



# Ventura Center

## ±1,500-11,200 SF

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FOR LEASING INFORMATION, PLEASE CONTACT



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**PROFESSIONAL FLEX  
OFFICE / RETAIL SPACE  
AVAILABLE NOW**



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## PROPERTY FEATURES

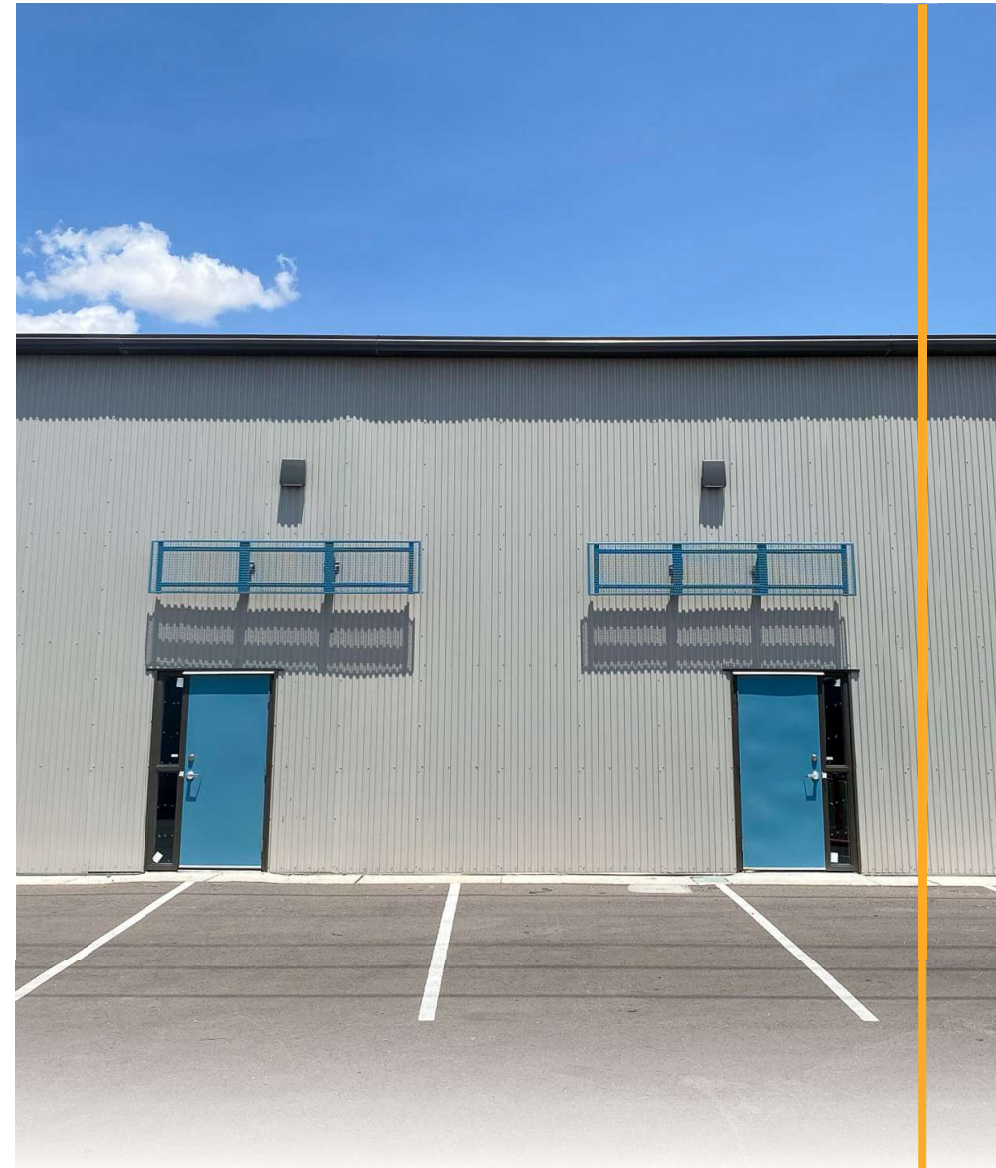
### PROPERTY SUMMARY:

Ventura Center is a premier professional flex office and retail park in West El Paso. Built in 2020, the development is strategically positioned near I-10 and Loop 375, offering excellent accessibility and visibility in a high-traffic commercial corridor. With a strong surrounding population, established businesses, and convenient connectivity, Ventura Center provides a stable and strategic location for companies seeking a professional and well-positioned space.

