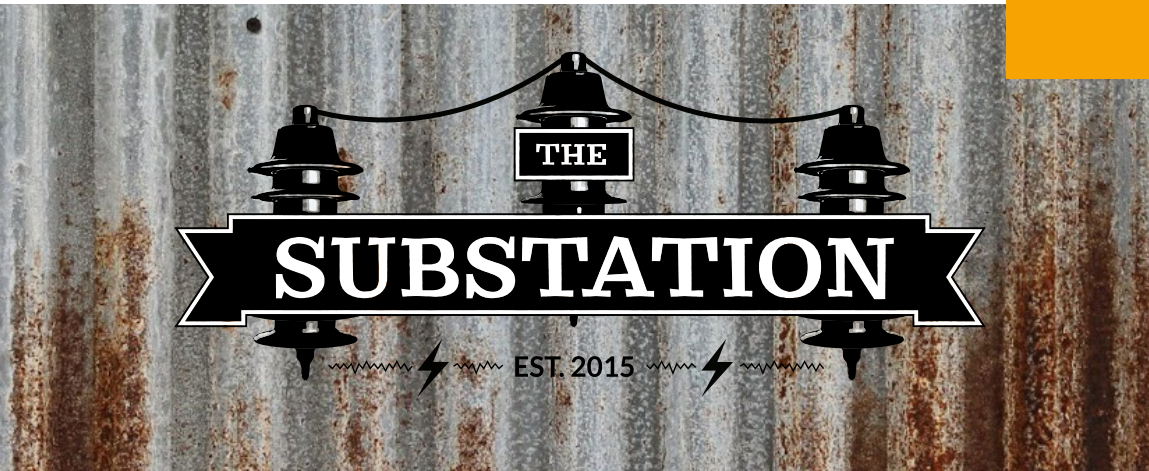




ENERGY FOR THE UPPER VALLEY



145 E SUNSET RD, EL PASO, TX, 79922





WELCOME

The Substation is **one of El Paso's most unique retail developments**, blending yesterday's history with local creativity, culture, and community in an exciting upscale environment.

Fueled by electricity from its namesake, **The Substation is the source of energy for the Upper Valley** as friends and family gather, dine and shop while enjoying a village-style, open air experience weaving through beautiful artwork and lush landscaping.

With ample parking and close proximity to neighboring communities, come be a part of what's next in El Paso.

