

# FOR LEASE

Time Square Shopping Center  
3333-3355 Yarbrough,  
El Paso, Tx 79925



2,000-5,000 sq ft available  
ZONING C-1



**HIETT  
& ASSOCIATES**

PROPERTY MANAGEMENT

(915) 760-4533 | [HiettAssociates.Com](http://HiettAssociates.Com)

**5200 N Mesa St. Suite B-104 | El Paso, TX 79912**

# DEMOGRAPHIC SUMMARY 2025



## POPULATION

**5- MILE RADIUS**



## MEDIAN HH INCOME

**5 MILE RADIUS**



## TRAFFIC COUNT

**YARBROUGH DR**

**15,000-25,000 VPD**

## AREA TRAFFIC GENERATORS

**HARBOR  
FREIGHT**



**SUBWAY**

## TRAFFIC COUNT MAP

# 3333 SUITE R

This spacious unit offers a range of amenities to suit your needs. With heavy day and night traffic, your business will benefit from maximum exposure and footfall. The nearby Loop 375 provides seamless connectivity to the surrounding areas. The Time Square Shopping Center is home to a diverse mix of tenants, including both international and national brands, as well as local businesses. Notable tenants within the center include Dollar Tree, a popular discount retailer offering a wide range of affordable products, Harbor Freight Tools, a renowned tool and equipment supplier, Food King, a local grocery store, and Gymnastics Elite, a well-known gymnastics training center



## AMENITIES

- HIGH TRAFFIC
- EASY ACCESS TO PARKING
- BREAK ROOM AREA
- NATURAL LIGHTING

2,000 SQ FT AVAILABLE

  
**HIETT**  
& ASSOCIATES





# 3333 SUITE S&T

This spacious retail space provides ample room for businesses to showcase their products or deliver exceptional services. The open layout offers flexibility for various retail concepts, enabling tenants to create an inviting and functional environment for their customers. The Time Square Shopping Center is home to a diverse mix of tenants, including both international and national brands, as well as local businesses. As a tenant in this thriving shopping center, businesses can benefit from the synergy created by the presence of multiple successful establishments. The diverse customer base attracted to the center provides an excellent opportunity for retailers and service providers to expand their reach and grow their customer base.

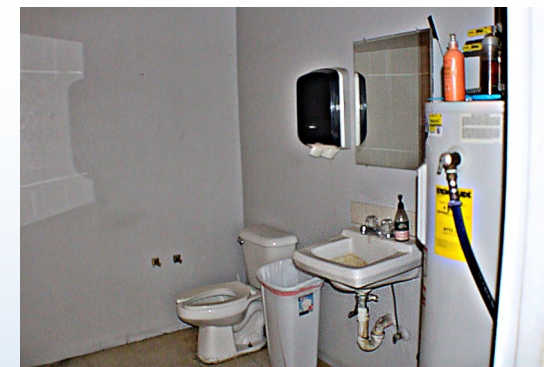
## AMENITIES

- PARKING LOT
- PUBLIC TRANSPORTATION
- HIGH CEILINGS
- NATURAL LIGHT

5,000 sq ft available



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# 3355 SUITE B

This spacious floor plan of the unit makes it an ideal space for bars and restaurants. The ample parking space and easy-to-find location make it convenient for customers to visit your business. The unit is located between two busy streets, providing high traffic counts and excellent visibility and exposure for businesses. This prime location in Times Square shopping center offers a fantastic opportunity for businesses in the food and beverage industry looking to establish themselves in a highly competitive market.

## AMENITIES

- PARKING LOT
- EXTERIOR LIGHTING
- HIGH CEILINGS
- HIGH TRAFFIC

3,336 sq ft available



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# Information About Brokerage Services

Texas law requires all real estate license holders 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 A 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

HIETT & Associates LLC

Licensed Broker /Broker Firm

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)