### PROPERTY DESCRIPTION:

- **Total Project Size:** ±45,700 SF
- **Available Space:**
  - **BLDG A ±5,600-11,200 SF**
    - Shell space with (2) ±5,600 SF bays totaling ±11,200 SF
    - ±16' Clear Height
    - Availability for Drive-In Door access to space
  - **BLDG B**
    - **Suite B-200: ±1,500 SF (RETAIL)**
    - Warm Vanilla Shell Condition
  - **BLDG C**
    - **SUITE C-800: ±1,500 SF (FLEX)**
    - ±414 SF of Office
      - Two Private Offices, One Restroom, plus Reception
    - 10'x10' Drive-In Door
    - ±19' Clear Height
- **Year Built:** 2020
- **Zoning:** C-4
- **Signage:** Prominent building face signage as well as monument signage
- **Location:** Close proximity to N. Mesa, Interstate 10, Loop 375 access, heavy retail, dining, and commercial corridor

**FLEX & RETAIL SPACES FOR LEASE:**  
**±1,500-11,200 SF**



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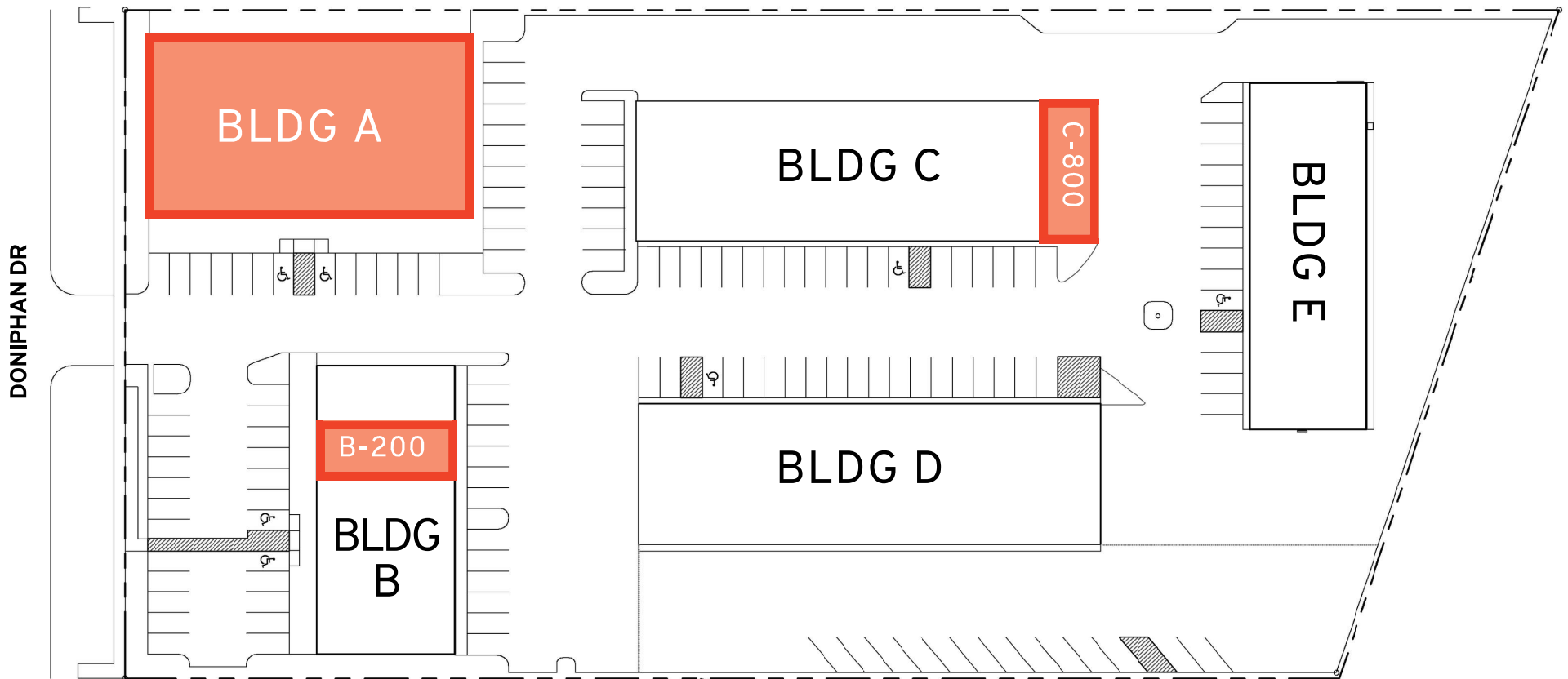
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## SITE PLAN