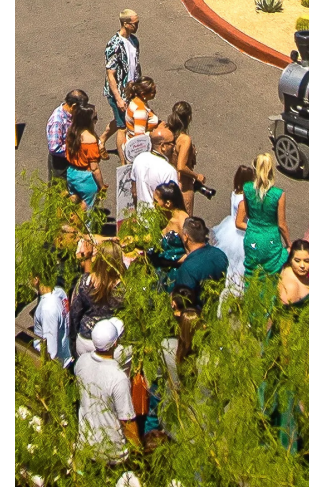


FEATURED AMENITIES

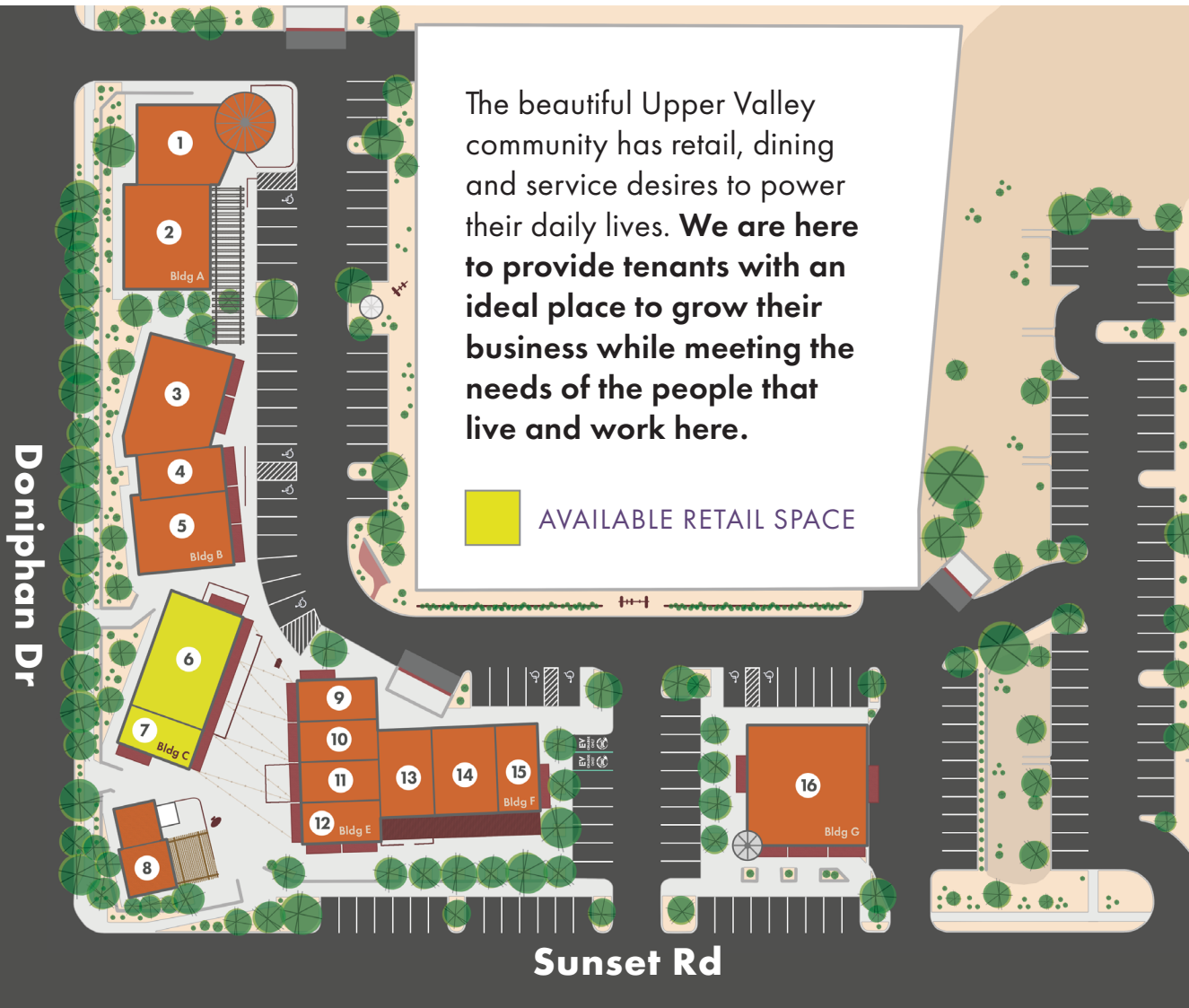


The Substation is located one block from the gateway to El Paso's Upper Valley community at N. Mesa St./Country Club Rd. and only moments from I-10. We strive to be the area's premier upscale retail establishment, meeting the lifestyle needs of our neighbors and families and acting as a hub for community and connection.

- A 24,000 SF RETAIL DEVELOPMENT WITH SHOPS, RESTAURANTS, AND LIFESTYLE SERVICE OPTIONS
- "VILLAGE-STYLE" CONCEPT WITH EASY WALKABILITY AND NOSTALGIC "INDUSTRIAL" ARCHITECTURE
- VARIOUS LOCAL ART INSTALLATIONS AND ARTWORK FEATURED THROUGHOUT PROPERTY
- COMBINATION OF IN-LINE SPACES AND FREE STANDING BUILDINGS
- RETAIL SPACES FROM 750 SQ. FT. TO 3,600 SQ. FT.
- 154 PARKING SPACES/6:1,000 RATIO
- EV CHARGING STATION FOR 2 VEHICLES



