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FOR SALE

209 N. MESA ST.
EL PASO, TX 79901

35,600 SF



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FOR SALE
MARKET OVERVIEW, 209 N. Mesa St.



EL PASO'S ECONOMY HAS BEEN EXPERIENCING CONSISTENT GROWTH, DRIVEN BY DIVERSE SECTORS INCLUDING HEALTHCARE, EDUCATION, MANUFACTURING, AND TRADE. THIS ROBUST ECONOMIC FOUNDATION PROVIDES A SOLID BACKDROP FOR COMMERCIAL REAL ESTATE ENDEAVORS. SITUATED AT THE CROSSROADS OF THE UNITED STATES AND MEXICO, EL PASO ENJOYS A PIVOTAL ROLE IN INTERNATIONAL TRADE. ITS BORDER LOCATION MAKES IT A HUB FOR LOGISTICS, DISTRIBUTION, AND CROSS-BORDER BUSINESS ACTIVITIES, ATTRACTING A WIDE RANGE OF COMMERCIAL VENTURES.

WELCOME TO EL PASO, A CITY WHERE HERITAGE MEETS INNOVATION, CREATING A VIBRANT TAPESTRY OF COMMERCIAL REAL ESTATE POSSIBILITIES. THIS MARKET OVERVIEW WILL SHED LIGHT ON THE DYNAMIC LANDSCAPE OF EL PASO, SHOWCASING ITS ECONOMIC PROWESS, STRATEGIC ADVANTAGES, AND THE LIMITLESS POTENTIAL IT OFFERS TO INVESTORS AND DEVELOPERS IN THE REALM OF COMMERCIAL REAL ESTATE.



FOR SALE
RETAIL PROPERTY, 209 N. Mesa St.



