



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.

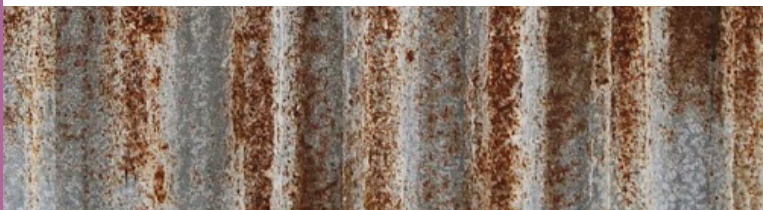


FEATURED AMENITIES



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

Doniphan Dr

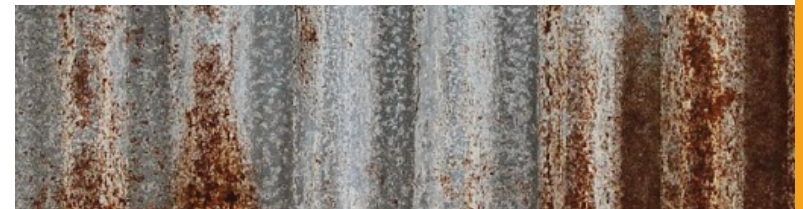
The beautiful Upper Valley community has retail, dining and service desires to power their daily lives. **We are here to provide tenants with an ideal place to grow their business while meeting the needs of the people that live and work here.**