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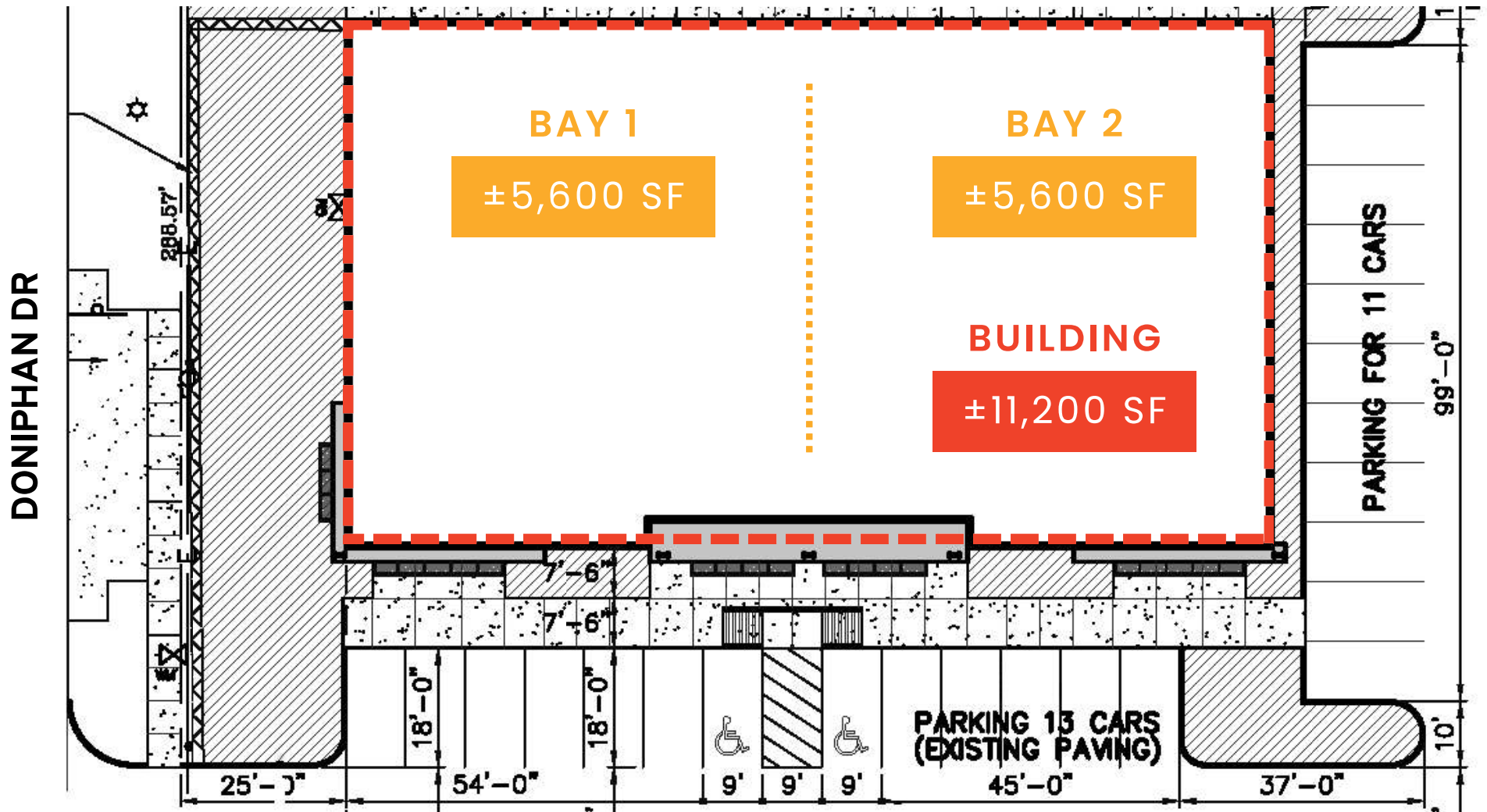
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## FLOOR PLAN | BLDG A OPTIONS