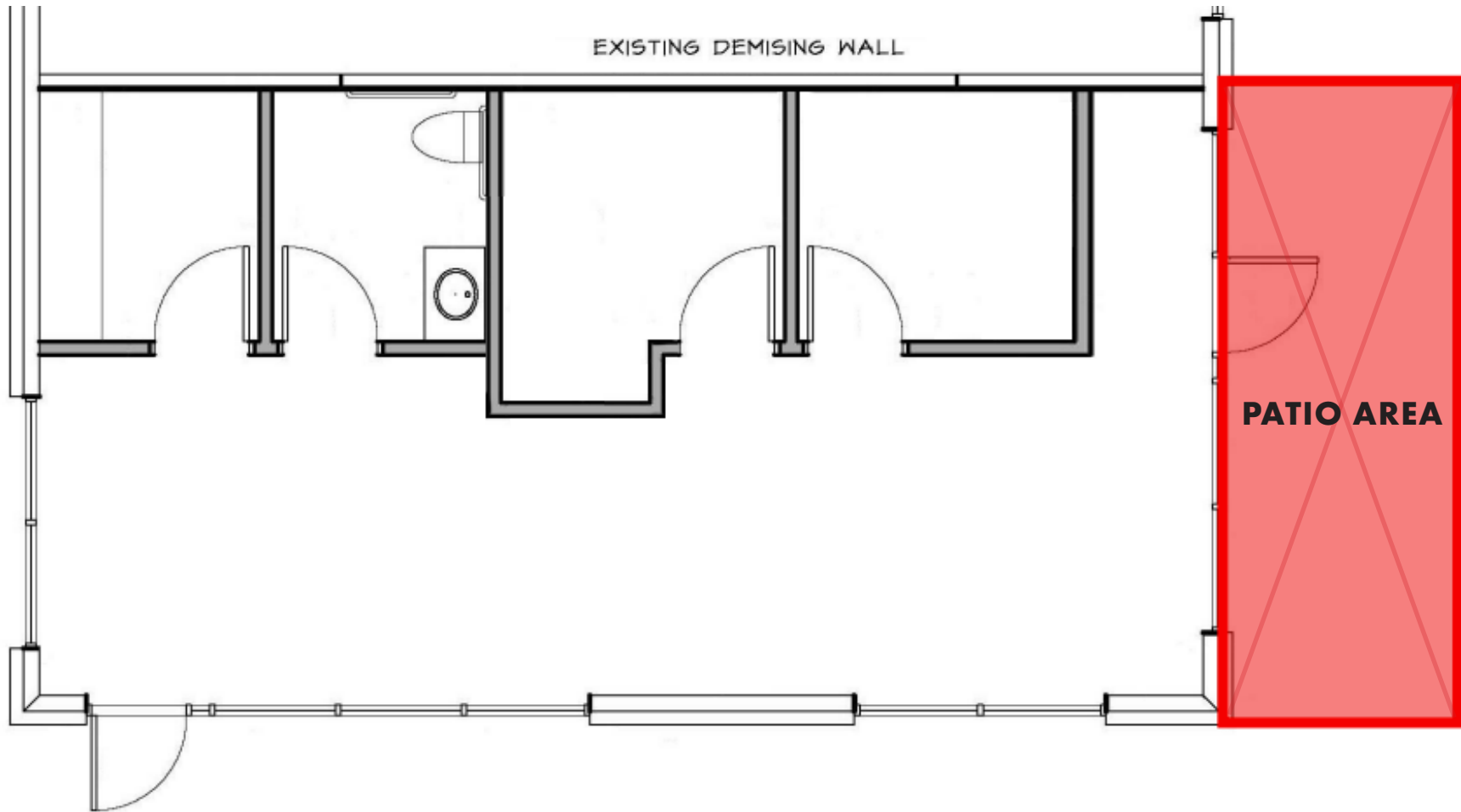
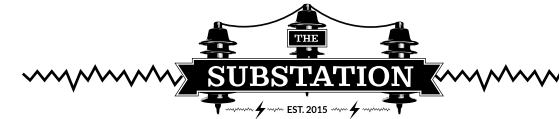
TENANT MAP