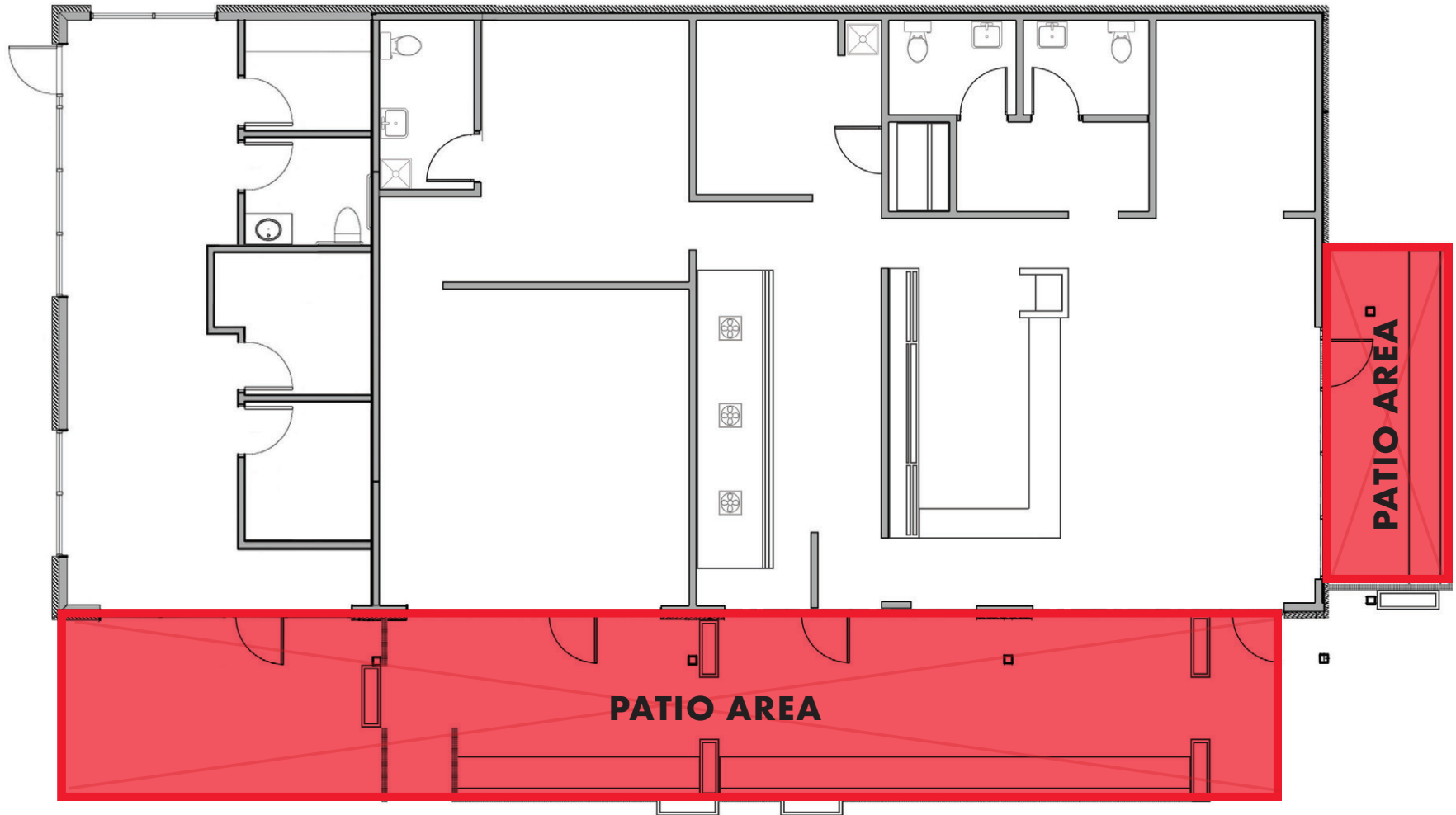
AVAILABLE RETAIL SPACE

- | | |
|--|---|
| 1.  | 9. SUNSET NAILS |
| 2.  | 10.  |
| 3.  | 11.  |
| 4.  | 12. COMING SOON |
| 5.  | 13.  |
| 6.  ± 2,280 SF | 14.  |
| 7.  ± 760 SF | 15. Sean Stone
Luxury Sunglasses |
| 8.  | 16.  |