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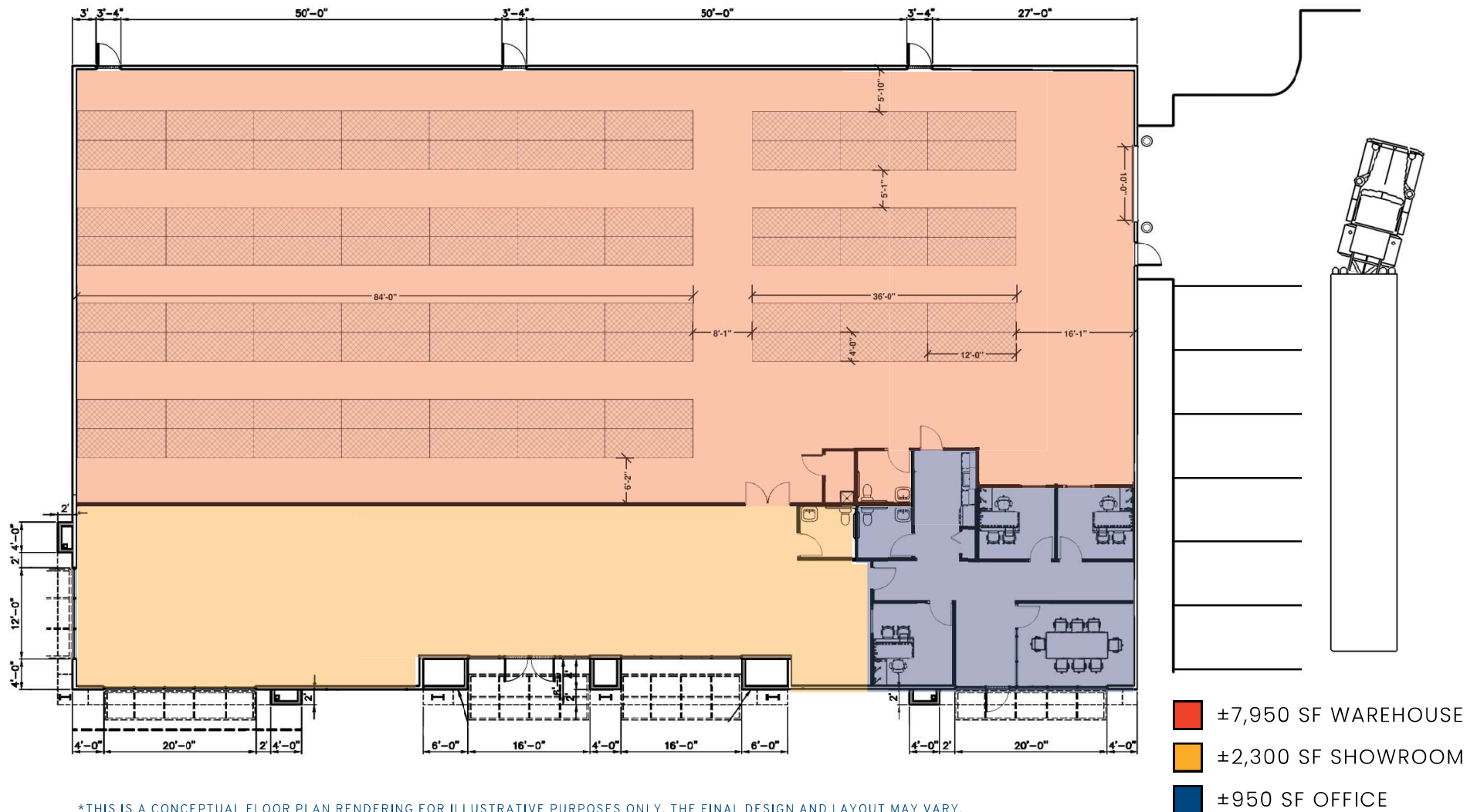
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### BLDG A - CONCEPTUAL FLOOR PLAN



\*THIS IS A CONCEPTUAL FLOOR PLAN RENDERING FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN AND LAYOUT MAY VARY.