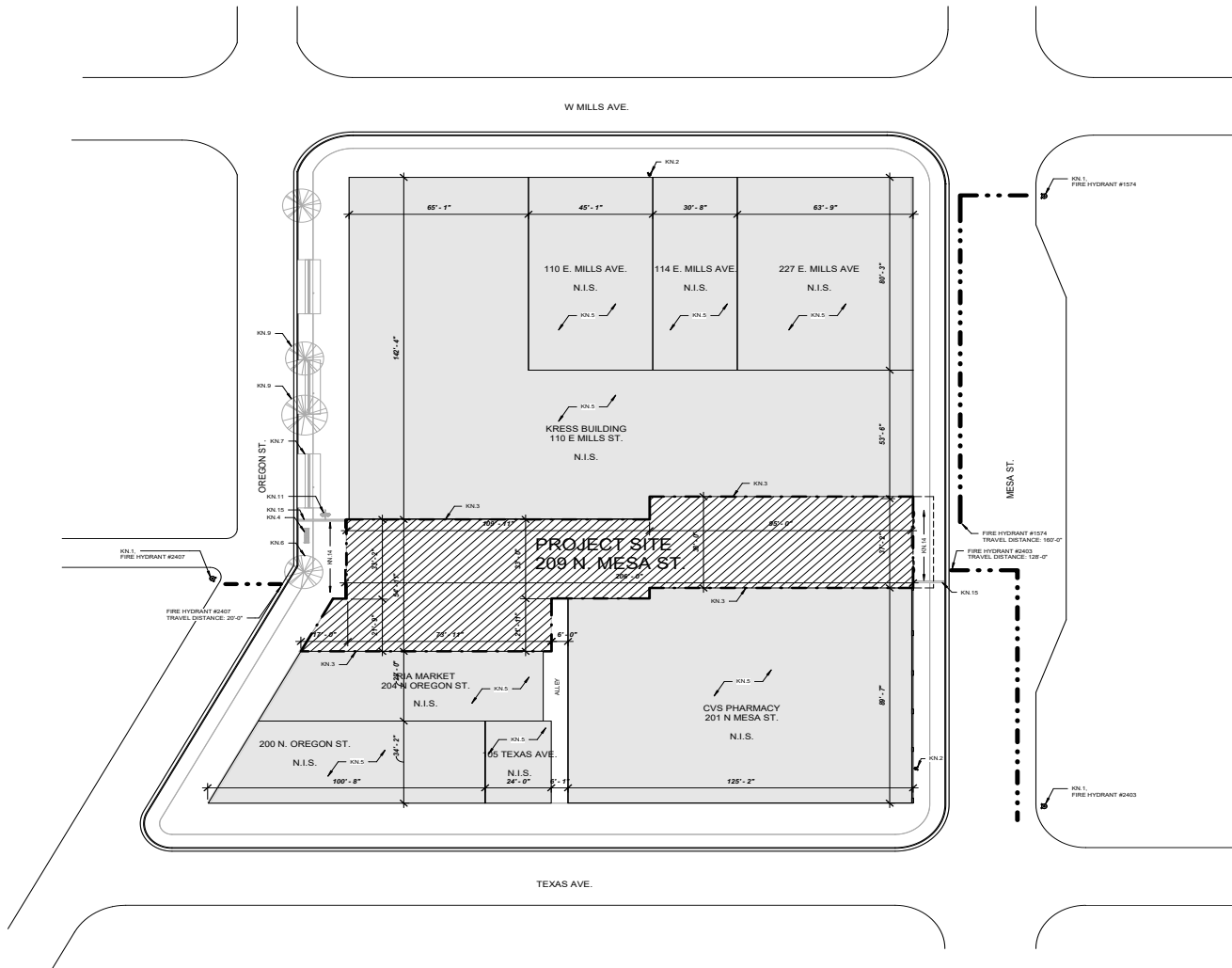
SITE SPECIFICATIONS

Total SF	35,600 SF
AC	0.218
Municipality	The City Of El Paso
Sales Price	\$3,650,000.00
Year Built	1917
Zoning	C-4 H

AVAILABLE SPACE
35,600 SF

PROPERTY INFORMATION

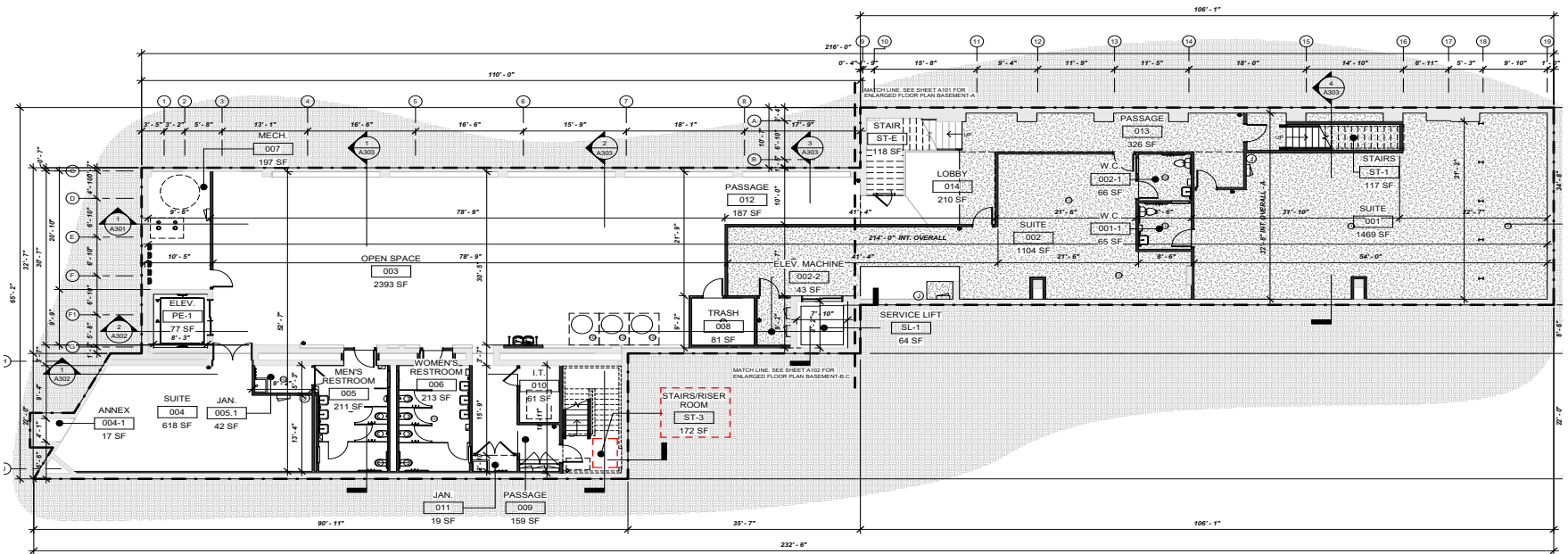
- 25 minute drive to the El Paso International Airport
- Commerical use
- Prime location in the heart of Downtown El Paso
- Holds immense investment potential
- Interior layout is thoughtfully designed to accommodate various business setups



