



“The Paseo at Cimarron”  
7451 Paseo Del Norte Retail/Office  
Property  
Offering Memorandum/ No Financials





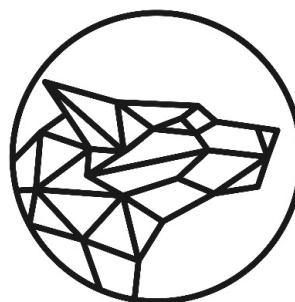


# Presented By:

Wolf Investment Co.

320 Texas Ave.

2<sup>nd</sup> Floor El Paso TX 79901



# WOLF

INVESTMENT AND DEVELOPMENT

[WOLFinvestment.com](http://WOLFinvestment.com)





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**The information contained in the following Package is strictly confidential. It is intended to be reviewed only by the party receiving it from Wolf Investment Trust, LLC and should not be made available to any other person or entity without the written consent of Wolf Investment Trust, LLC .**

This information has been prepared to provide summary information to prospective lenders, appraisers, and other parties to establish a basis for a decision to finance the property.

The information contained herein is to the best of our knowledge per current leases, accounting and expenses.

The information within this document may be proforma or actual cash basis and we do our best in order to identify any items as proforma.

In addition, expenses may be estimated based on the current or past years expenses due to a lack of historical data. Wolf Investment Trust or the Sub LLCs manages all properties internally, so management fees are not calculated beyond the costs of bookkeeping, legal and accounting.

Wolf Investment Trust, LLC uses information which may include projections based on past performance and may be prorated based on the current years income or expenses.

The information contained in this Packet has been obtained from sources we believe to be reliable; however, Wolf Investment Trust, LLC has not completed an outside audit the numbers provided within.

FOR FULL FINANCIALS PLEASE CONTACT WOLF INVESTMENT FOR AN NDA.



**“The Paseo at Cimarron”**  
**7451 Paseo Del Norte Blvd.**  
**Retail and Office Complex**

**PROPERTY HIGHLIGHTS:**

- **38,800 sq ft buildings plus 4200 leasable patios**
- **110 Months Weighted Average Lease Term**
- **Annual Increases In Rentals on all Leases (Annual or CPI Based)**
- **Tenant Improvements being constructed by Current Lease Holders**
- **Three National Franchises – Bunda, Gyu Kaku, Basecamp Fitness**
- **Four Medical Related Leases- Lotus Dental, Bella Paloma Medspa, Aura, Back In Action Therapy**
- **Personal Guarantees on All Leases**

The Paseo at Cimarron, a premier multi-tenant shopping center nestled in the vibrant new Cimarron area of El Paso. This highly anticipated property integrates local medical, office, and retail spaces, creating a dynamic hub for businesses and a convenient destination for visitors. Located at 7451 Paseo Del Norte, at the foothills of the majestic Franklin Mountain, The Paseo at Cimarron enjoys a prime position within the thriving Cimarron Development Area. Situated on the main corridor connecting home communities to the freeway and within a half mile of major retailers, this center offers an ideal location for multi-use development and serves as a central hub for smaller retailers and office users in El Paso.

The Paseo at Cimarron features beautiful Spanish Revival architecture, with high ceilings, large glass windows, and ample patio areas, creating an inviting and visually stunning atmosphere. The meticulous landscaping further enhances its charm, making it one of the most picturesque properties in El Paso. This exceptional shopping center spans a total of 38,800 square feet of rentable office/retail/medical spaces, complemented by 4,200 square feet of rentable outdoor patio areas.

The surrounding area offers an abundance of amenities and a strong focus on quality of life. Oversized medians feature meticulously maintained, tree-lined landscapes with numerous native plants, surpassing city standards. Paseo Del Norte Boulevard includes a connected trail system linking the Resler hike and bike trails to pocket parks in the Cimarron community and a two-acre park adjacent to Canutillo's new state-of-the-art pre-Kindergarten through 8th-grade school. Cimarron itself prioritizes smart development and walkable streets, with future plans including additional shopping, dining, recreation, and entertainment venues around the intersection of Resler and Paseo del Norte, creating a vibrant and self-sustaining community with immense growth opportunities.