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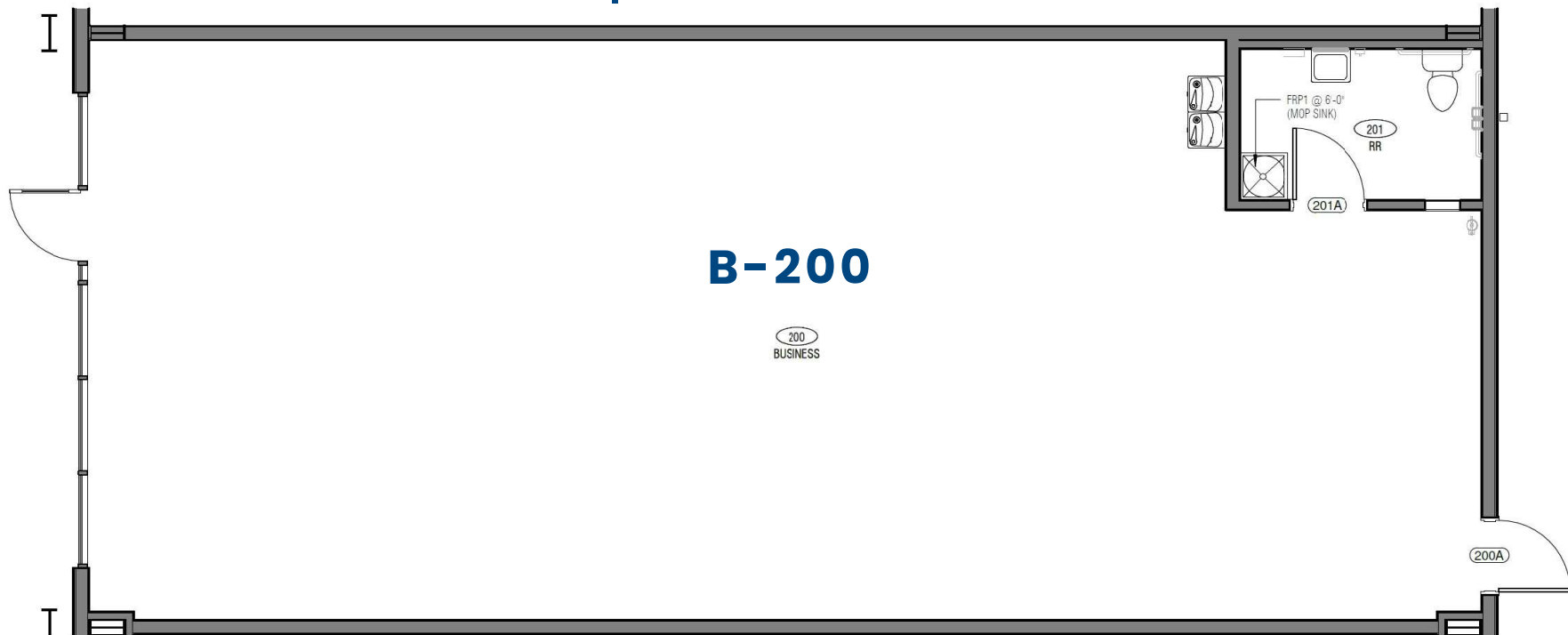
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**FLEX & RETAIL SPACES FOR LEASE:**

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**VANILLA WARM SHELL | B-200**

