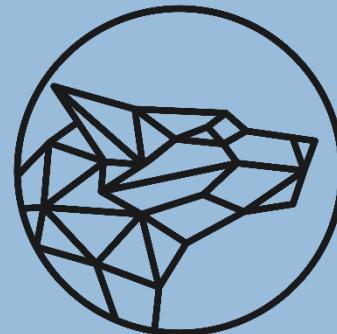




4,800 Sq Ft Available

**Medical/Dental Spec Suite
Offering**

Presented By:



WOLF
INVESTMENT AND DEVELOPMENT

320 Texas Ave.
2nd Floor El Paso TX 79901

915-858-3100

www.WolfInvestment.com

Chelmont Park | 907 Chelsea St, El Paso, TX 79903

Turnkey Visibility for a Growing Practice in the Heart of Central El Paso

Positioned at the high-traffic intersection of Montana Avenue and Chelsea Street, Chelmont Park offers a prime opportunity for dental providers seeking exposure, access, and embedded community demand. With over 40,000 vehicles passing daily on Montana Avenue and projections reaching 100,000 by 2040, this retail center is perfectly positioned to grow a practice's visibility and patient base.

The available 4,800 square foot shell space allows for a custom buildout tailored to your workflow—ideal for general dentistry, pediatric care, or specialty services like oral surgery or orthodontics.

Serve a Densely Populated, Underserved Community

Located within ZIP code 79903, the surrounding area is home to 16,151 residents, many of whom are long-term, multigenerational families.

Furthermore, 907 Chelsea enjoys a strategic location just 1.5 miles from El Paso Children's Hospital, yet the immediate area lacks smaller-scale medical providers. This creates a unique opportunity for independent practitioners and specialty clinics to serve an underserved patient base while remaining closely connected to the city's major healthcare institutions.

In addition to this, with El Paso's large veteran population, being the home city of Fort Bliss, your practice can also benefit from protected federal healthcare plans.

Why Chelmont Park is Your Next Destination

- **Proximity to Schools & Families:** Minutes from Coldwell and Hillside Elementary, making it ideal for pediatrics and family-oriented providers.
- **Built-In Routine Traffic:** Adjacent to Albertsons and surrounded by high-density neighborhoods—your office becomes part of the weekly routine.
- **Medical Synergy:** Surrounded by large wellness providers (Children's Hospital, Texas Tech School of Medicine), allowing for cross-referral opportunities and shared patient flow.
- **Accessible & Safe:** Immediate access to I-10, excellent walkability, public transit, and El Paso's nationally recognized low crime rates.
- **Ample Parking** and modern infrastructure support your operational needs from Day One.

Prime Location

Located at 907 Chelsea Street in El Paso, TX, this highly visible property sits just off the busy intersection of Montana Avenue and Chelsea Street—home to national retailers like Walgreens, CVS, and a new DutchBros. Positioned directly across from the popular Chelmont Park, the site benefits from steady neighborhood traffic and excellent public accessibility.

The property is steps away from major bus routes and is surrounded by an active retail corridor that includes tenants such as Albertsons, Little Caesars, Metro by T-Mobile, and many more. This vibrant area continues to see revitalization efforts, with updated roadways and commercial enhancements already underway.



Prime Location



1 Mile Demographics

Population

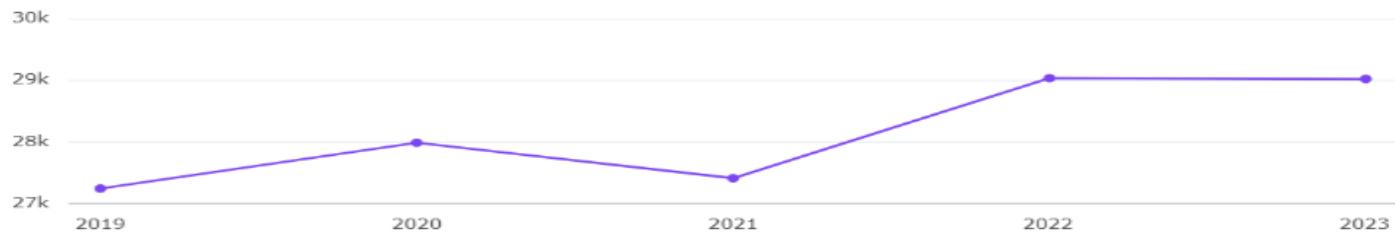
29k

↑ 6%

Compared to 27.2k in 2019

0%

Compared to 29k in 2022



Household Income

\$34.7k

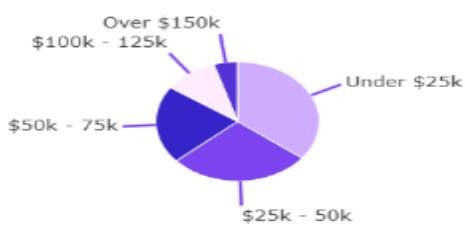
Median Income

\$44.7k

2028 Estimate

↑ 29%

Growth Rate



Age Demographics

34

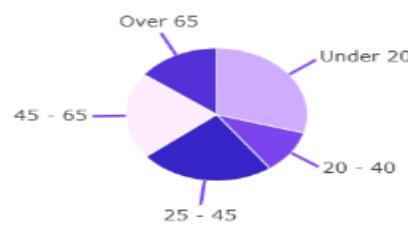
Median Age

38

2028 Estimate

↑ 11%

Growth Rate



Number of Employees

22.5k

Top Employment Categories

Management, business, s...



Educational services, and ...



Retail trade



Arts, entertainment, and r...



Professional, scientific, an...



Housing Occupancy Ratio

7:1

12:1 predicted by 2028

Occupied



Vacant



Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

Renters



Homeowner



<u>Term and Rates</u>	<u>7-15 Year Lease Terms</u> <u>Vanilla Shell</u>
Base Price Per Sq Ft Plus NNN	\$16.00 PSF + NNN 4,800 sq ft. Space
Landlord Provided Finish	Landlord will provide a Vanilla Box Shell Finish Restroom per 1,600 sq ft 100 Amp Electrical Service Panel per space High Low Water Fountain per space Water Heater Standard Landlord LED Linear Lights Flat Wall Finish
Additional Amortized TI Allowance	Prime plus 3% at Locked Rate at Completion of Construction Based on Tenant Credit
Annual Inflation Adjustment	Annual CPI Adjustment (Limited to 3.5%)
Renewals	5 Year Term Renewal at Same Terms and Conditions

Disclaimer for Liability

This Offering Memorandum has been prepared by Wolf Investment for informational purposes only and is intended solely to assist interested parties in evaluating the subject property. While the information contained herein is believed to be accurate and has been provided to the best of our knowledge and ability, it is subject to change without notice.

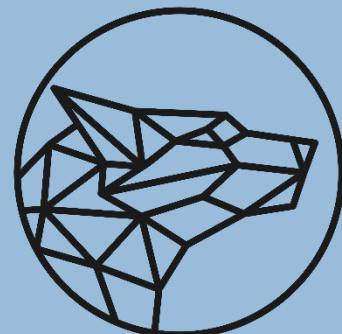
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Recipients of this Offering Memorandum are expected to conduct their own independent investigation, analysis, and due diligence. This material is not intended to substitute for a thorough review by qualified professionals. By accepting this memorandum, the recipient agrees that Wolf Investment shall have no liability for any decisions made or actions taken in reliance upon the information contained herein.

All investors are expected to be knowledgeable and responsible in evaluating the investment opportunity and should seek the advice of their own legal, financial, and tax advisors.



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