Spanning 900 acres, Cimarron includes 2,236 homes, 200 acres of commercial and office space, 500 apartment units, 25 acres of parks, seven miles of bike/walk trails, and 25 acres of preserved open space. The area also boasts brand new educational, sports, and musical facilities, including a dedicated school for Cimarron residents catering to elementary and middle school-aged children. Cimarron offers a wide variety of home options in three distinct neighborhoods: Cimarron Sage, Cimarron Sky, and The Falls at Cimarron, along with upscale apartment living at Pureta Villa-Cimarron. Future residential offerings will include ridgeline single-family homes, patio homes for young professionals and active empty nesters, apartments, and townhomes. This gives The Paseo at Cimarron a large pool of potential customers to tap into all within a close proximity.



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The Paseo at Cimarron is positioned within half a mile of major retailers such as Walmart, Planet Fitness, Cabelas, Ross, HomeGoods, TJ Maxx, PetSmart, Rack Room Shoes, Baked Bear, Chipotle, Cane’s Chicken, Menchies, and dozens more. This prime location, coupled with its stunning architecture and vibrant community, makes The Paseo at Cimarron a remarkable investment opportunity

The Paseo benefits from a diverse tenant mix between small companies to large corporate tenants. The diversity of tenants also extends into a span of small businesses and industries operating within the property from healthcare facilities, restaurants, beauty spas, cafes, and fitness studios.

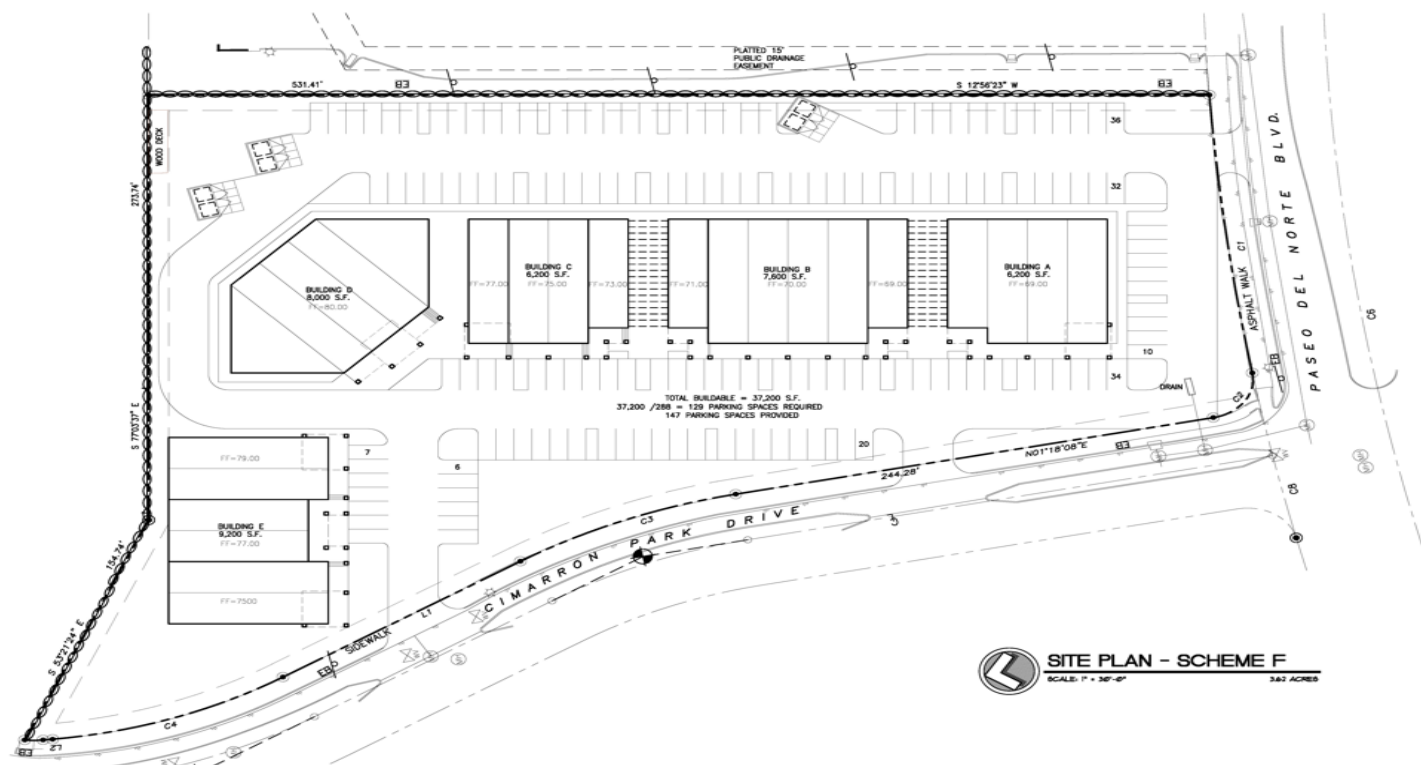
This diversity of large and small tenants allows the property to avoid any large vacancies from rollovers. The property is recession resistant and able to roll over tenants in a composed manner without a large cash flow interruption unlike single large tenant office buildings or retail centers. In addition, the area around the property has a historically high occupancy rate