Sunset Rd

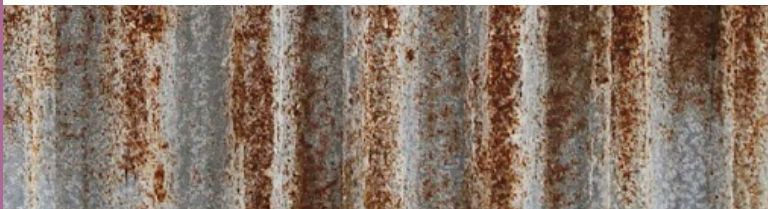


RESTAURANT SPACE: ± 3,040 SF

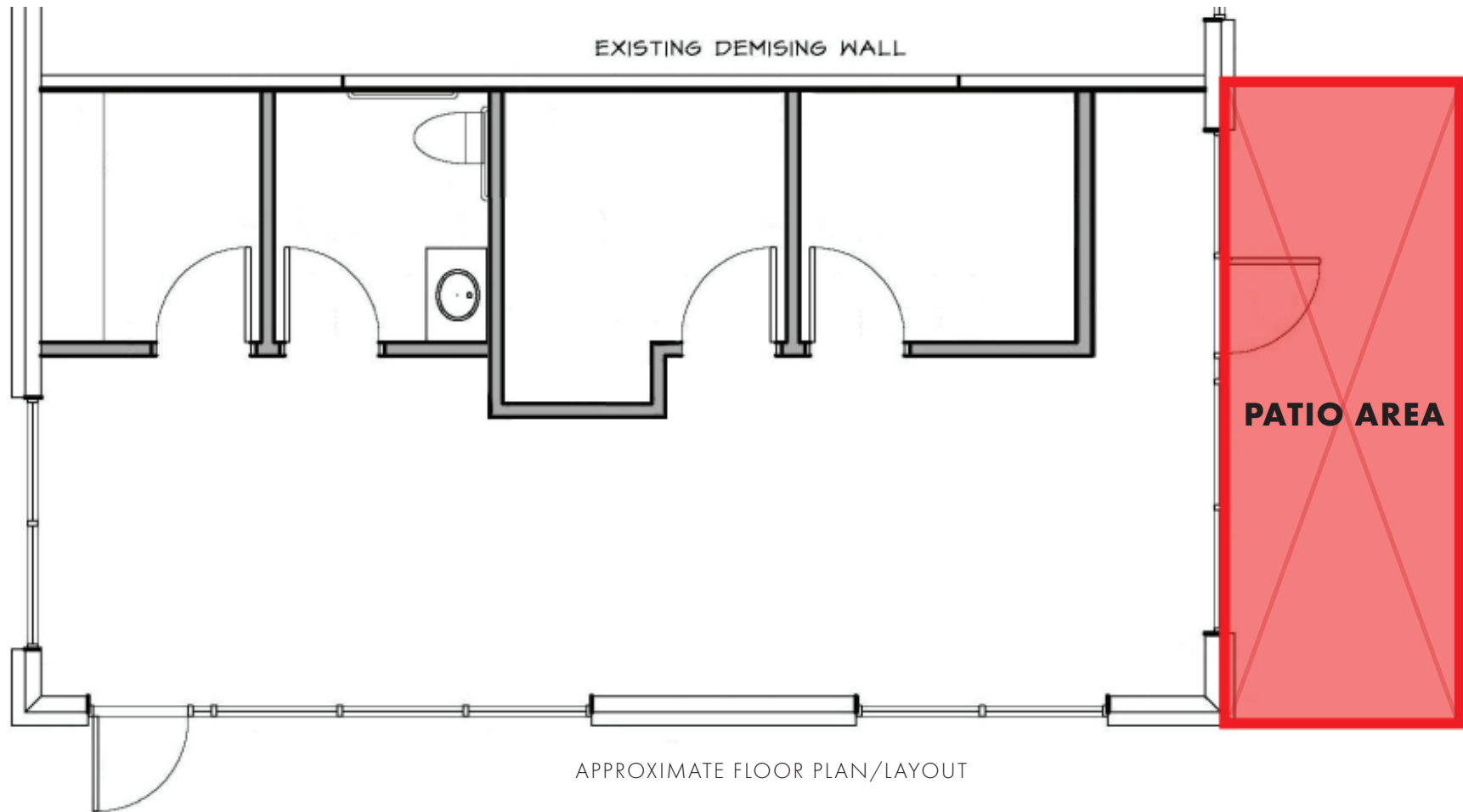


APPROXIMATE FLOOR PLAN/LAYOUT

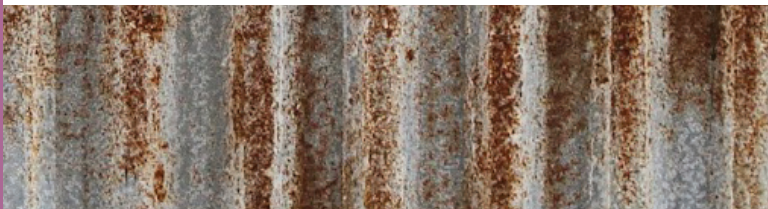
Suite C100-C400



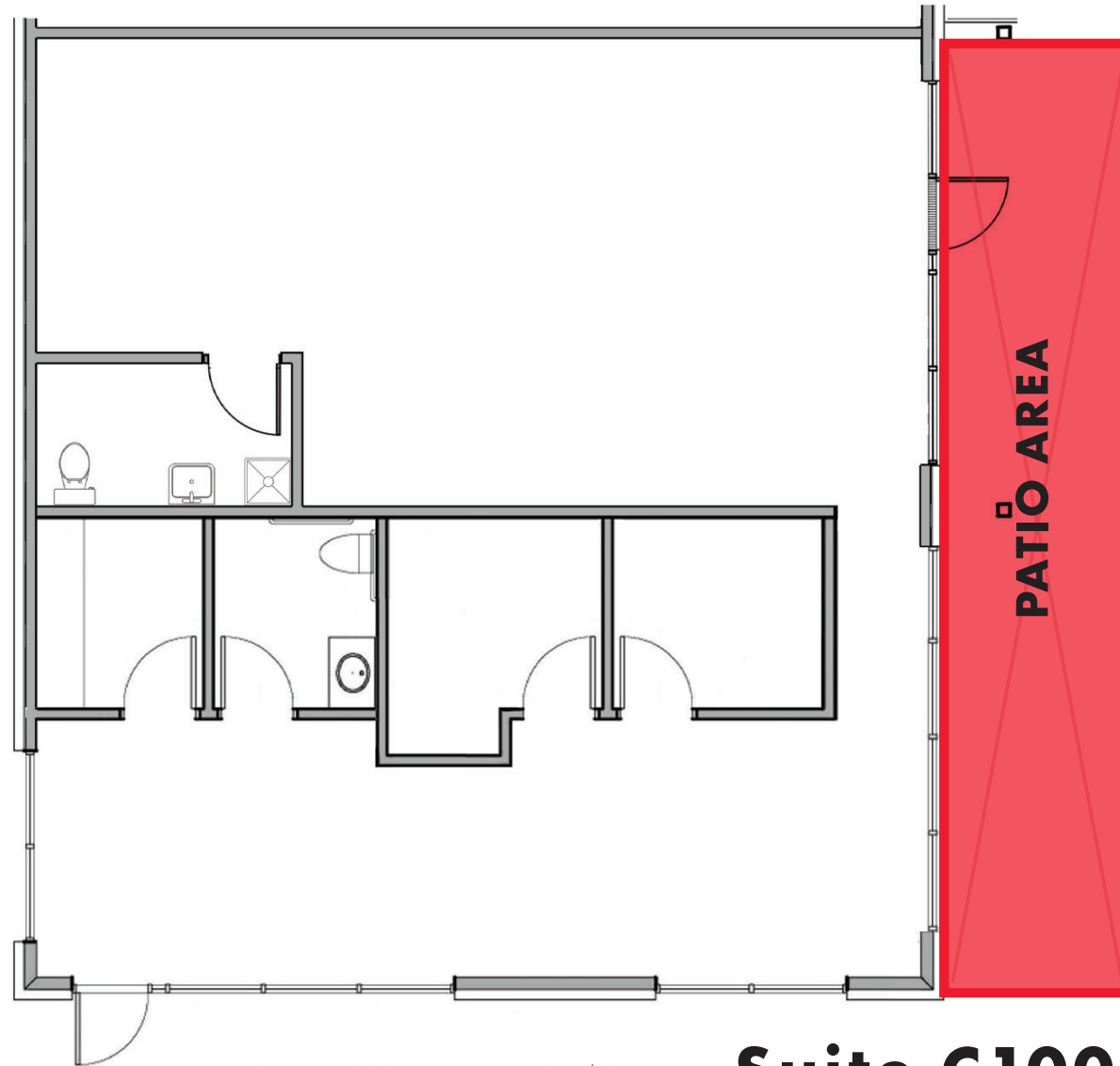
RETAIL SPACE: ± 760 SF



