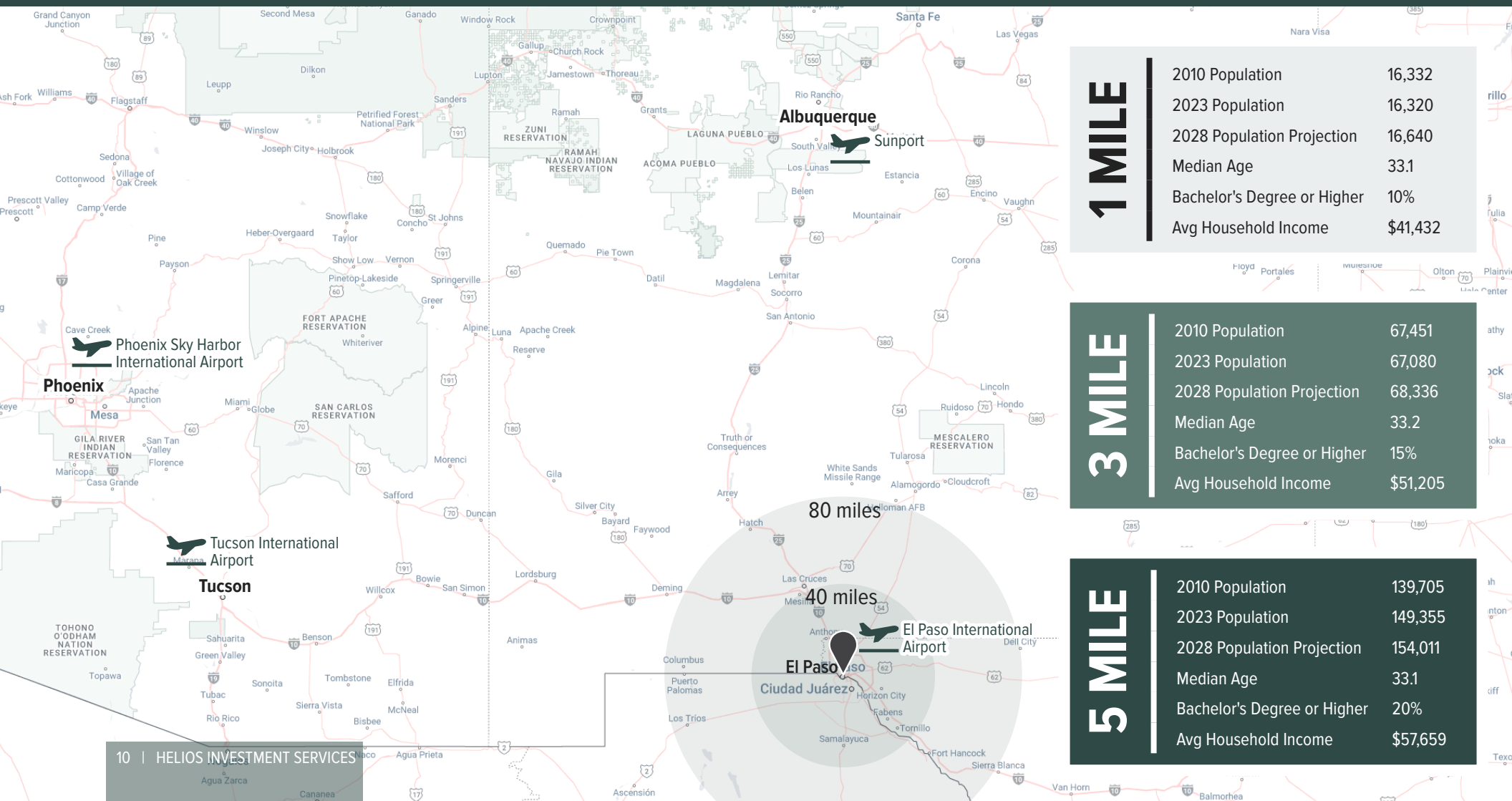
ALON



DYER STRAIT PLAZA

**HARRY'S SERVICE CENTER
E Z RIDER MOTORCYCLE PARTS
AND SERVICE
NORTHEAST AUTO REPAIR**

Location Highlights



1 MILE

2010 Population	16,332
2023 Population	16,320
2028 Population Projection	16,640
Median Age	33.1
Bachelor's Degree or Higher	10%
Avg Household Income	\$41,432

3 MILE

2010 Population	67,451
2023 Population	67,080
2028 Population Projection	68,336
Median Age	33.2
Bachelor's Degree or Higher	15%
Avg Household Income	\$51,205

5 MILE

2010 Population	139,705
2023 Population	149,355
2028 Population Projection	154,011
Median Age	33.1
Bachelor's Degree or Higher	20%
Avg Household Income	\$57,659

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