1 SITE PLAN
 1" = 20'-0"

FOR SALE

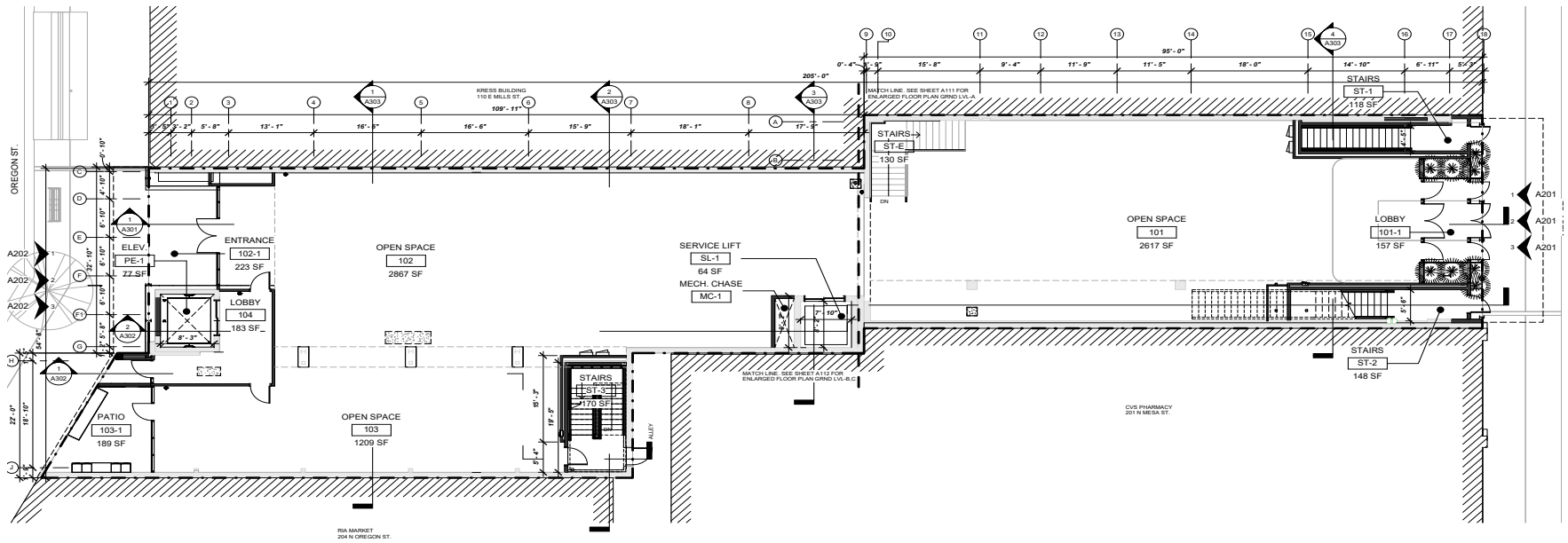
BASEMENT FLOOR PLAN, 209 N. Mesa St.