**Weighted Average Lease Term and TI:**

The Paseo has a weighted average lease term of **110 months**,

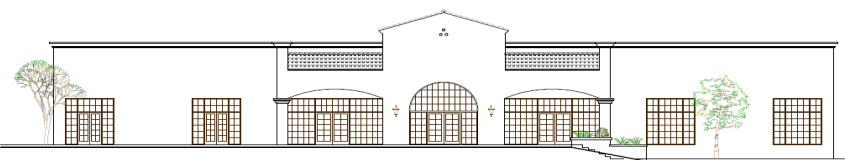
The longevity of the lease terms in addition to the significant investments made by the tenants reinforces the stability, occupancy, and future profitability of the center.



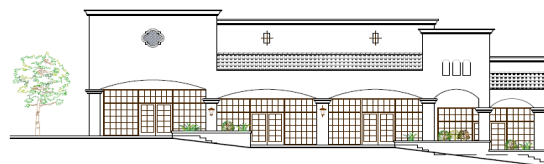


FRONT (WEST) ELEVATION - BUILDING B

FRONT (WEST) ELEVATION - BUILDING A



**FRONT (SOUTHWEST) ELEVATION - BUILDING D**



FRONT (WEST) ELEVATION - BUILDING C



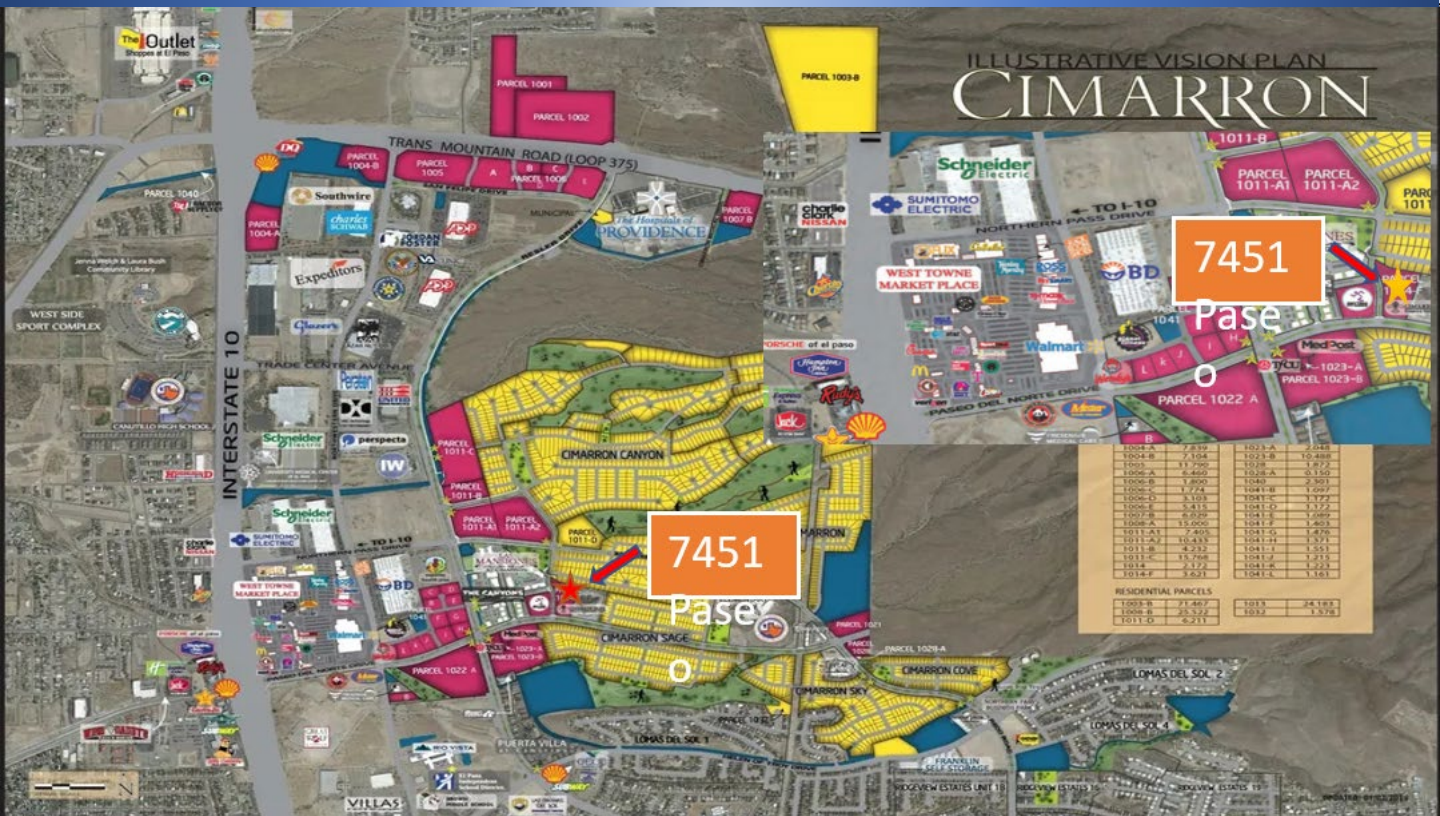
**FRONT (SOUTH) ELEVATION - BUILDING E**