**B-100 | PREMIER MARTIAL ARTS**



**B-300 | GROOMOLOGY PET SALON & SPA**



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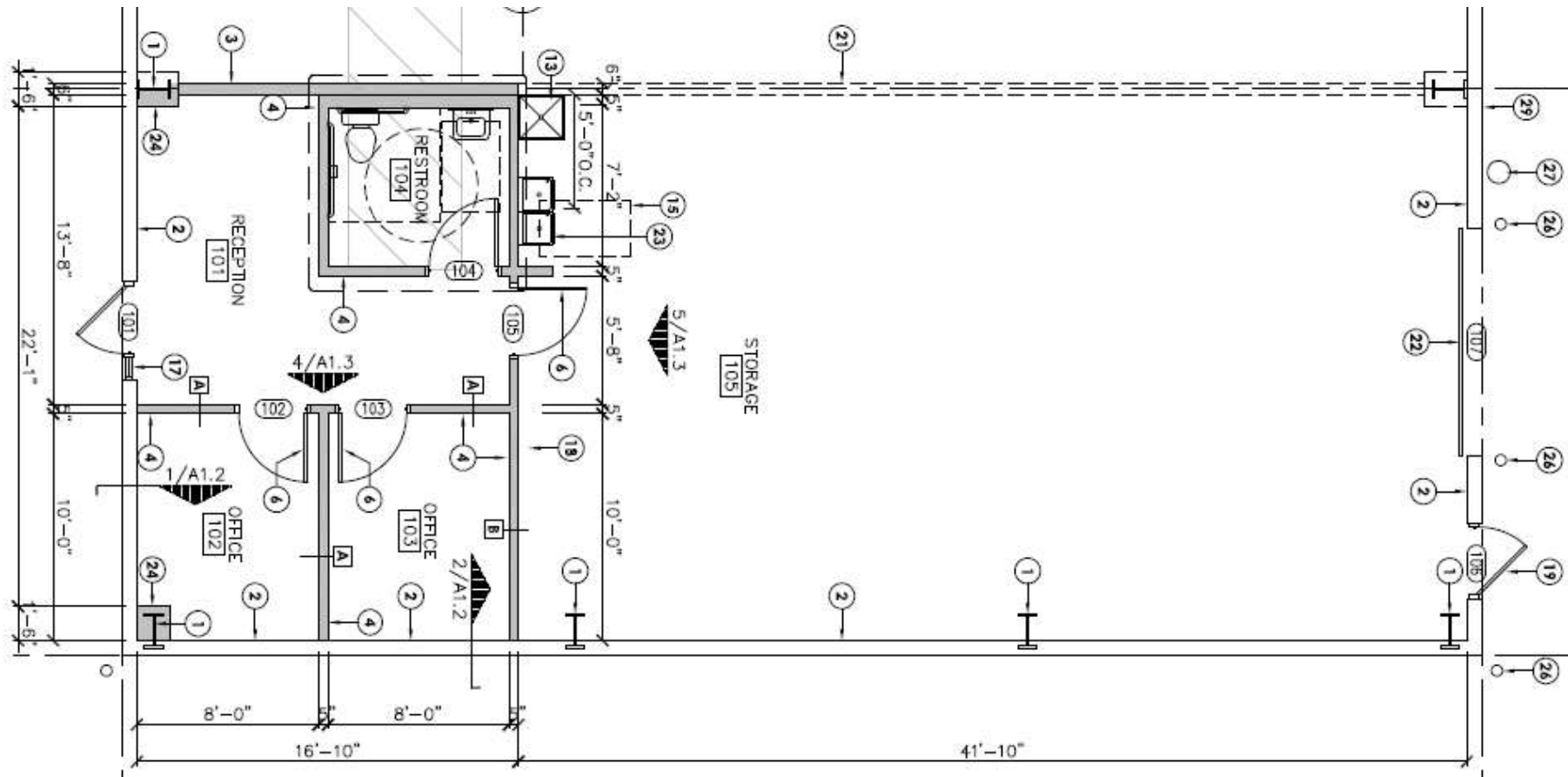
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## FLEX & RETAIL SPACES FOR LEASE:

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### FLOOR PLAN | C-800



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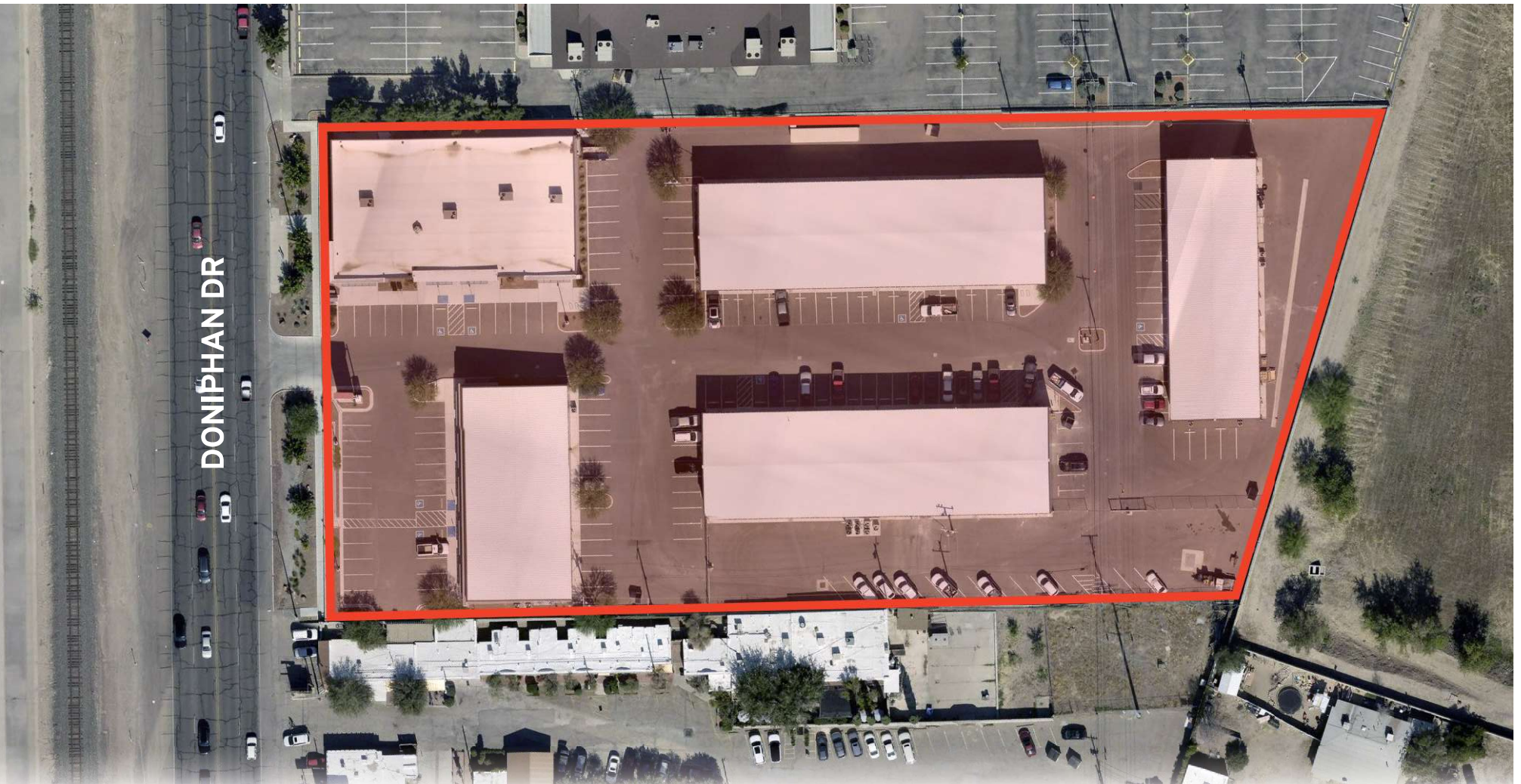