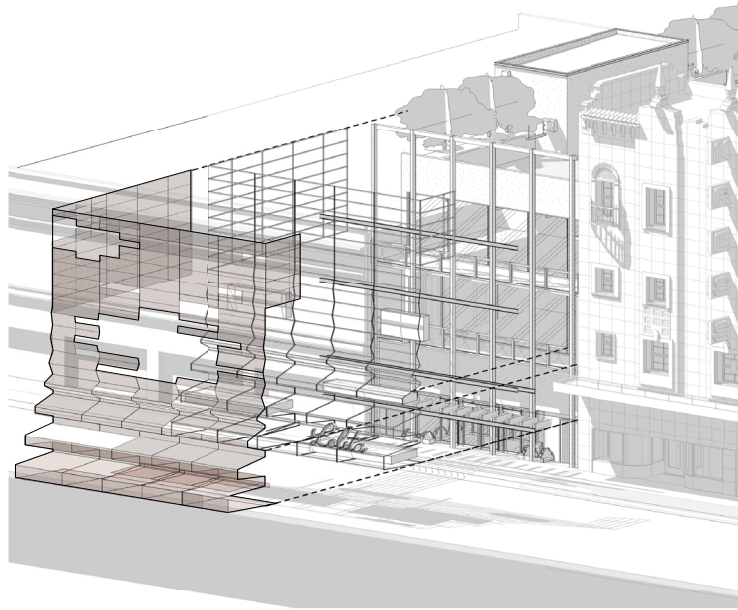
1 FLOOR PLAN - BASEMENT
1/8" = 1'-0"

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GROUND LEVEL FLOOR PLAN, 209 N. Mesa St.



1 FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"



① AA - FACADE - EAST - MESA ST



② AA - FACADE WEST - OREGON ST

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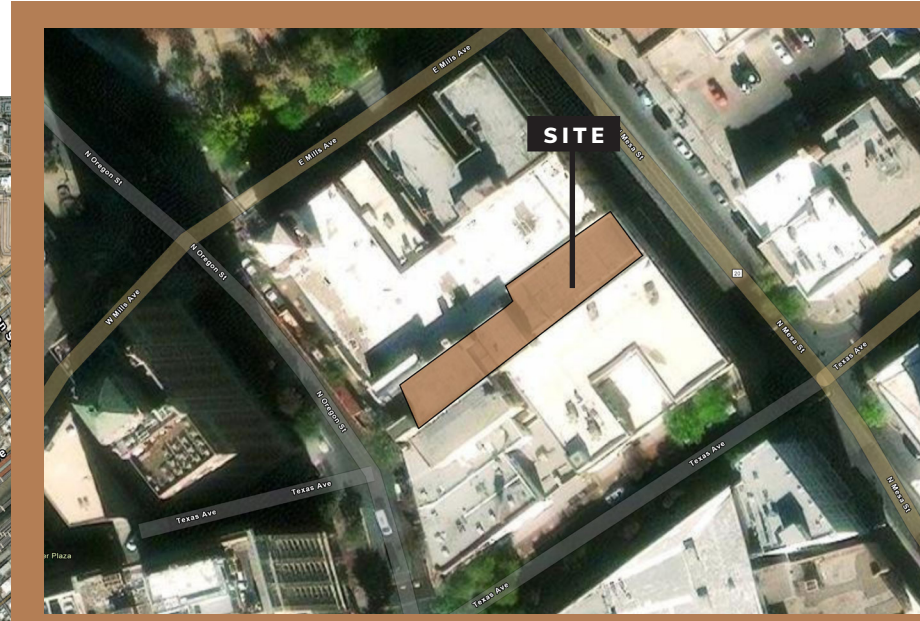
HIGHLIGHTS, 209 N. Mesa St.

Positioned in a thriving urban hub, 209 N. Mesa St. sits at the crossroads of commerce, culture, and community. This prime location is poised to harness the vibrant energy of the city and translate it into unparalleled business opportunities. The property's versatile zoning allows for a multitude of creative possibilities. Whether you envision an upscale retail space, a chic café, or a dynamic co-working environment, this property provides the canvas to bring your vision to life. With a perfect blend of historic charm and contemporary aesthetics, this property captures attention from passersby while exuding an inviting aura that draws visitors and potential customers.



