



PEBBLE HILLS BLVD

FOR SALE

AVAILABLE SPACE
1.88 AC

**CALL LISTING AGENT
FOR MORE
INFORMATION**

Sergio Tinajero
Sergio@REPCre.com
915.886.8608

Sebastian Mayo
SMayo@REPCre.com
915.264.9140



BLDG. 2 (POCKETS) NORTH ELEVATION

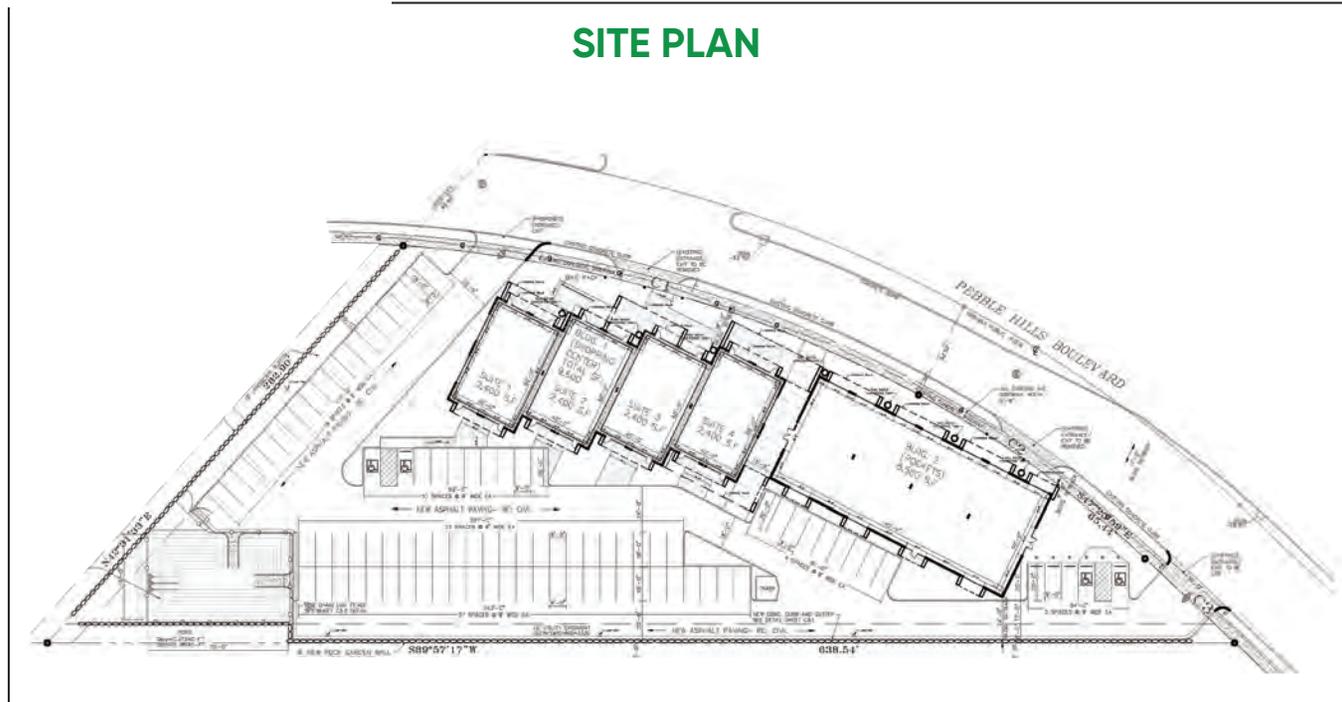
BLDG. 1 (RETAIL) NORTH ELEVATION

PROPERTY HIGHLIGHTS

Available for sale is this 1.88-acre lot located at the intersection of Pebble Hills Blvd. and Zaragoza Rd. across from Albertson's and many other retailers and restaurants in an area of very high traffic.

The sale will include a set of plans as the owner had planned to construct a 18,100 Sq. Ft. retail shopping center and/or office development. These plans can help you visualize and provide ideas of what can be fitted in this property.

SITE PLAN



DEMOGRAPHIC SNAPSHOT 2024



188,582
POPULATION
3-MILE RADIUS



\$71,500
AVG HH INCOME
3-MILE RADIUS



\$1.4B
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N ZARAGOZA RD: 41,240
VPD
PEBBLE HILLS: 19,355 VPD
(TDT)



AVAILABLE SUITES

SUITE	SIZE	LEASE RATE	LEASE TYPE
101	1,200 SF	TBD	NNN - TBD
102	1,200 SF	TBD	NNN - TBD
103	1,200 SF	TBD	NNN - TBD
104	1,200 SF	TBD	NNN - TBD
105	1,200 SF	TBD	NNN - TBD
106	1,200 SF	TBD	NNN - TBD
107	1,200 SF	TBD	NNN - TBD
108	1,200 SF	TBD	NNN - TBD

VISUALS



INTERSECTION



FULL AERIAL