- | | | | |
|----|------------|-----|------------------------|
| 1. | | 9. | COMING SOON |
| 2. | | 10. | |
| 3. | | 11. | |
| 4. | | 12. | |
| 5. | | 13. | |
| 6. | ± 2,280 SF | 14. | NEW RETAIL COMING SOON |
| 7. | ± 760 SF | 15. | roomandstone |
| 8. | | 16. | |



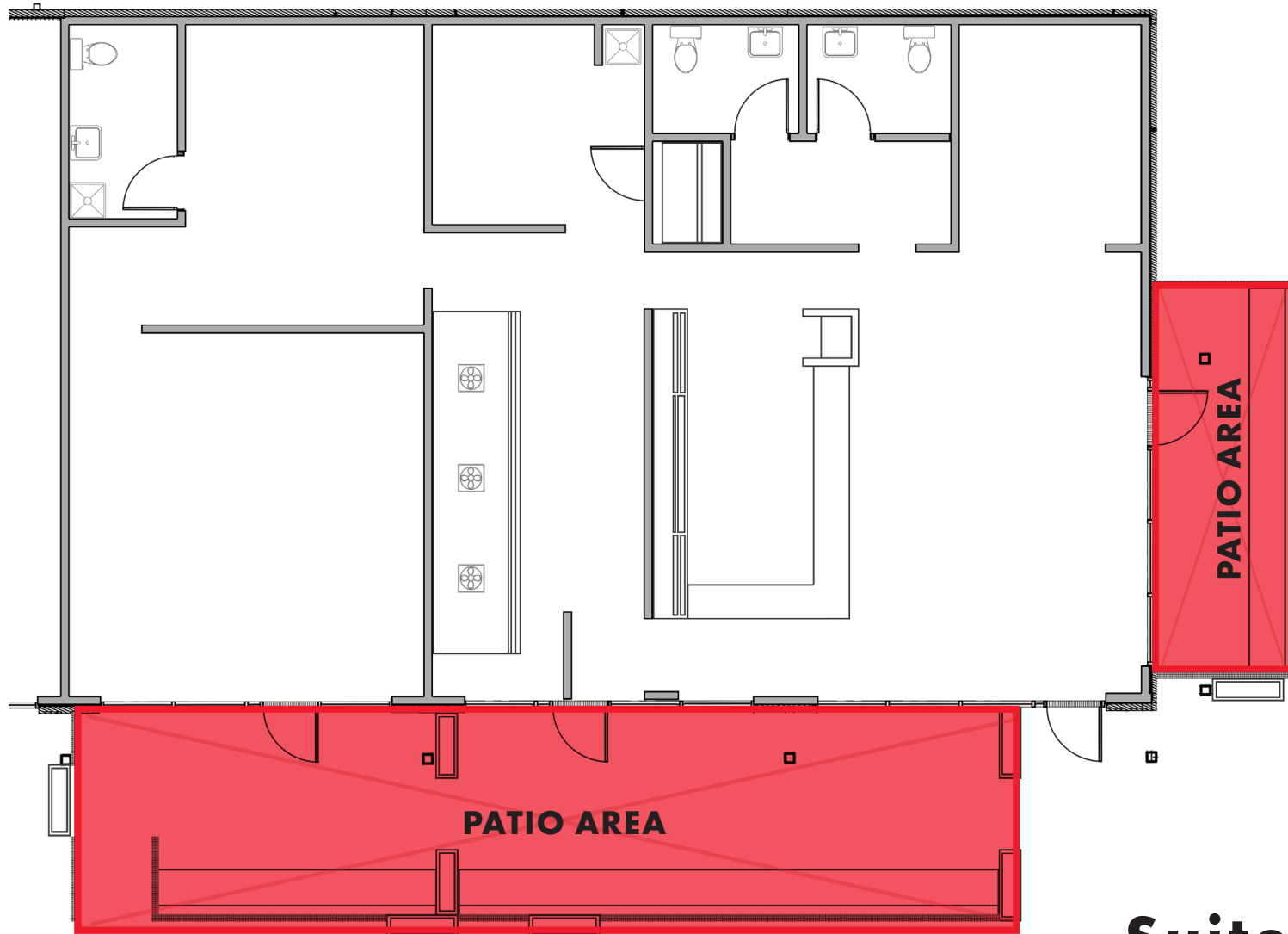
RETAIL SPACE: ± 760 SF



Suite C100



RESTAURANT READY SPACE: ± 2,280 SF



Suite C400



AERIAL VIEW

Doniphan Dr

Sunset Rd

TRAFFIC COUNTS

(TXDOT 2022)