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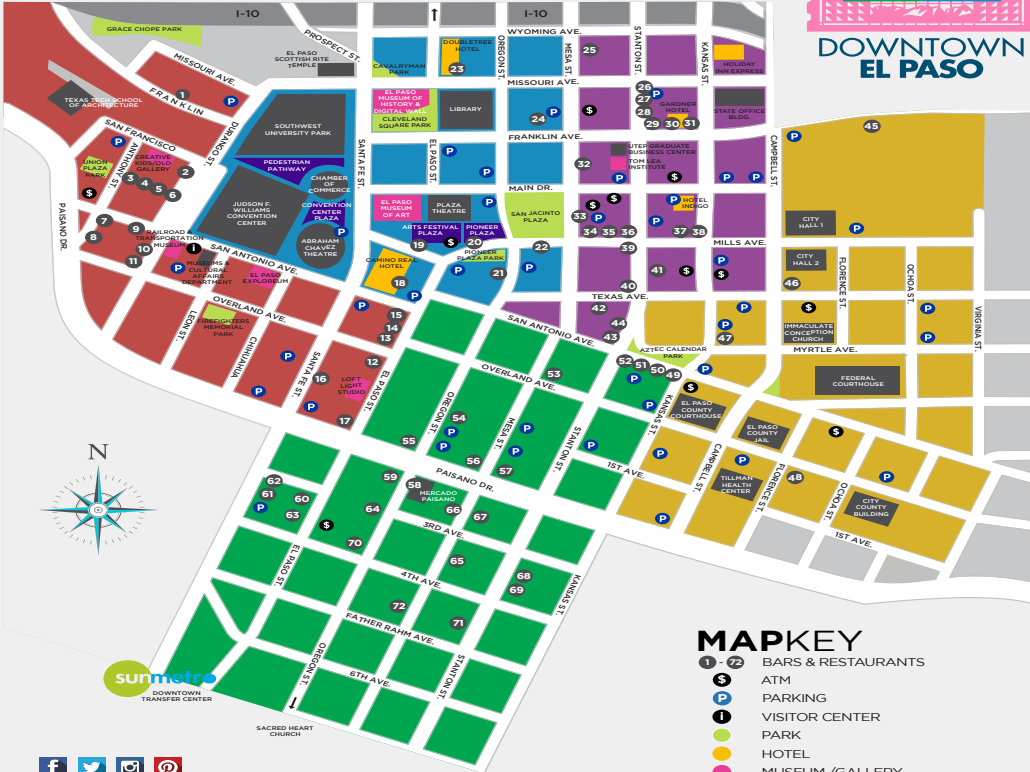
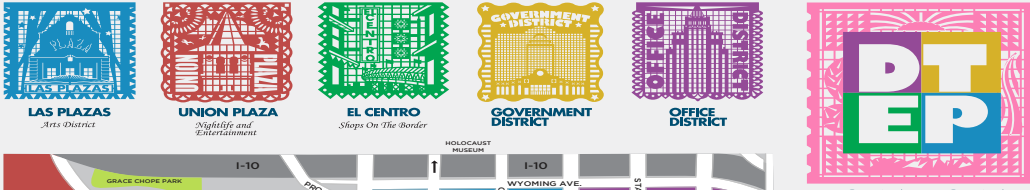
SITE AERIAL, 209 N. Mesa St.



GRAYCE
PROPERTY CONSULTANTS

FOR SALE

DOWNTOWN EL PASO TOURISM MAP, 209 N. Mesa St.