Suite C100

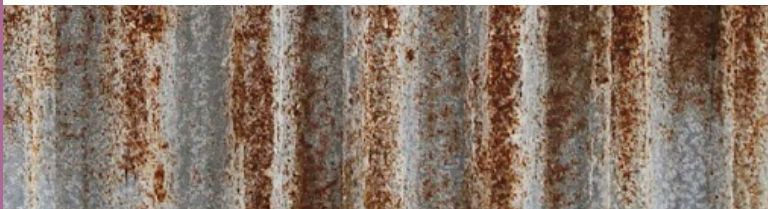


RETAIL SPACE: $\pm 1,520$ SF

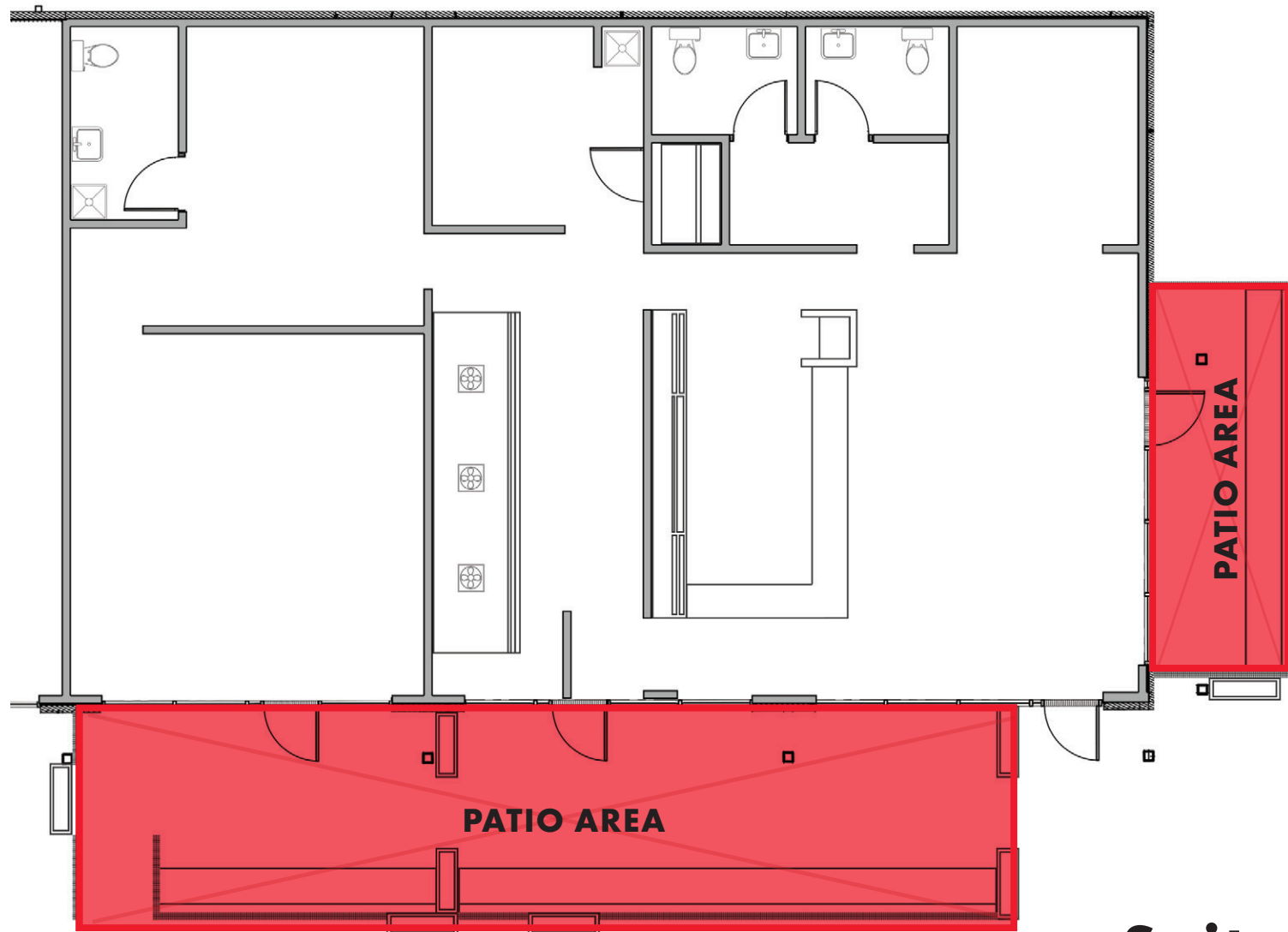


APPROXIMATE FLOOR PLAN/LAYOUT

Suite C100 & C200

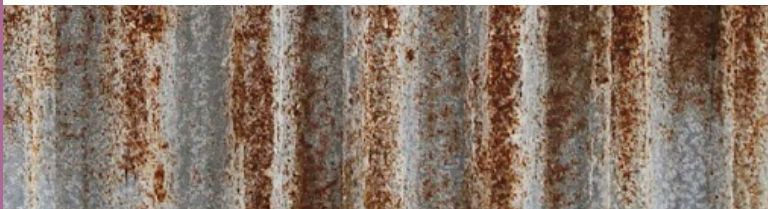


RESTAURANT READY SPACE: \pm 2,280 SF