SUNSET RD TO OSBORNE DR

±4,443 AADT

SUNSET RD TO EMORY RD

±7,663 AADT

DONIPHAN DR TO MESA RD

±10,976 AADT

DONIPHAN DR TO OSBORNE DR

±11,241 AADT

AREA OVERVIEW



MEDIAN HOUSEHOLD INCOME ABOVE \$100,000 ANNUALLY

BLOCK GROUP RANKED HIGHEST TO LOWEST

| | | |
|-----|------------|-------------------------|
| #1 | \$246,507 | WITHIN 1 MILE OF CENTER |
| #2 | \$218,026 | WITHIN 1 MILE OF CENTER |
| #3 | \$166,833 | |
| #4 | \$166,589 | |
| #5 | \$160,984 | |
| #6 | \$143,780 | |
| #7 | \$138,044 | |
| #8 | \$136,831 | |
| #9 | \$136,114 | |
| #10 | \$130,625 | |
| #11 | \$128,750 | |
| #12 | \$125,694 | |
| #13 | \$123,333 | |
| #14 | \$121,975 | WITHIN 1 MILE OF CENTER |
| #15 | \$120,054 | |
| #16 | \$115,208 | |
| #17 | \$111,897 | |
| #18 | \$111,691 | |
| #19 | \$109,670 | |
| #20 | \$107,857 | |
| #21 | \$106,374 | |
| #22 | \$104,028 | WITHIN 1 MILE OF CENTER |
| #23 | \$103,902 | |
| #24 | \$101,667 | |
| #25 | \$100,139* | WITHIN 1 MILE OF CENTER |