Nearby Prominent Business's



Expanded View





• <b>STYLING</b>	Spanish Colonial
• <b>BUILDING SIZE:</b> Exterior Patio Areas	±38,800 Rentable Interior Square Feet and 4,200 Rentable
• <b>EXPECTED CONSTRUCTION DATES:</b>	Completed 2024- 100% Completion 2025
• <b>LAND AREA:</b>	±3.6273 Acres (158,005 sq ft)
• <b>PARCEL NOS:</b>	Account No.: T22199900100200 Prop. Id. No.: 661713
• <b>PARKING:</b>	±147 Parking Spaces
• <b>FOUNDATION/STRUCTURE:</b>	Reinforced concrete foundation with concrete stem walls and pad footings. Light Gauge Steel frame trusses and columns supporting steel decking.
• <b>ROOF:</b>	TPO flat Roof, with Clay Tile Accents at the Parapet
• <b>INTERIOR FINISHES:</b>	Interior finishes call for ceramic tile or LVT floors with painted gypsum board walls and suspended acoustic ceilings. Interior doors are typically solid core wood or hollow metal doors in metal frames.
• <b>HVAC:</b>	High Efficiency Carrier Package 5 Ton HVAC Units per unit
• <b>ELECTRICAL:</b>	Spaces are individually metered for electricity that is provided by a pad- mounted transformer connected underground to an interior Service Entrance Section. Electrical service will be provided by El Paso Electric. Copper wire outlet wiring and switching.
• <b>NATURAL GAS:</b>	Individual Meters, El Paso Gas Service Provides Gas to the Property.
• <b>WATER/PLUMBING:</b>	Individual Meters for Domestic water piping PEX. PVC used for main sanitary lines.
• <b>PARKING LOT:</b>	Concrete Parking for less overall maintenance and life expectancy.
• <b>FIRE/LIFE/SAFETY:</b>	Fire Risers pre installed in All Buildings
• <b>LANDSCAPING IRRIGATION:</b>	Grass, gravel, trees and shrubs. Automated time clock controlled spray and drip irrigation system.

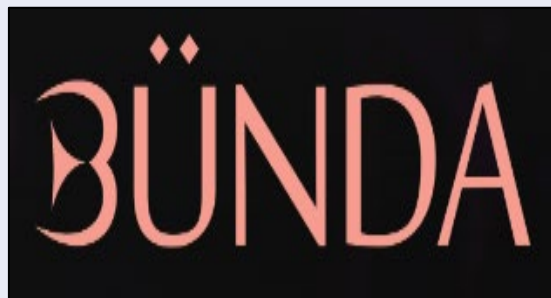


## Prominent Tenants within the Property



Gyu-Kaku is an international chain of high-end Japanese cuisine restaurants with over 650 locations worldwide. Their space at The Paseo will take up over 4000 Sq Ft and provide the greater El Paso area with an authentic Japanese BBQ dining Experience.