MAPKEY

- 1 2 BARS & RESTAURANTS
- A ATM
- P PARKING
- V VISITOR CENTER
- P PARK
- H HOTEL
- M MUSEUM/GALLERY
- O OTHER

UNION PLAZA

1	BLACKBIRD CANTINA DELUXE	533 W. FRANKLIN AVE.	915-533-8169
2	THE PLAY CITY LOUNGE	500 SAN FRANCISCO ST.	915-533-9221
3	THE GARDEN	511 WESTERN ST.	915-544-4400
4	YABLA	115 S. DURANGO ST.	915-533-8935
5	DARK HORSE TAVERN	115 S. DURANGO ST.	915-222-8977
6	1914 LOUNGE	115 S. DURANGO ST.	915-544-4191
7	FRIT & MEATLY PUBLIC HOUSE	518 W. SAN ANTONIO ST.	915-531-0315
8	MONY'S FRESH JUICE CO.	518 W. SAN ANTONIO ST.	915-204-3715
9	CAFE ITALIA	504 W. SAN ANTONIO STE. B	915-532-3111
10	BLACK PEARL	504 W. SAN ANTONIO	915-509-0544
11	EL LUCHADOR	504 W. SAN ANTONIO STE. C	915-544-8236
12	RICO CAFE	504 W. SAN ANTONIO	915-533-8233
13	HELLO DAY CAFE	209 S. EL PASO ST.	915-532-5361
14	RODIE FEATHERS	209 S. EL PASO ST.	915-551-9909
15	TRICKY FALLS	209 S. EL PASO ST.	915-551-9909
16	SPARROWS SPIRITS & PIES	201 S. EL PASO ST.	915-533-8998
17	THE NIGHT OWL PUB & GRILL	518 SANTA FE ST.	915-531-0315
18	BURGER KING	425 S. EL PASO ST.	915-545-1994

LAS PLAZAS

19	LA HUERTA	101 S. EL PASO ST.	915-534-3020
20	THE DOME	101 S. EL PASO ST.	915-534-3010
21	DAISY BISTRO & LOUNGE	125 PIONEER PLAZA	915-231-1025
22	TCBY & MRS. FIELDS	125 W. MILLS AVE. STE. 100	915-533-8826
23	STARBUCKS	125 W. MILLS AVE. STE. 100	915-504-6330
24	ANDSON II	503 N. OREGON STE. 10	915-551-6408
25	CAFE CENTRAL	109 N. OREGON ST.	915-545-2233
26	INTERNATIONAL	114 E. MILLS AVE. STE. A	915-532-8732
27	FIRE RESTAURANT	600 N. EL PASO ST.	915-533-7827
28	SUBWAY	500 N. OREGON AVE.	915-533-7827

OFFICE DISTRICT

29	CHINA PEARL	612 N. MESA ST.	915-351-8887
30	THE TOOL BOX	508 N. STANTON ST.	915-351-8886
31	THE BRIAN PATCH	508 N. STANTON ST.	915-277-9555
32	EPIC	510 N. STANTON ST.	915-222-8000
33	THE PIZZA JOINT	500 STANTON ST.	915-260-5056
34	THE GREEN FROG	500 STANTON ST.	915-319-7141
35	CLAYT AND SOCIAL	505 E. FRANKLIN AVE.	915-505-8158
36	POT AU FEU	201 E. MAIN DR. STE. 102	915-298-1010
37	THE GREEN INGREDIENT	201 E. MAIN DR.	915-438-6650
38	JAVA BEAN	201 E. MAIN DR.	915-544-5365
39	LOS COLORINES	201 E. MAIN DR. STE. 100A	915-544-1031
40	EL PASO CLUB	110 N. MESA ST.	915-544-8755
41	LA MALINCHE	203 E. MILLS	915-228-9630
42	MAC'S PLACE	203 E. MILLS	915-545-5010
43	PIKE STREET MARKET	209 E. MILLS AVE.	915-333-4926
44	BIG SUN	209 E. MILLS AVE.	915-544-4654
45	PIZZA STREET MARKET	321 E. MILLS AVE.	915-544-0444
46	LUGI'S HOMEMYLE PIZZA	218 E. MILLS AVE.	915-217-6974
47	SWEET CORNER	201 STANTON ST.	915-533-4424
48	CLUB 101	222 TEXAS AVE.	915-544-4454
49	HOUSE OF PIZZA	117 N. STANTON ST.	915-351-1910
50	LA PACHANCA	105 N. STANTON ST.	915-438-7385
51	HEALTHY BITE		
52	SUBWAY		