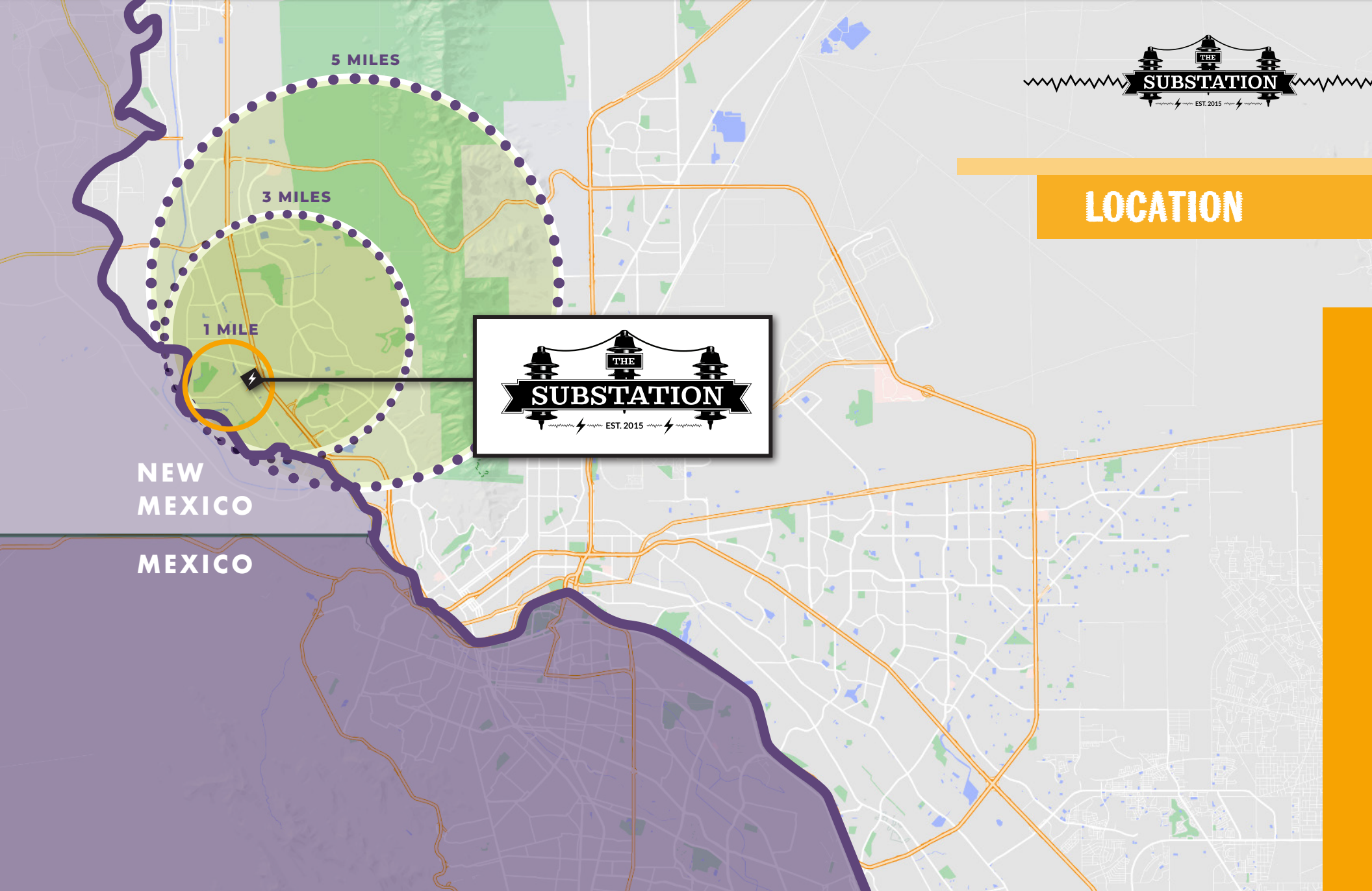
* This block group had insufficient data in survey used to identify its median household income, but had been identified as \$90,625 in a similar 2019 report. Number presented is 2022 inflation-adjusted dollars

SOURCE: AMERICAN COMMUNITY SURVEY | MEDIAN HOUSHOLD INCOME IN THE PAST 12 MONTHS (IN 2021 INFLATION-ADJUSTED DOLLARS)



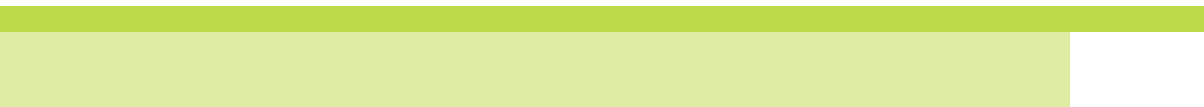


LOCATION



NEW
MEXICO

MEXICO



DEMOGRAPHICS

| | 1 MILE* | 3 MILES* | 5 MILES* |
|-----------------------------------|----------|----------|----------|
| HOUSEHOLDS | | | |
| 2023 TOTAL HOUSEHOLDS | 1,955 | 35,555 | 45,465 |
| AVERAGE HOUSEHOLD INCOME | \$92,533 | \$91,821 | \$91,224 |
| AVERAGE HOUSEHOLD SIZE | 3.1 | 2.8 | 2.8 |
| AVERAGE HOUSEHOLD VEHICLES | 2 | 2 | 2 |
| MARRIED HOUSEHOLDS | 1,308 | 19,059 | 24,736 |
| TOTAL SPECIFIED CONSUMER SPENDING | \$70.5M | \$1.2B | \$1.5B |

| | | | |
|-----------------------------|-------|---------|---------|
| POPULATION | | | |
| 2023 TOTAL POPULATION | 6,067 | 100,066 | 129,078 |
| PROJECTED 2028 POPULATION | 6,129 | 102,731 | 133,677 |
| POPULATION GROWTH 2023-2028 | 0.2% | 0.5% | 0.7% |
| AVERAGE AGE | 39.5 | 36.7 | 36.1 |

| | | | |
|------------------------|-----------|-----------|-----------|
| HOUSING | | | |
| MEDIAN HOME VALUE | \$178,841 | \$195,774 | \$194,790 |
| MEDIAN YEAR BUILT | 1982 | 1989 | 1991 |
| HOMES BUILT SINCE 2010 | 198 | 5,199 | 8,762 |

* Distances are relative to center's location and distance from Texas/New Mexico border. See map for reference.