15 Year Lease



BUNDA is a national franchise of training studios specifically focused on workouts using the stairmaster machine. They are becoming one of the fastest growing boutique fitness studios, taking advantage of the immense growth in group fitness while advertising heavily to females.

10 Year Lease



BASECAMP FITNESS is another national franchise of training studios with a focus on High Intensity Interval Training instead of Steady State Cardio like BUNDA. Thus, giving the two large brands and The Paseo a healthy mix of fitness facilities.

7 Year Lease



District Coffee is a locally famous and loved Café which boasts over eleven thousand followers on Instagram. This location will include both a high-end coffee shop with artisan roasting as well as a bakery serving quality pastries.

5 Year Lease



Bella Paloma Medspa is a premier cosmetic and beauty clinic. They focus on giving their patrons the highest standard of cosmetic procedures including botox, facelifts, scar removals, weight loss procedures, and many more.

10 Year Lease

## Prominent Tenants within the Property



Lotus Dental will provide its patrons pearly whites in an upscale and beautiful medical space. Taking up 2,500 Sq Ft, Lotus is tied with MedSpa as The Paseo's second biggest medical tenant. 15 Year Lease. High End Finishes and a excellent anchor business for the Center.



Upper Valley Veterinary Clinic is The Paseo's largest medical tenant, taking up 3,200 Sq Ft and giving the Cimarron area a trusted provider of healthcare for their pets. 10 Year Lease



China Town is planning to be El Paso's premier upscale Chinese restaurant. Taking up 4,800 Sq Ft and with top of class finishes, China Town plans to fill a niche people have been waiting for. 10 Year Lease



Café Parisian is a high end French Bistro created by the founders of Café Italia, another delicious and locally love restaurant. Like China Town, this restaurant will close a gap in cuisine that El Paso has been asking for. 10 year Lease



Cured Bites is a boutique wine bar which will serve customers bottles and glasses from a wide selection of vineyards while also providing gourmet charcuterie boards. This concept will bring a fresh and luxurious feel to The Paseo, as there will be no place like it in El Paso. 5 Year Lease



## Prominent Tenants within the Property



**LOM Studios is a clothing store focusing on Yoga and active wear for women. It will give The Paseo a luxury retailer that compliments the fitness studios present in the center.**

**5 Year Lease**



**Aura Beauty one of Texas' leading pioneers in the Permanent Makeup (PMU) industry with locations in El Paso & Dallas. Services include Ombre Powder Brows, Nano Brows, Combo Brows, Lip Blush, ect.**

