



# REMODELED SHOPPING STRIP FOR LEASE

9477 DYER ST  
EL PASO, TX 79924

---

**Landry McKee**  
O: 915.544.6208  
landrymckee@svn.com

**Ernesto Salas**  
O: 915.544.6208  
ernestosalas@svn.com



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$12.00 - 20.00 SF/yr (NNN)
Building Size:	13,598 SF
Available SF:	1,000 - 4,000 SF
Lot Size:	1.18 Acres
Year Built:	1971
Renovated:	2022
Zoning:	C
APN:	230035

## PROPERTY OVERVIEW

Northeast El Paso retail center currently undergoing remodel. Anchor tenant to include upscale thrift clothing store "Uptown Cheapskate". Excellent Dyer frontage, signage, and visibility from both directions. Across the street from Ross, Pockets, Burlington Coat Factory, and next door to McDonald's, Starbucks and Subway.

## PROPERTY HIGHLIGHTS

- Low NNN
- High Traffic counts
- Co-Tenants drive sustained daily numbers
- Great Tenant Mix
- Unique Center Design

### LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
 Total Space: 1,000 - 4,000 SF      Lease Rate: \$12.00 - \$20.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E - End Cap	Available	1,000 - 4,000 SF	NNN	\$20.00 SF/yr	Amazing opportunity to occupy end-cap space with excellent frontage on Dyer St. Will share building with very strong retailer. Possibilities for a drive-through. Flexible on buildout, rate, and term.
Suite A - In Line	Available	3,500 SF	NNN	\$3,500 per month	Fully functioning Bar/Restaurant available immediately. Previous tenant had years of success at this location and built a strong cliental.

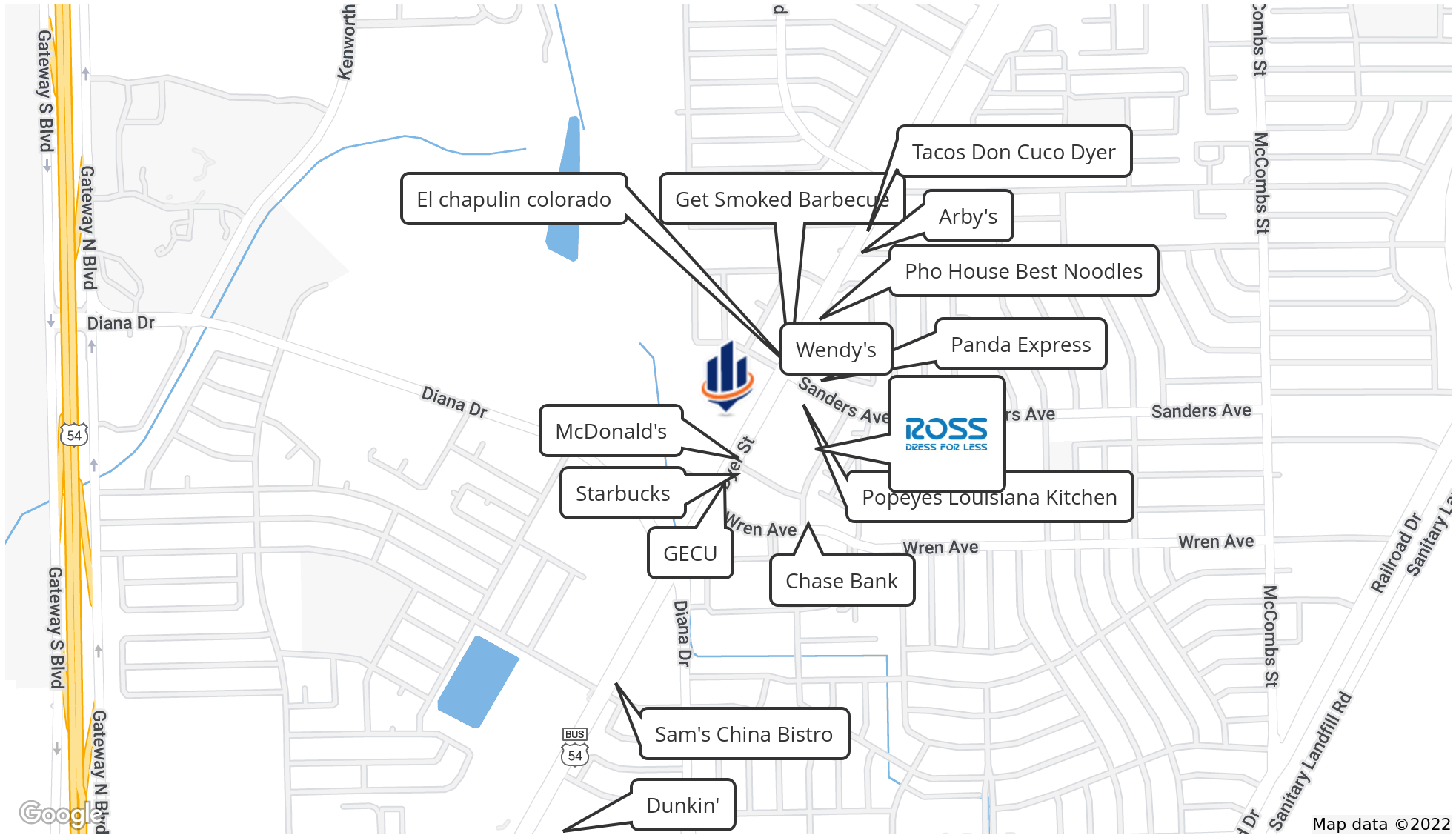
# Additional Photos



# Location Map



# Retailer Map



Map data ©2022

# Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	13,980	85,084	126,066
Average Age	34.6	31.6	31.5
Average Age (Male)	33.4	30.0	30.2
Average Age (Female)	36.6	33.7	33.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	4,952	28,701	41,587
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$42,773	\$41,712	\$44,414
Average House Value	\$84,163	\$101,935	\$115,104

\* Demographic data derived from 2010 US Census