GOVERNMENT DISTRICT

53	3 MENTHAS	420 N. CAMPBELL	915-351-8038
54	501 BAR AND BISTRO	501 TEXAS AVE.	915-533-5533
55	TOMMY'S BSG	415 MYRTLE AVE.	915-234-1021
56	SAN ANTONIO KITCHEN	700 E. OVERLAND	

EL CENTRO

57	NOLITA	420 E. SAN ANTONIO ST.	915-246-232
58	EL TENDOR	420 E. SAN ANTONIO ST.	915-721-9189
59	TAP BAR AND GRILL	408 E. SAN ANTONIO ST.	915-532-3848
60	ROYAL CHINESE RESTAURANT	406 E. SAN ANTONIO ST.	915-545-2898
61	HARTY'S CAFE	322 S. MESA ST.	915-543-2277
62	GUADALAJARA RESTAURANT	301 S. OREGON ST.	915-532-9190
63	CHURCH'S CHICKEN	119 E. PAISANDO DR.	915-532-9190
64	MCDONALD'S	217 E. PAISANDO DR.	915-532-1505
65	PHO SO	301 E. PAISANDO DR.	915-351-2356
66	DELIZIA PIZZERIA	400 S. OREGON STE. D	915-351-7777
67	LOS GIGASOLES COCINA	400 S. OREGON ST.	915-544-4472
68	EL PASO BELL	120 E. PAISANDO DR.	915-235-0248
69	HONG KONG EXPRESS	601 S. EL PASO ST.	915-351-8888
70	BURGER BOY	800 S. SANTA FE ST.	915-532-9222
71	PIKE STREET MARKET	418 SANTA FE ST. A	915-351-0001
72	BLUE SEAL BAKERY	623 S. EL PASO ST.	915-544-2452
73	LEO'S MEXICAN RESTAURANT	425 S. OREGON ST.	915-545-8606
74	BREHANE'S	504 S. MESA ST.	915-277-9771
75	LAURITA'S KITCHENS	495 S. MESA ST.	915-541-6030
76	POPOC'S BAR & GRILL	424 S. MESA ST.	915-532-3040
77	KANSAS STREET BAKERY	516 S. STANTON ST.	915-577-0067
78	NATIONAL BAKERY	520 S. STANTON ST.	915-532-5362
79	PALLETERIA EL PATZCUARO	310 S. OREGON STE. D	915-534-7752
80	CARNITAS Y BURRITOS YONI	617 S. STANTON ST.	
81	VIRGINIA'S GORRYTAS	605 MESA ST.	

FOOT TRAFFIC INFORMATION

- Located in the "Office District"
- Property is surrounded by a mix of retail shops, restaurants, office buildings, and cultural attractions, making it a focal point for both residents and visitors to the area.
- Its proximity to major transportation hubs and public transit routes further enhances its accessibility.
- The location experiences consistent foot traffic throughout the week, with peak hours during lunchtime and early evenings. The presence of nearby offices, government buildings, and educational institutions contributes to steady weekday footfall.
- On weekends, foot traffic remains vibrant due to the nearby entertainment venues, art galleries, and cultural events that draw residents and tourists alike. Saturdays tend to have higher foot traffic during midday and afternoons.
- The location benefits from various local events, parades, and festivals that are held within the vicinity, further increasing foot traffic during these occasions.

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DEMOGRAPHICS, 209 N. Mesa St.