**5 Year Lease**

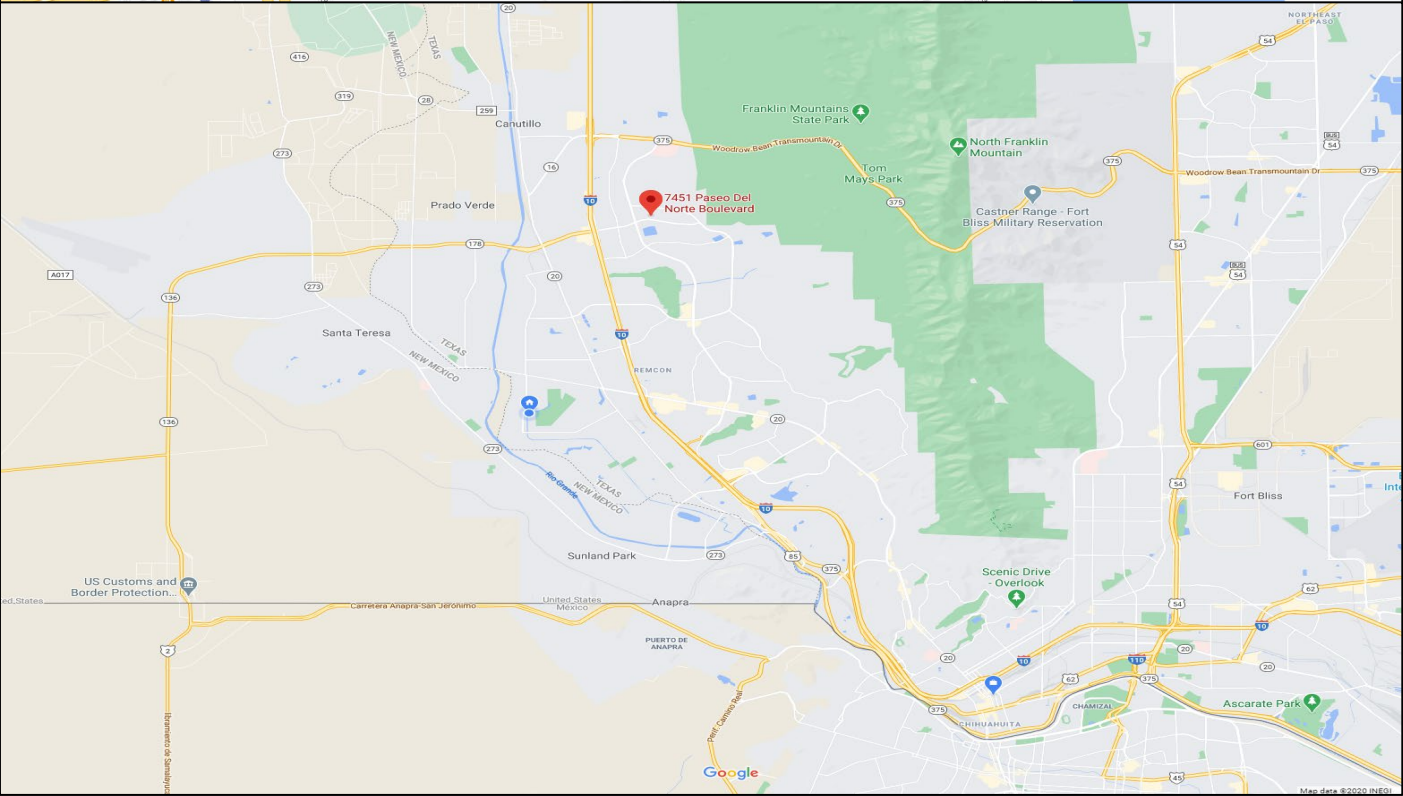
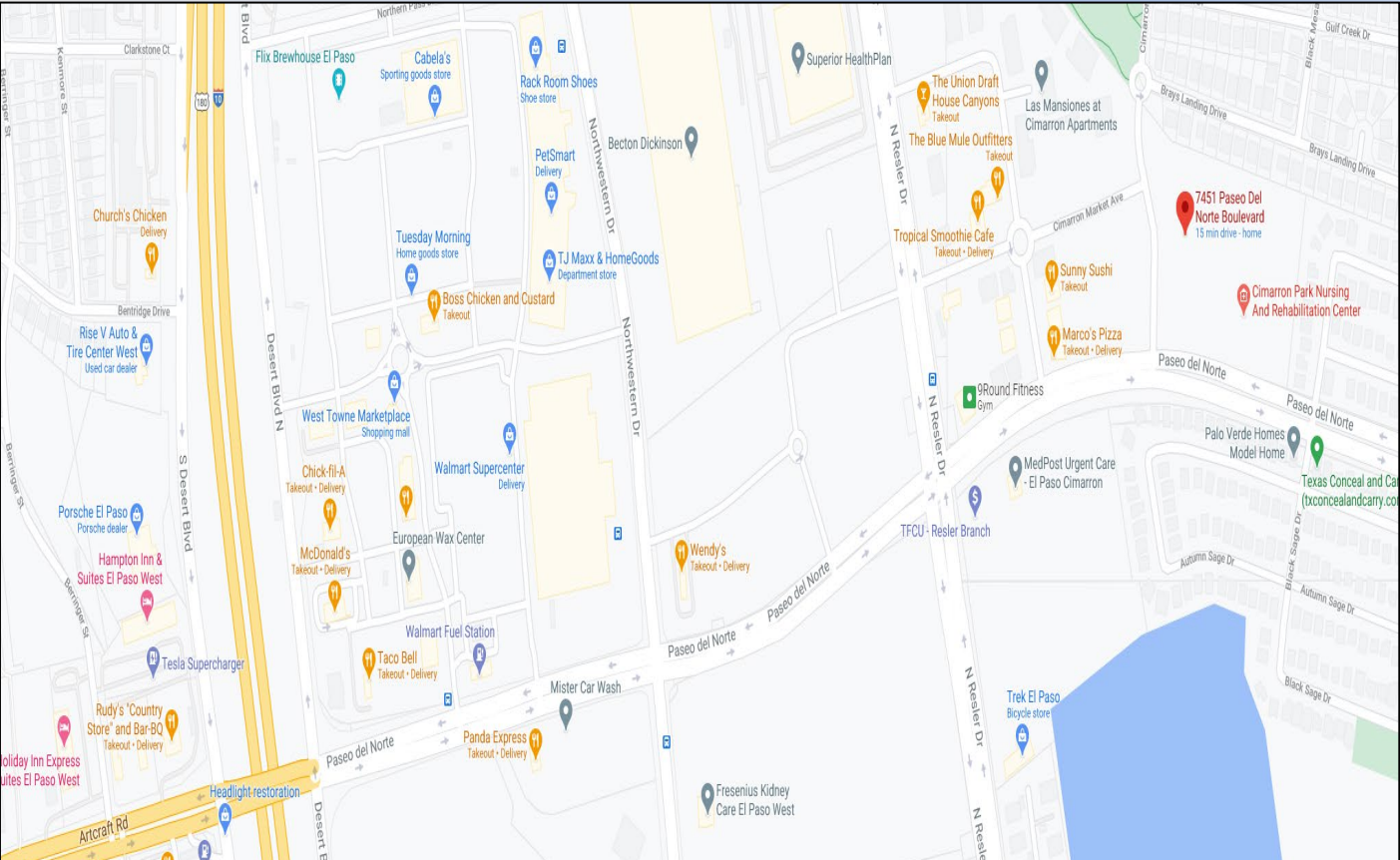