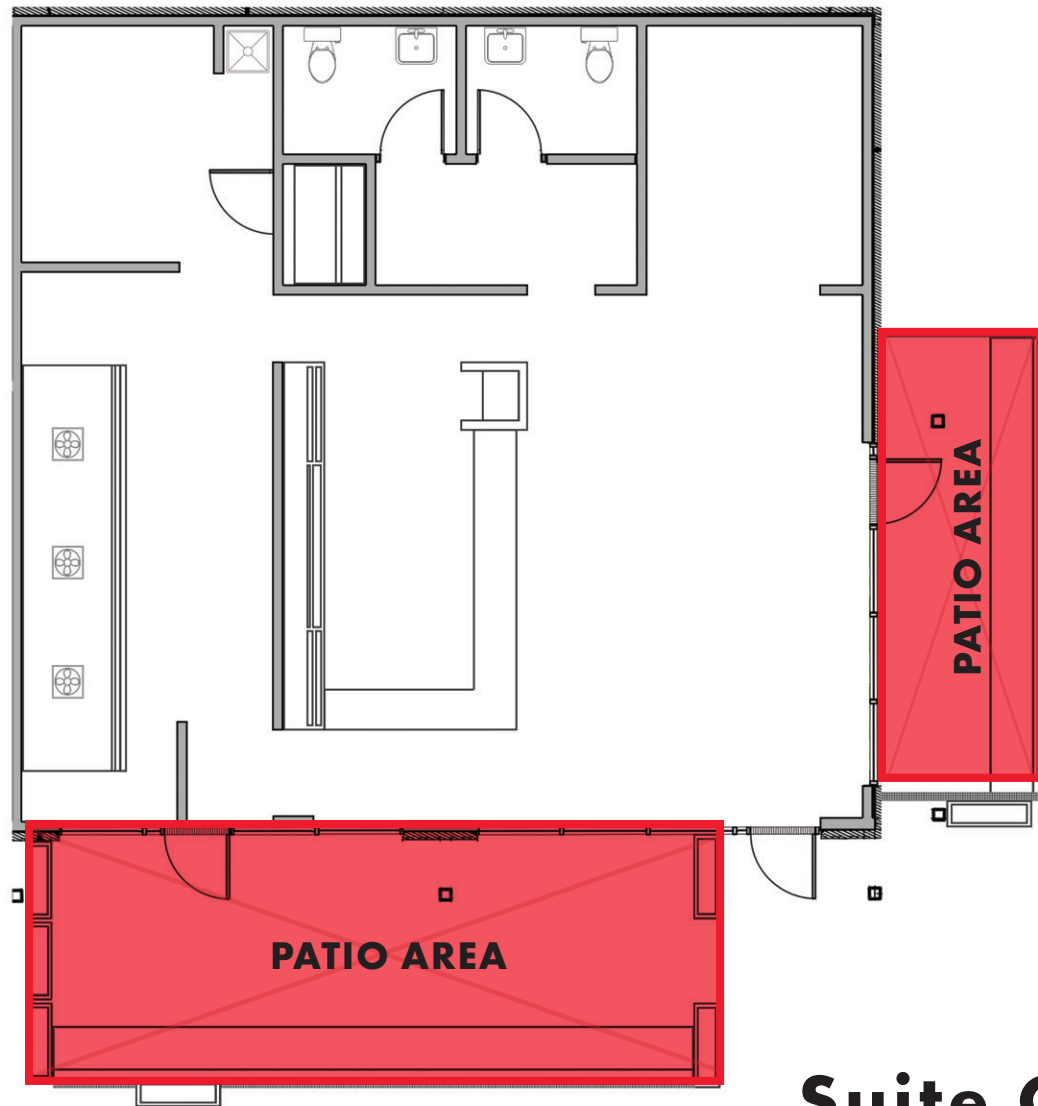


APPROXIMATE FLOOR PLAN/LAYOUT

Suite C400

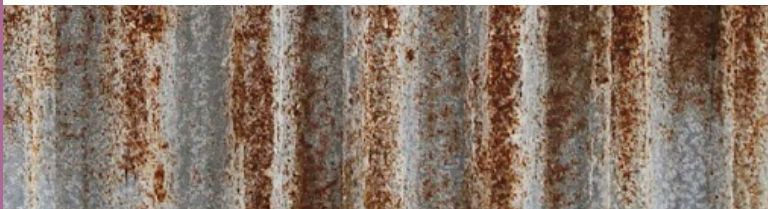


RESTAURANT READY SPACE: $\pm 1,520$ SF



APPROXIMATE FLOOR PLAN/LAYOUT

Suite C300 & C400



AERIAL VIEW

Doniphan Dr

Sunset Rd

TRAFFIC COUNTS

(TXDOT 2023)