WHY THE EL PASO MARKET?



We are the 6th largest Texas city, and expect to grow even more. Between 2010 and 2021, Texas has gained 4.3 million new residents, and many will find their home in the Sun City.
(Source: USAFacts)



Since 2012, our residents have seen new developments and improvements to parks, libraries, museums, the zoo, and downtown from a voter approved \$470 million Quality of Life bond, including state of the art Triple A Ballpark and Children's Museum.



El Paso has been ranked one of the Best Places for Businesses and Careers. It is a gateway between nations, strategically located with easy access to major markets and a growing, diverse workforce.
(Source: Forbes, 2019)



With high livability ratings, the former "Can-Do Capital" is a desirable destination for its lower cost of living, outdoor-enthusiast climate, rich history and heritage, as well as strong job market. (Source: U.S. News & World Report)



We are a military hub and home to the U.S. Army's second largest installation, Fort Bliss. More than 30,000 soldiers and 10,000 civilians are employed on post. Those soldiers, civilians and their families are part of the El Paso community.

U.S. CITIES RANKED BY POPULATION (2020 CENSUS)

| | | STATE | POPULATION |
|-----------|----------------|---------------|----------------|
| 18 | Seattle | Washington | 737,015 |
| 19 | Denver | Colorado | 715,522 |
| 20 | Washington | D.C. | 689,545 |
| 21 | Nashville | Tennessee | 689,447 |
| 22 | Oklahoma City | Oklahoma | 681,054 |
| 23 | El Paso | Texas | 678,815 |
| 24 | Boston | Massachusetts | 675,647 |
| 25 | Portland | Oregon | 652,503 |
| 26 | Las Vegas | Nevada | 641,903 |