**Back In Action Physical Therapy Back in Action Therapy is a respected physical therapy clinic, focusing on orthopedics, neurological cre, and sports rehabilitation. Their expert team delivers specialized, high-quality services tailored to individual needs.**

**5 Year Lease**



7451 Paseo Del Norte





# Location Information- 5 Mile

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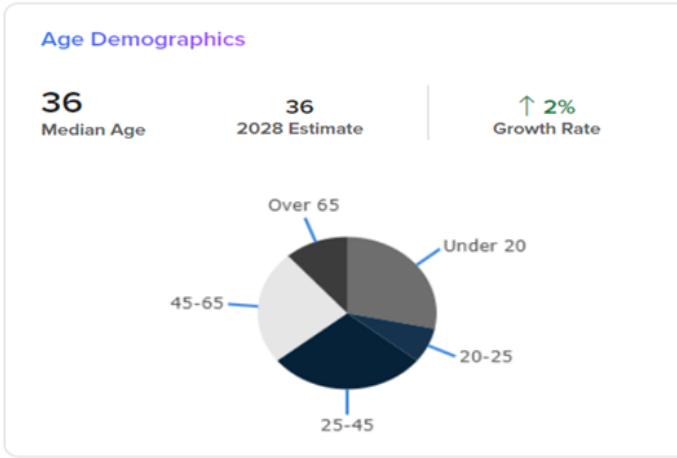
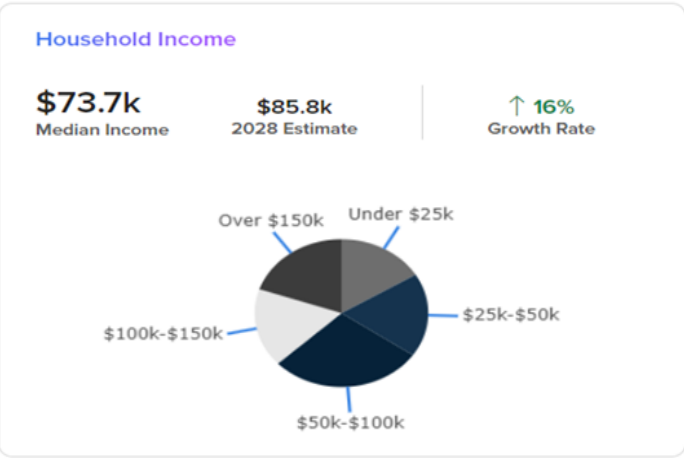
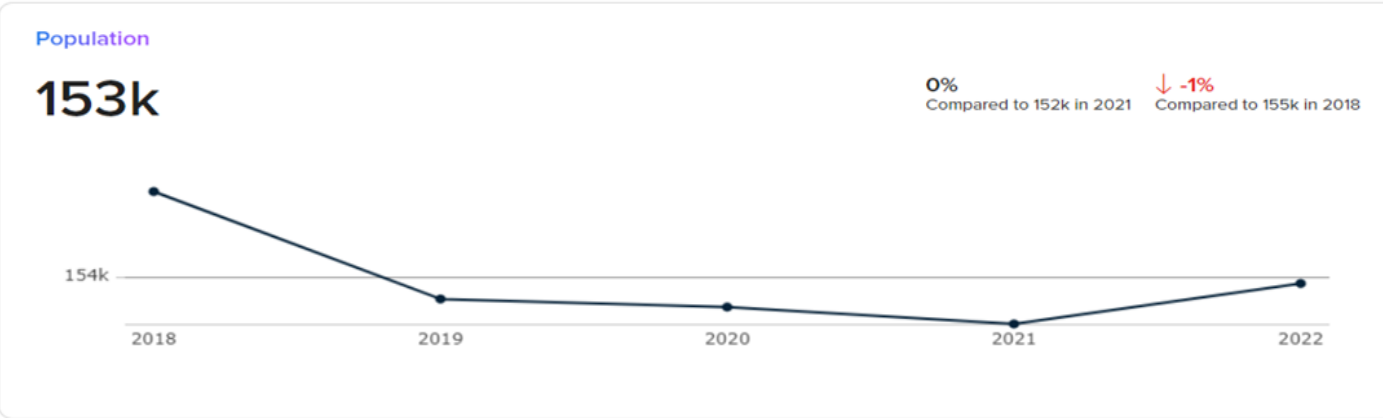
The Paseo at Cimarron is nestled in the rapidly developing Westside area of El Paso. It is close to major retail centers which feature popular stores, gyms, and entertainment centers including: Cabela's, Walmart Supercenter, Planet Fitness, Anytime Fitness, Flix Brewhouse, and TJ Maxx. This area also hosts a variety of dining options such as: Chick-fil-A, West Texas Chophouse, Raising Canes, Panda Express, Dutch Bros, and numerous other delicious options.