SUNSET RD TO OSBORNE DR

±4,443 AADT

SUNSET RD TO EMORY RD

±7,663 AADT

DONIPHAN DR TO MESA RD

±20,900 AADT

DONIPHAN DR TO OSBORNE DR

±16,762 AADT

AREA OVERVIEW



MEDIAN HOUSEHOLD INCOME
ABOVE \$100,000 ANNUALLY

BLOCK GROUP RANKED HIGHEST TO LOWEST

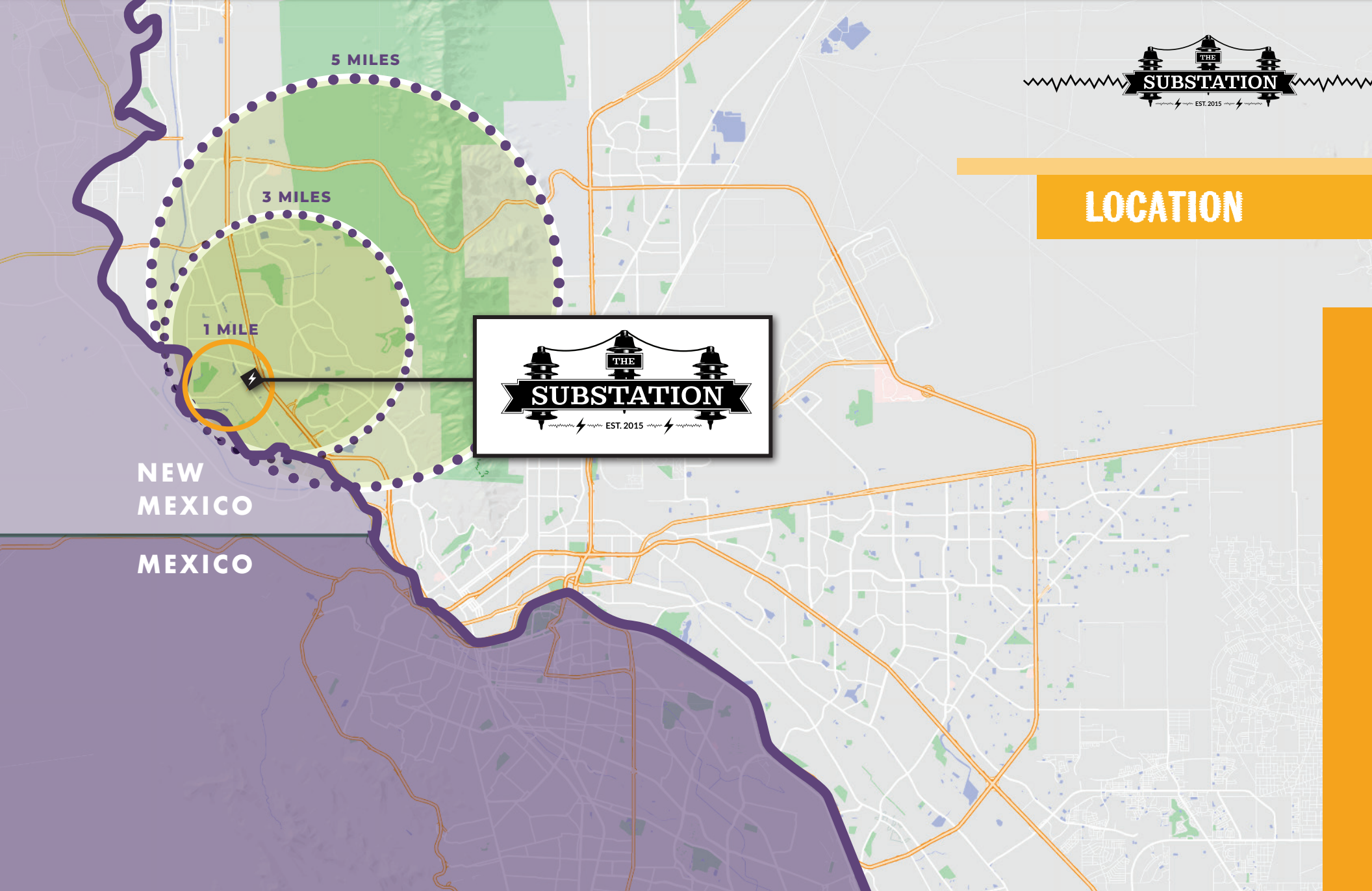
#1	\$250,001	WITHIN 1 MILE OF CENTER
#2	\$164,408	
#3	\$161,528	
#4	\$161,522	
#5	\$160,234	WITHIN 1 MILE OF CENTER
#6	\$155,750	
#7	\$153,698 *	
#8	\$152,819	
#9	\$151,750	
#10	\$141,213	
#11	\$140,268	
#12	\$135,417	
#13	\$132,404	
#14	\$130,039	
#15	\$125,455	
#16	\$125,139	WITHIN 1 MILE OF CENTER
#17	\$123,005	
#18	\$122,679	
#19	\$121,014	
#20	\$120,377	WITHIN 1 MILE OF CENTER
#21	\$120,179	
#22	\$114,279	
#23	\$107,917	
#24	\$106,771	WITHIN 1 MILE OF CENTER
#25	\$102,803 *	WITHIN 1 MILE OF CENTER
#26	\$102,656	
#27	\$102,321	
#28	\$101,098	