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AERIAL



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PROXIMITY TO I-10



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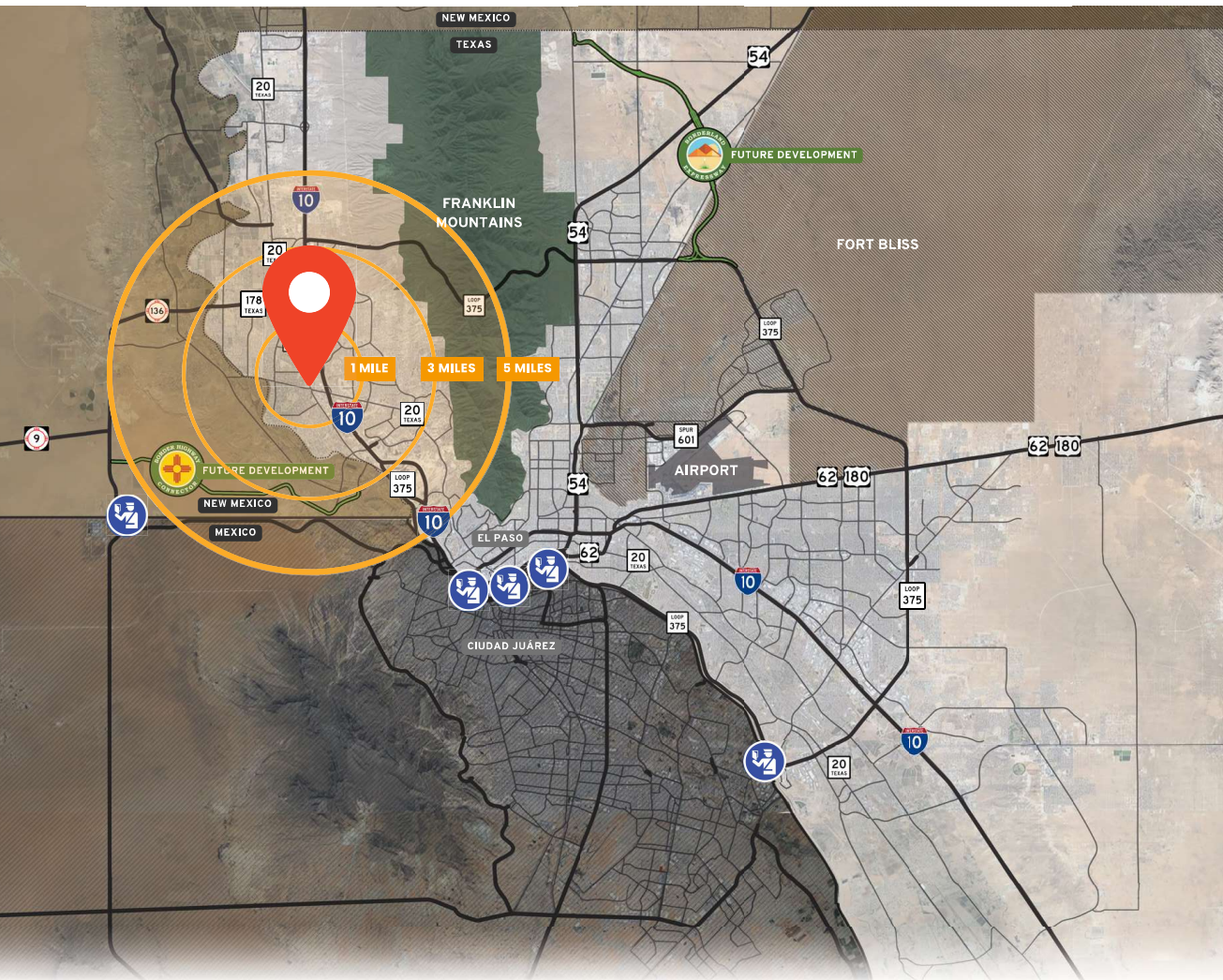


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## LOCATION IN MARKET



## DEMOGRAPHICS

### • 1 Mile Radius

- Population: 7,826
- Avg. Household Income: \$80,864
- Avg. Age: 41
- Total Households: 3,008
- Persons Per Household: 2.6

### • 3 Mile Radius

- Population: 85,638
- Avg. Household Income: \$104,471
- Avg. Age: 40
- Total Households: 31,256
- Persons Per Household: 2.7

### • 5 Mile Radius

- Population: 151,437
- Avg. Household Income: \$105,901
- Avg. Age: 39
- Total Households: 56,441
- Persons Per Household: 2.7



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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.

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Primary Assumed Business Name			
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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](http://www.trec.texas.gov)