The property is adjacent to recreational spaces such as the Westside Community Park and the nearby Franklin Mountains State Park, offering ample outdoor activities for residents and visitors. Additionally, the area is home to quality schools and healthcare facilities, enhancing its appeal for families and professionals alike.

The surrounding infrastructure is continually improving, with new residential developments and commercial projects underway. The property benefits from easy access to major highways, including Loop 375 and Interstate 10, making it convenient for commuters. It is also a short drive from The Outlet Shoppes at El Paso, providing an even greater variety of shopping options.

With its prime location, this property offers a perfect blend of commercial opportunities and lifestyle amenities, catering to a vibrant and growing community in El Paso's Westside.

## Current Demographics



Location Information



Neighborhood Overall

A

Schools

★★★★☆

Summary	National Percentile	Rank vs Metro ⓘ
Housing	72nd	Best
Demographics	71st	Best
Amenities	28th	Fair

Tenant Credit Score @ 7451 Paseo del Norte

Not available

n/a  
3 Month Change

n/a  
1 Year Change

Safety Details

52nd  
National Percentile

-5%  
1 Year Change -  
Violent Offense

78%  
1 Year Change -  
Property Offense

Neighborhood Overall  
A

Population  
5,427

Type  
Suburban

● Safety	Rank vs Metro ⓘ
National Percentile	52nd Fair
Violent offenses per 100k residents per year	11 Good
Property offenses per 100k residents per year	42 Good
One year change in violent offense rate	-5% Good
One year change in property offense rate	78% Fair



# Location Information

Housing	Rank vs Metro ⓘ	
National Percentile	72nd	Best
Avg. NOI/unit	-	-
Median home value	\$309,904	Best
Median rent	\$1,310	Best
Occupancy rate	96%	Good
Avg. construction year	2019	Best
Value-to-income ratio	3.3	Good
Rented share of units	30%	Good

Demographics	Rank vs Metro ⓘ	
National Percentile	71st	Best
Avg. School Rating	3.0/5	Best
Median household income	\$92,702	Best
Bachelor degree share	40%	Best
Population per household	2.5	Best

Amenities	Rank vs Metro ⓘ	
National Percentile	28th	Fair
Supermarkets per sq. mile	0	Poor
Restaurants per sq. mile	5.1	Good
Cafes per sq. mile	1.0	Best
Parks per sq. mile	0	Poor
Childcare per sq. mile	0	Poor

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National Percentile	28th	Fair
Supermarkets per sq. mile	0	Poor
Restaurants per sq. mile	5.1	Good
Cafes per sq. mile	1.0	Best
Parks per sq. mile	0	Poor
Childcare per sq. mile	0	Poor





















For more information contact:

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