* This block group had insufficient data in survey used to identify its median household income, but had been identified previously in other reports. Number presented is 2023 inflation-adjusted dollars.

SOURCE: AMERICAN COMMUNITY SURVEY | MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2023 INFLATION-ADJUSTED DOLLARS)



LOCATION



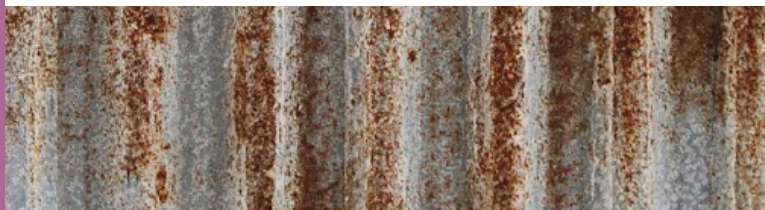
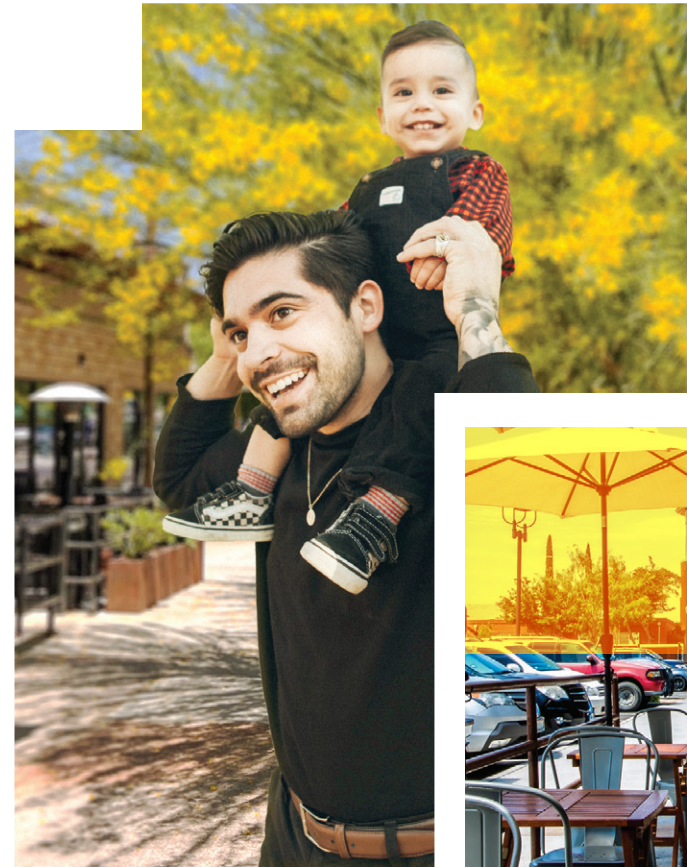
DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
HOUSEHOLDS			
2024 TOTAL HOUSEHOLDS	3,084	30,451	53,128
AVERAGE HOUSEHOLD INCOME	\$106,632	\$92,638	\$106,103
HOUSEHOLDS W/H.INCOME \$100K+	776	9,273	18,458
AVERAGE HOUSEHOLD SIZE	2.5	2.7	2.6
MARRIED HOUSEHOLDS	1,289	14,354	25,600
TOTAL SPECIFIED CONSUMER SPENDING	\$83.5M	\$932.5M	\$1.7B

POPULATION			
2024 TOTAL POPULATION	7,716	82,924	143,555
PROJECTED 2029 POPULATION	7,771	83,953	145,960
POPULATION AGE: 15-24	1,073	12,351	21,327
POPULATION AGE: 25-39	1,667	17,276	30,492
POPULATION AGE: 40+	3,587	38,178	64,836
MEDIAN AGE	37.2	36.9	36.4

HOUSING			
MEDIAN HOME VALUE	\$263,192	\$231,228	\$266,851
MEDIAN YEAR BUILT	1981	1985	1989
HOMES BUILT SINCE 2010	316	3,063	9,486



WHY THE EL PASO MARKET?



We are the 6th largest Texas city, and expect to grow even more. Between 2014 and 2024, Texas has gained 4.1 million new residents, and many will find their home in the Sun City.