1,3,5 Mile Radius, 2023 & 2028



Population

1 mile	16,960	17,277
3 miles	45,387	46,008
5 miles	113,302	114,573



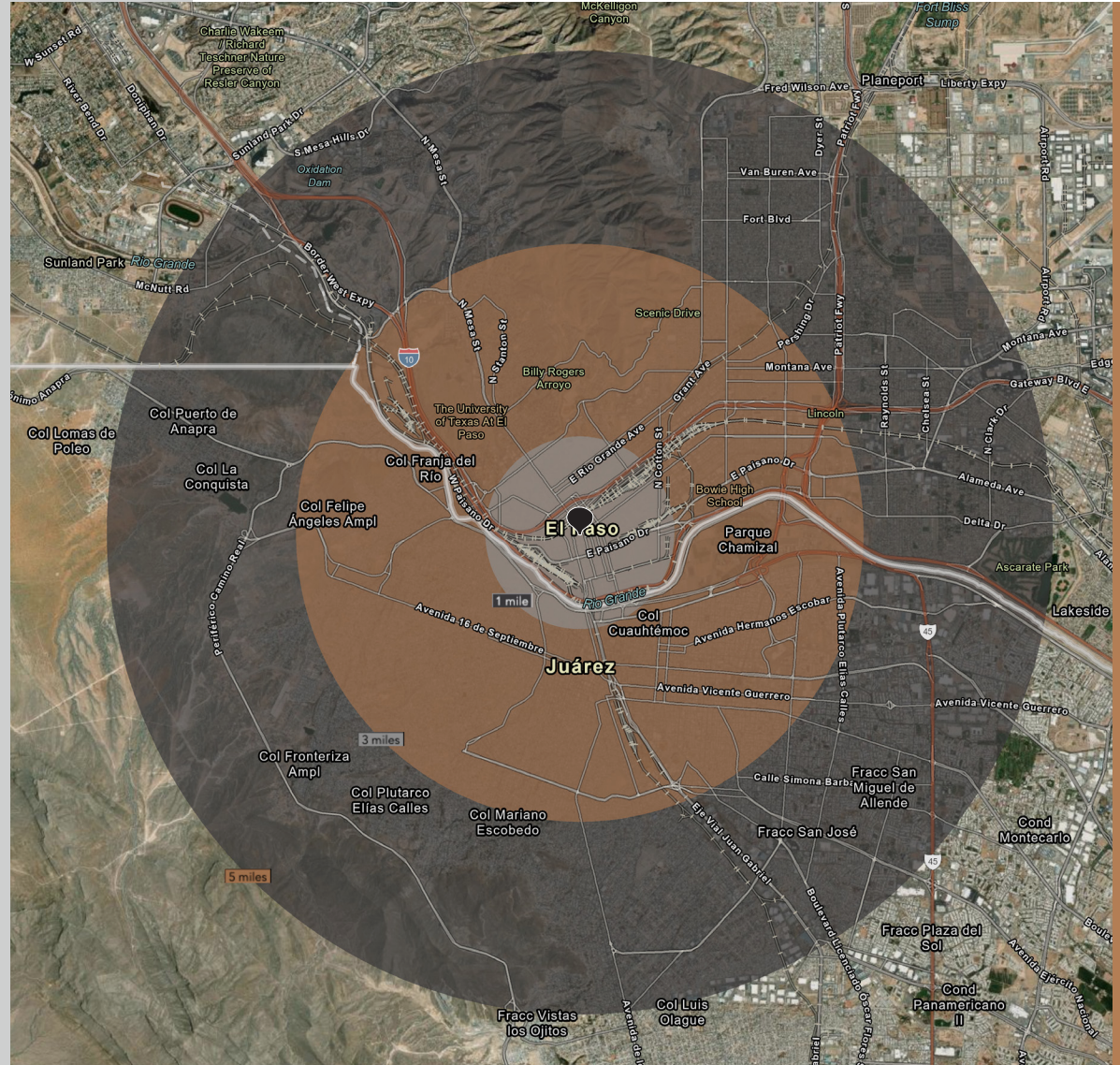
Households

1 mile	7,332	7,598
3 miles	18,329	18,890
5 miles	46,197	47,539



Median HH Income

1 mile	\$17,830	\$18,686
3 miles	\$26,337	\$29,254
5 miles	\$33,453	\$37,296



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