ABOUT DEVELOPER

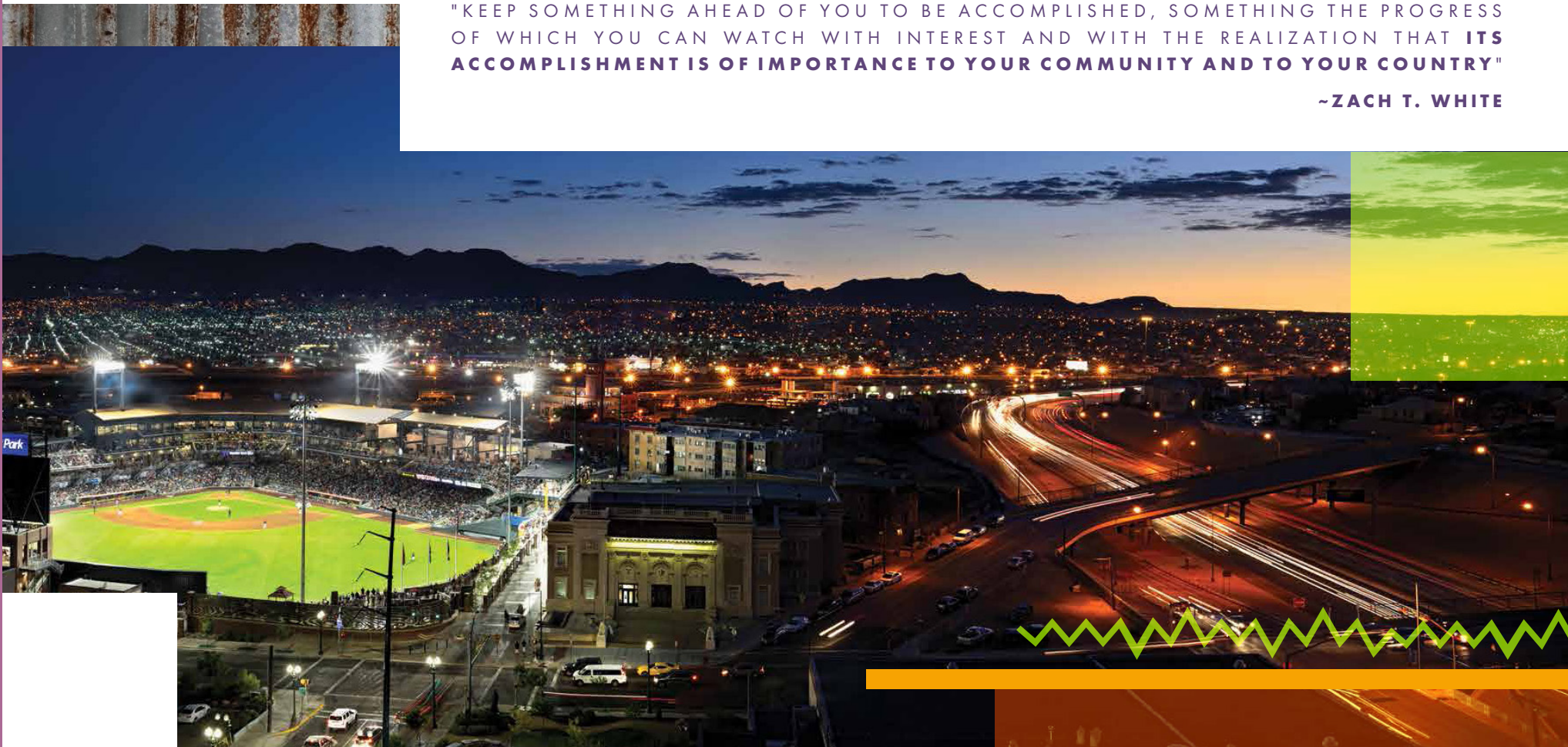


The Canyons at Cimarron and **The Substation**, **Ventanas Corporate Center** and **The Fields neighborhood** in El Paso's upper valley.

Riverbend Development builds communities with purpose. We specialize in the creation of retail, office and neighborhood areas that are an asset to our community, by building spaces that promote personal interaction with intention of instilling pride in where we live. Projects include retail centers

"KEEP SOMETHING AHEAD OF YOU TO BE ACCOMPLISHED, SOMETHING THE PROGRESS OF WHICH YOU CAN WATCH WITH INTEREST AND WITH THE REALIZATION THAT **ITS ACCOMPLISHMENT IS OF IMPORTANCE TO YOUR COMMUNITY AND TO YOUR COUNTRY**"

~ZACH T. WHITE



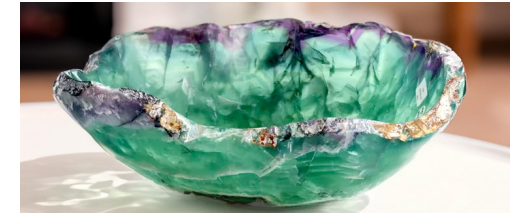
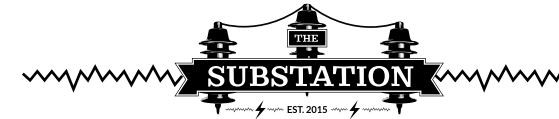
LEASING INFORMATION

**Will C. Brown, SIOR,
Managing Partner**

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+1 915-479-5511 Mobile
will@sonnybrown.com



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

| | | | |
|---|----------------|----------------------------|----------------------|
| Sonny Brown Associates | 9010301 | will@sonnybrown.com | (915)584-5511 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Will C. Brown, SIOR, Broker | 042911 | will@sonnybrown.com | (915)479-5511 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Will Brown | 042911 | will@sonnybrown.com | (915)584-5511 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Sonny Brown Associates, 200 Bartlett, Ste. 105 El Paso TX 79912
Will Brown

Information available at www.trec.texas.gov
IABS 1-0 Date

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Ripley Dream Style