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.



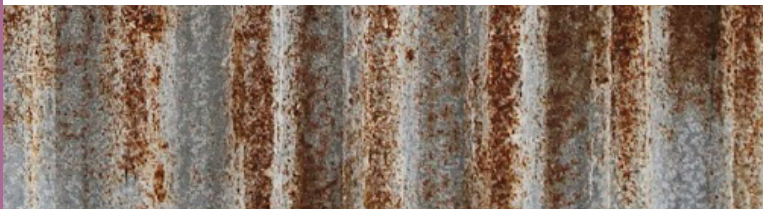
With high livability ratings, the former "Can-Do Capital" is a desirable destination for its lower cost of living, outdoor-enthusiast climate, rich history and heritage, as well as strong job market.



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



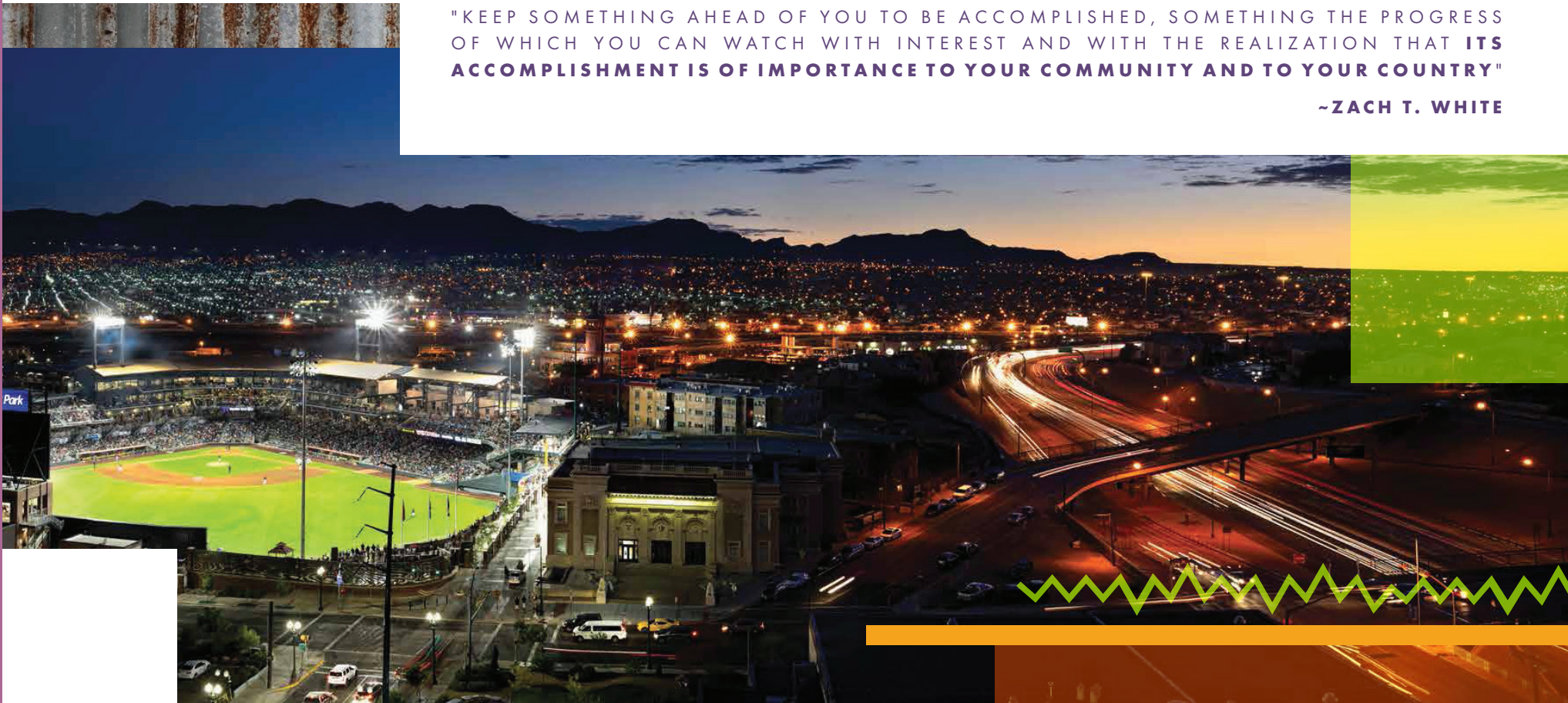
ABOUT DEVELOPER



Riverbend Development is an El Paso based company, headed by a sixth generation El Pasoan, building 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 **The Canyons at Cimarron** and **The Substation**, **Ventanas Corporate Center** and **The Fields neighborhood** in El Paso's Upper Valley as well as upcoming projects **The Paddock at Country Club** and **The Cotton Exchange**.

"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

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Managing Partner**

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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.

2-10-2025



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.

<u>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov