

FIESTA MERCADO SHOPPING CENTER

RETAIL/MEDICAL/OFFICE | FOR LEASE: ± 1,400 - 2,242 SF

10600-10760 NORTH LOOP RD, SOCORRO, TX



FOR LEASING INFORMATION, PLEASE CONTACT



Will C. Brown, SIOR,
Managing Partner

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Disclaimer: The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.

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PROPERTY DESCRIPTION



FEATURES

- ±200,000 SF Grocery-Anchored Regional Shopping Center
- **Spaces Available:**
 - **Suite E-4:** ±1,400 SF (Standard Retail)
 - **Suite C-2:** ±2,242 SF (Medical/Office or Retail)
- **Zoning:** C-2
- **Year Built:** 2000/2001/2003
- Located centrally off of North Loop Dr and Horizon Blvd in growing Socorro/East El Paso area
- Minutes from both Loop 375 and I-10
- Serves several communities as central hub of retail activity with diverse tenant mix and wide variety of options/services available

FINANCIAL SUMMARY

- **Availability:** Immediate Occupancy
- **Rental Rate:** Negotiable
- **Lease Term:** 3-5 year minimum lease term
- Call for Lease Rates

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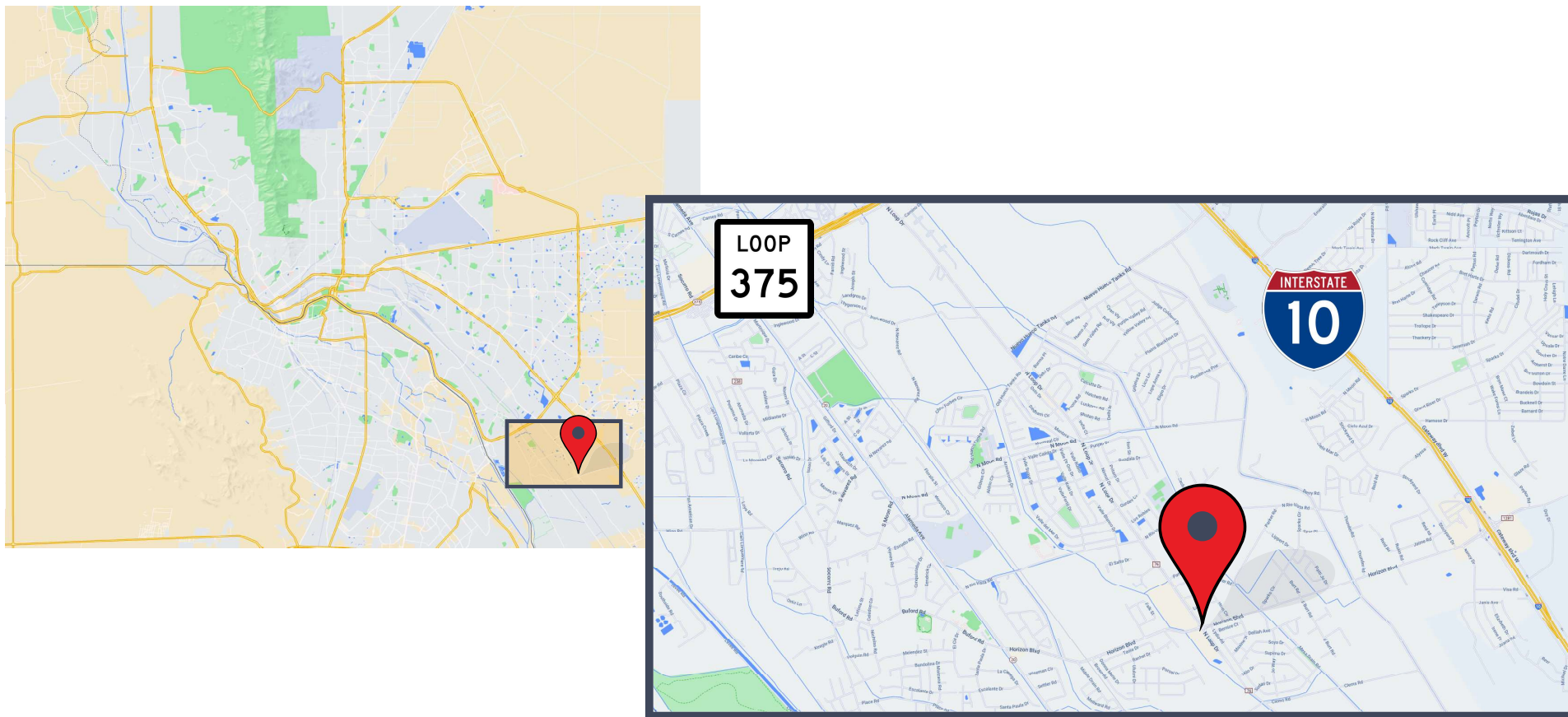
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AREA MAP



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AERIAL VIEW



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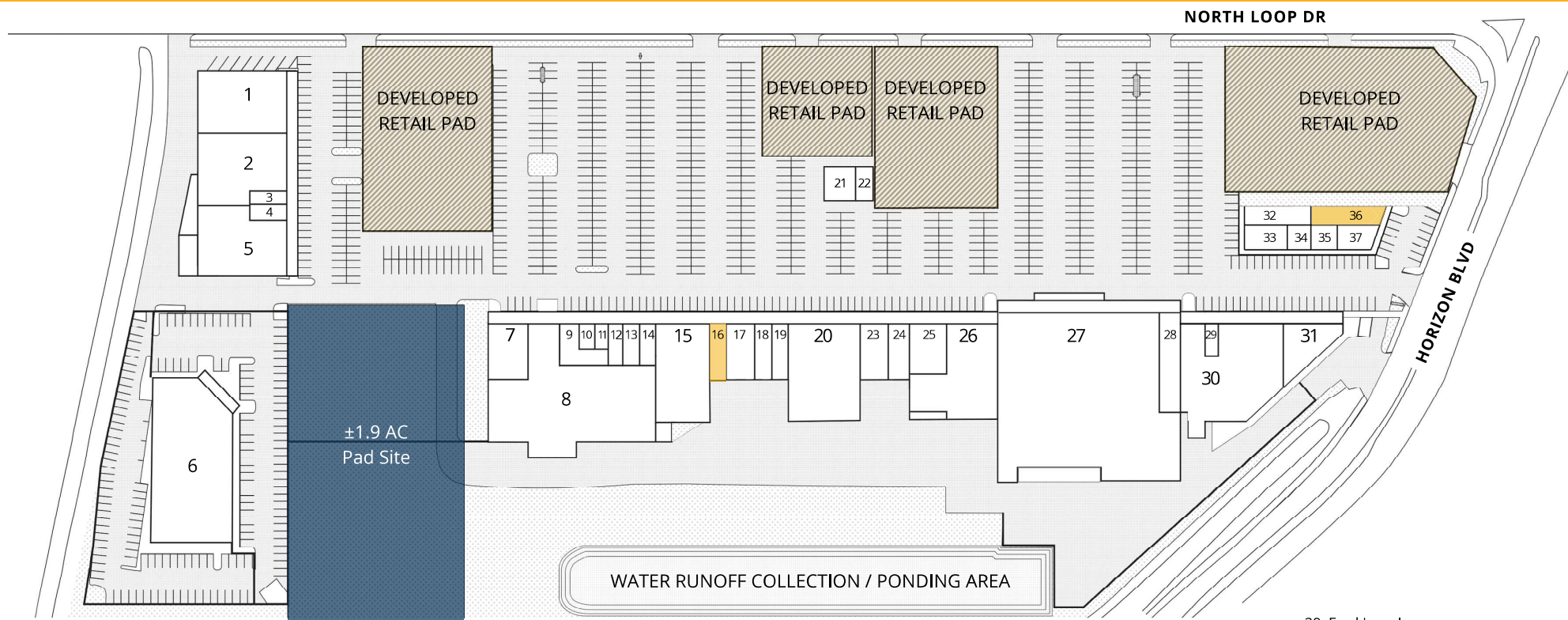
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SITE PLAN



- 1. **Dollar Tree**
- 2. **NAPA**
- 3. Titanium Barber Shop
- 4. **Pizza Hut**
- 5. GMD
- 6. **Texas Health and Human Services**
- 7. Sunshine Laundromat

- 8. El Prema Fun & Find
- 9. Familia Saludable
- 10. **Cricket Wireless**
- 11. Colonial Insurance Agency
- 12. **Total by Verizon**
- 13. El Paso Auto Registration
- 14. Patriot Eagle Financial Services

- 15. **Ace Hardware**
- 16. **VACANT (±1,400 SF)**
- 17. Guadalupe Tortillería y Restaurante
- 18. Lori's Glamorous Hair Design
- 19. **H&R Block**
- 20. **Melrose Family Fashions**
- 21. Nails World

- 22. Socorro Pharmacy
- 23. China Wok Express
- 24. **Sally Beauty**
- 25. **UMC Border Pediatrics**
- 26. **Family Dollar**
- 27. **Food King**
- 28. Socorro Medical Clinica

- 29. Fred Loya Insurance
- 30. Circle of Friends Adult Day Care
- 31. Coconuts Wing Cantina
- 32. R Liquors
- 33. Affordable Dental Associates
- 34. Inter-America Finance
- 35. Farmer's Insurance
- 36. **VACANT (±2,242 SF)**
- 37. Premier Tax & Financial Services

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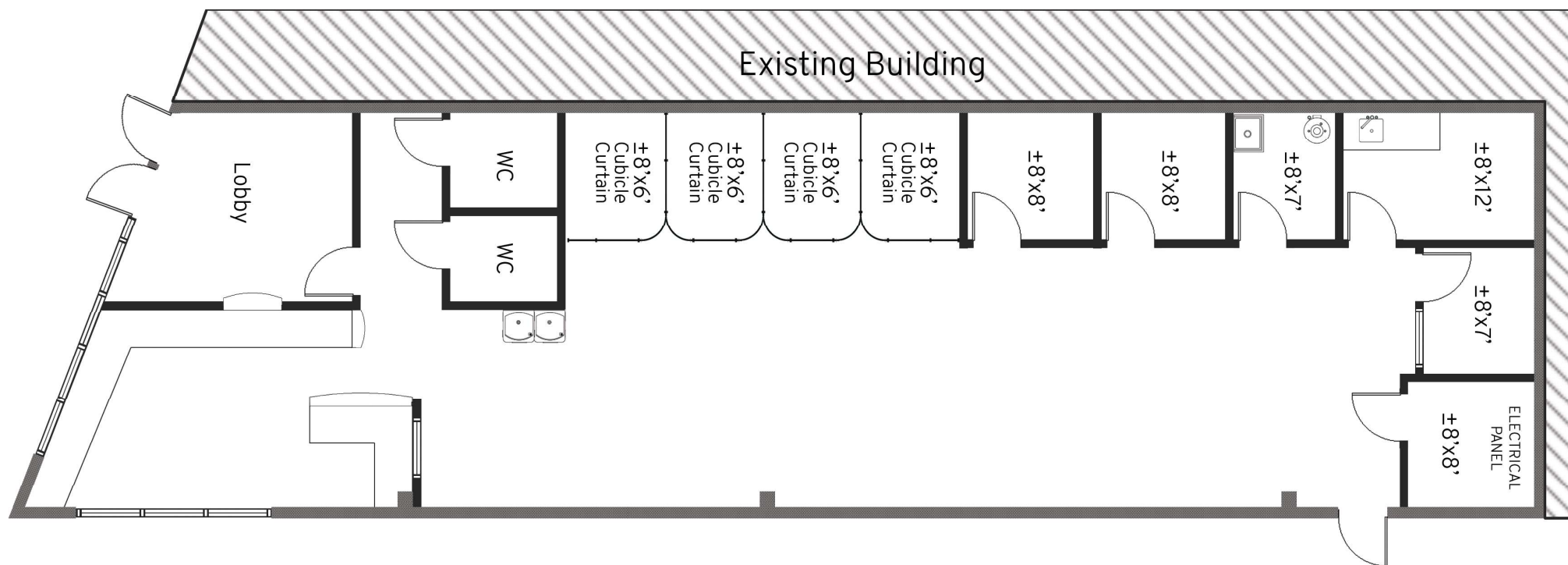
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SUITE C-2, MEDICAL/OFFICE OR RETAIL SPACE | ±2,242 SF



DISCLAIMER: THIS FLOOR PLAN IS AN APPROXIMATE LAYOUT OF ACTUAL LAYOUT AND MEASUREMENTS, AND DOESN'T CLAIM TO BE ACCURATE OF REAL LAYOUT OR MEASUREMENTS

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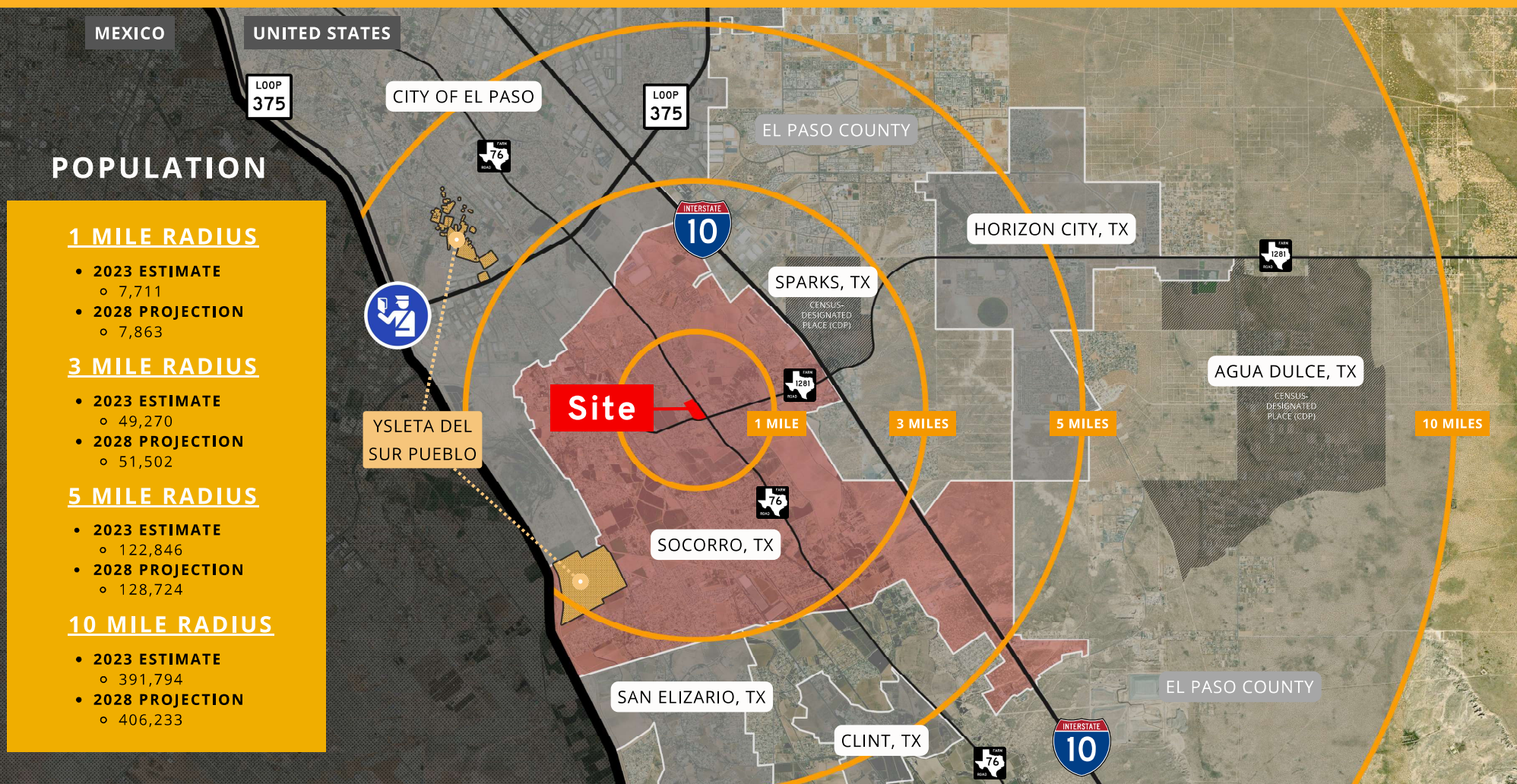
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DEMOGRAPHICS: POPULATION AND LOCAL MUNICIPALITIES



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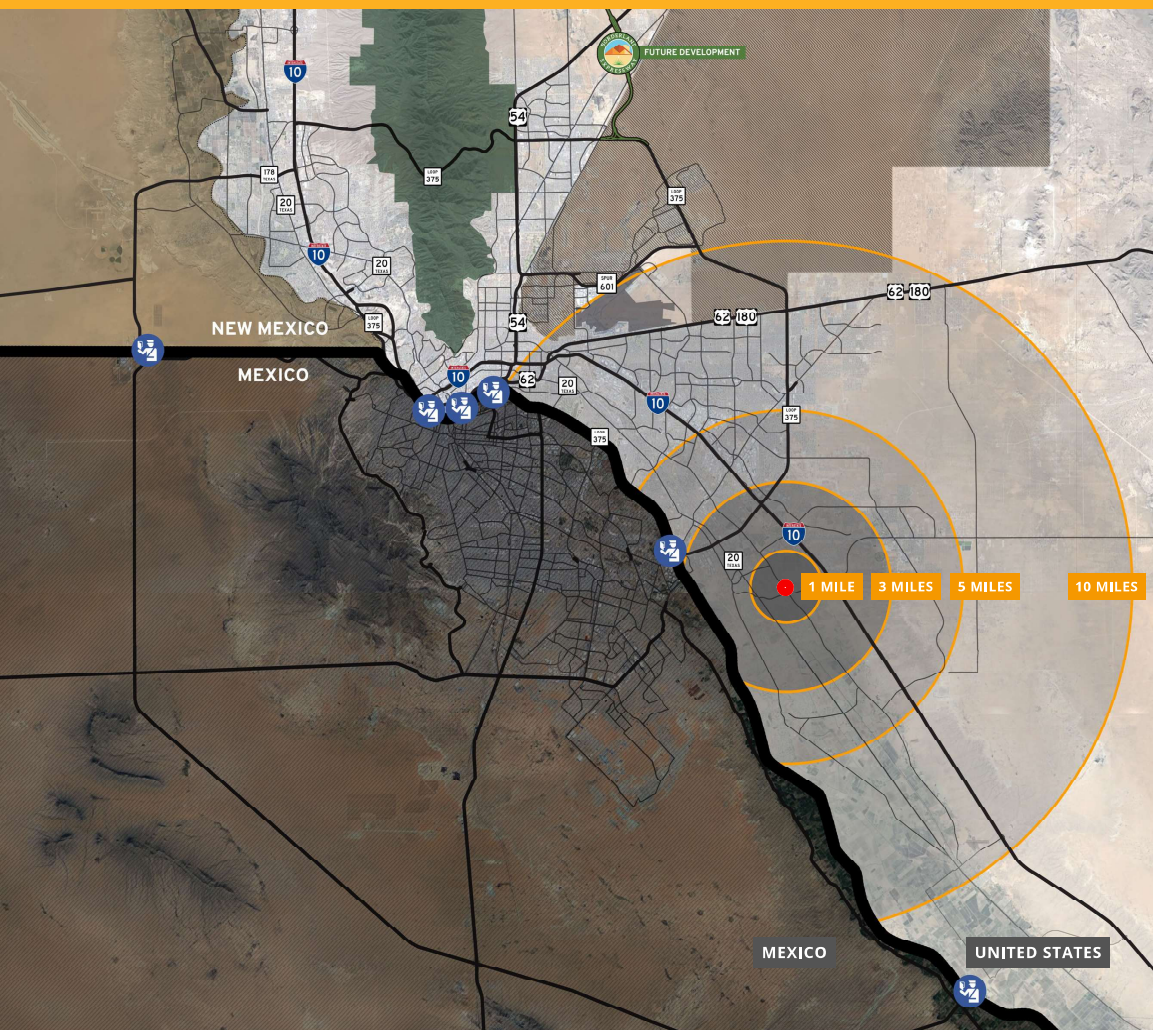
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DEMOGRAPHICS: MAP



TOTAL POPULATION

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>2028 Projection</u>	7,863	51,502	128,724	406,233
<u>2023 Estimate</u>	7,711	49,270	122,846	391,794
<u>Growth 2023-2028</u>	1.98%	4.53%	4.78%	3.69%

POPULATION BY RACE

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>White: Hispanic Origin</u>	7,555*	48,033	116,286	356,616
<u>White: Non-Hispanic Origin</u>	40*	205	1,496	12,914
<u>American Indian & Alaskan</u>	50	562	1,768	4,508
<u>Black</u>	30	182	1,747	9,736
<u>Asian</u>	11	83	503	3,205

HOUSEHOLD GROWTH

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>2023 Estimate</u>	2,175	13,890	35,440	119,982
<u>Owner Occupied</u>	1,590	10,810	27,149	86,152
<u>Renter Occupied</u>	585	3,080	8,291	33,830

HOUSEHOLD BY HOUSEHOLD INCOME

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>Less than \$25,000</u>	812	4,129	9,297	27,850
<u>\$25,000 - \$50,000</u>	488	4,470	9,912	31,094
<u>\$50,000 - \$75,000</u>	413	2,354	7,065	25,898
<u>\$75,000 - \$100,000</u>	189	1,554	3,735	14,235
<u>More than \$100,000</u>	271	1,383	5,430	20,905

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FOR SALE: ±1.9 AC PAD SITE



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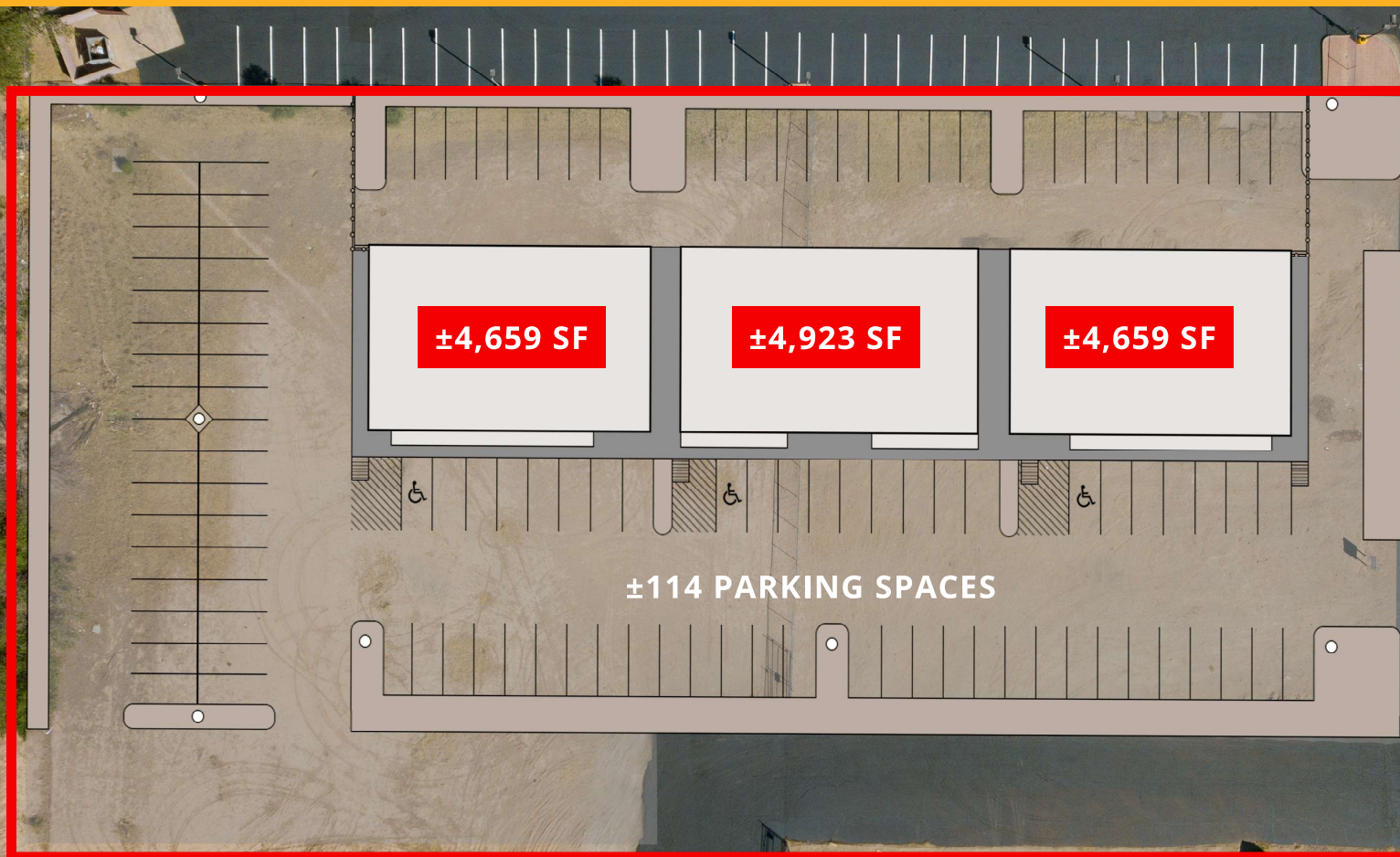
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FOR SALE: \pm 1.9 AC PAD SITE | POTENTIAL DEVELOPMENT CONCEPTUAL



***CONCEPTUAL OFFICE/MEDICAL PARK SITE PLAN SHOWN**

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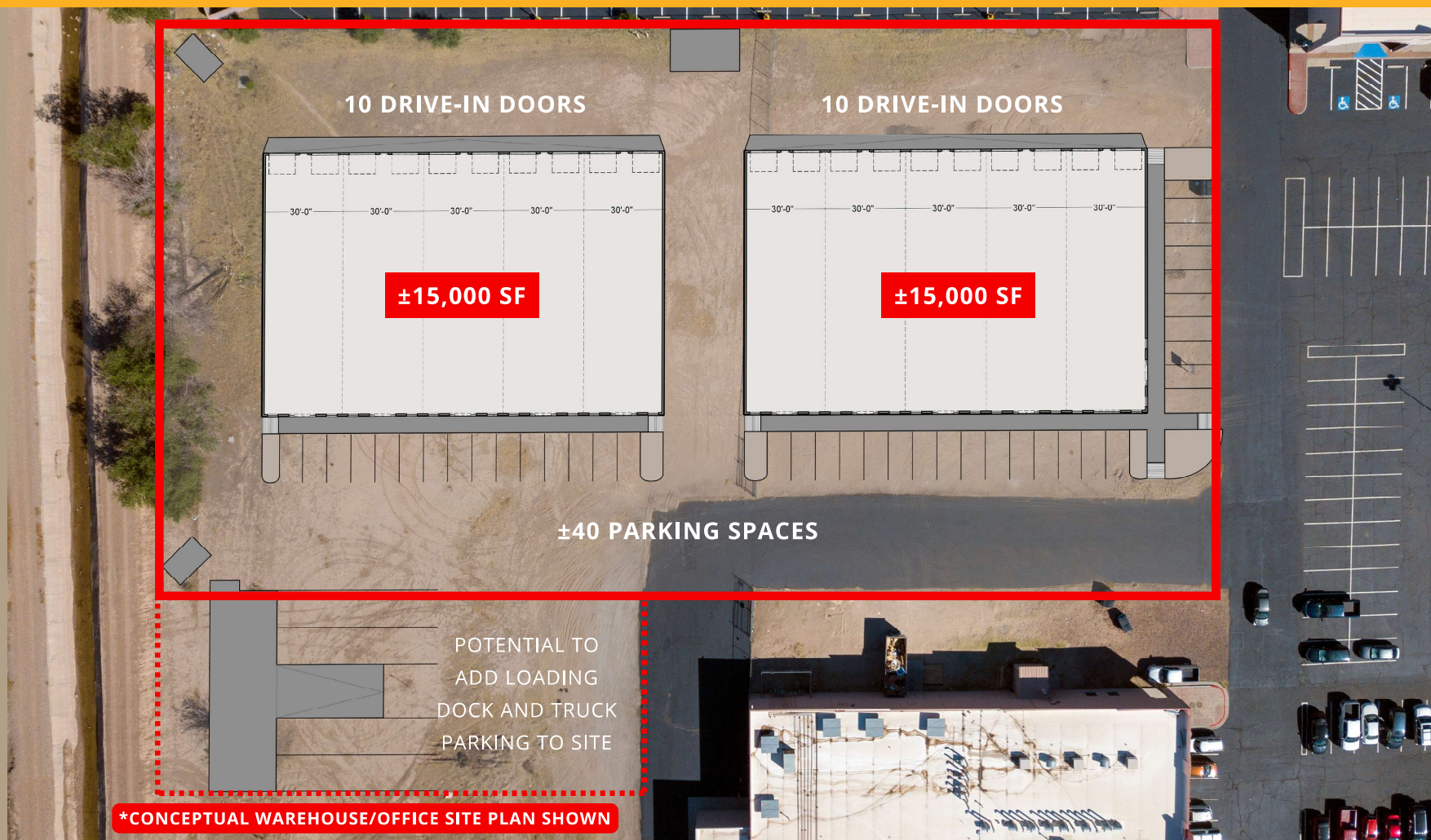
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Information About Brokerage Services

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Will Brown</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date