



**FOR SALE**

**AVAILABLE SPACE**

5,820 SF

**LOT SIZE**

2.7 AC

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**PROPERTY HIGHLIGHTS**

This office building is ideally located at the corner of Viscount Blvd. and Larry Mahan Dr., in the heart of a thriving commercial and residential area featuring office, retail, multi-family, and other commercial developments. The property offers easy access to and from Interstate-10, just one block away, and is conveniently positioned between two major freeway intersections: Hawkins Blvd. and Viscount Blvd.

The location is highly accessible and just a few minutes from Cielo Vista Mall, one of Simon Property Group’s highest-grossing malls in the U.S. Additionally, The Fountains at Farrah is only two blocks away, along with a variety of dining, shopping, and service options nearby.



**AREA TRAFFIC GENERATORS**



**DEMOGRAPHIC SNAPSHOT 2023**



99,640  
POPULATION  
3-MILE RADIUS



\$ 59.6K  
AVG HH INCOME  
3-MILE RADIUS



\$47.6K  
MEDIAN HH  
INCOME



**TRAFFIC COUNTS**  
VISCOUNT BLVD: 17,631 VPD  
INTERSTATE 10: 131,254 VPD  
(TDT)

FINANCIAL ANALYSIS

**LOCATION:**

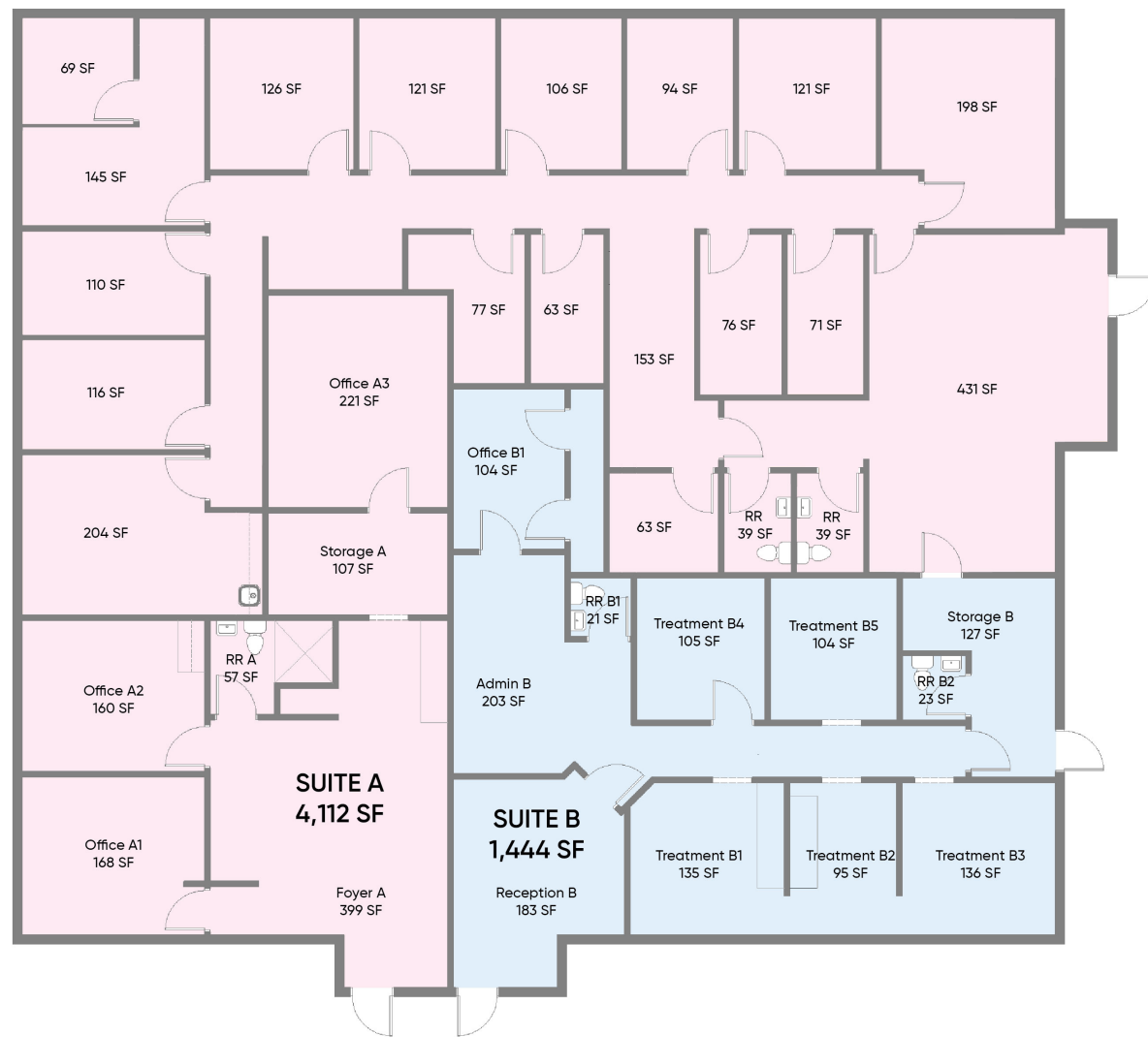
9398 Viscount Blvd.  
El Paso, TX 79925

**INCOME AND EXPENSES:**

Income:	
Suite A	\$ 8,824
Suite B	\$ 2,795
Monthly Income:	\$ 11,619
ANNUAL RENT INCOME:	\$ 139,431
Expenses:	
Property Taxes:	\$ 14,154
Building Insurance:	\$ 4,584
Water:	\$ 1,200
Electricity:	\$ 180
Maintenance:	\$ 2,400
Trash Services:	\$ 4,182
Janitorial:	\$ 2,400
ANNUAL EXPENSES:	\$ 29,100
Annual Base Rent Income:	\$ 139,431
Annual Reimbursement Income:	\$ 26,700
Total Annual Income:	\$ 166,131
Total Annual Expenses:	\$ 29,100
TOTAL NET INCOME:	\$ 137,031

**CAP RATE:**

ASKING PRICE:	\$ 1,850,000
NET ANNUAL INCOME:	\$ 137,031
CAP RATE:	7.41%



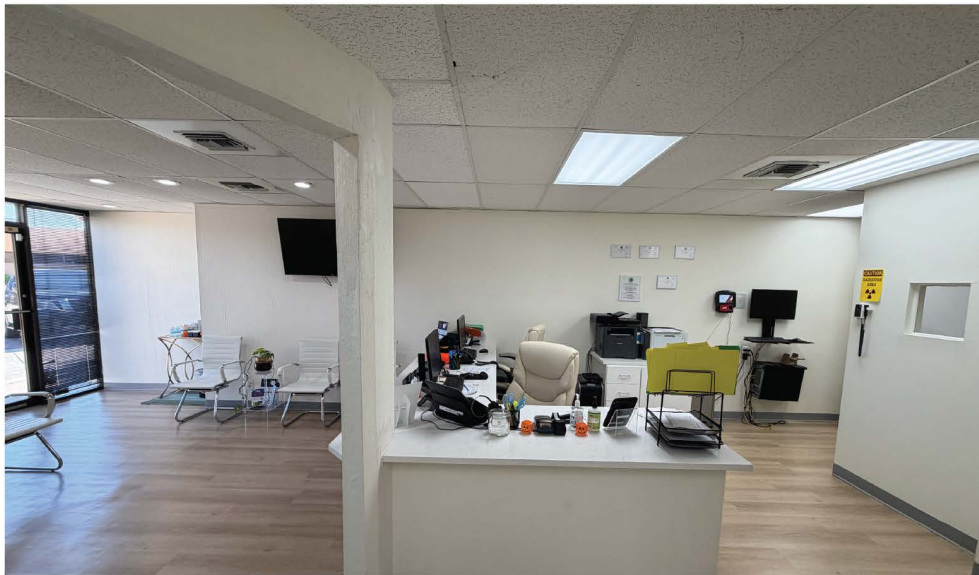
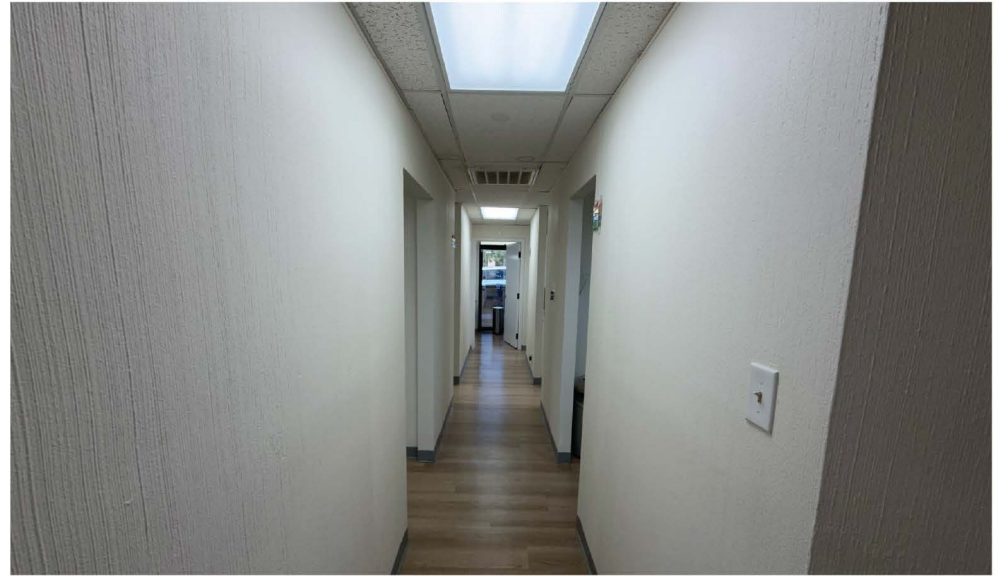
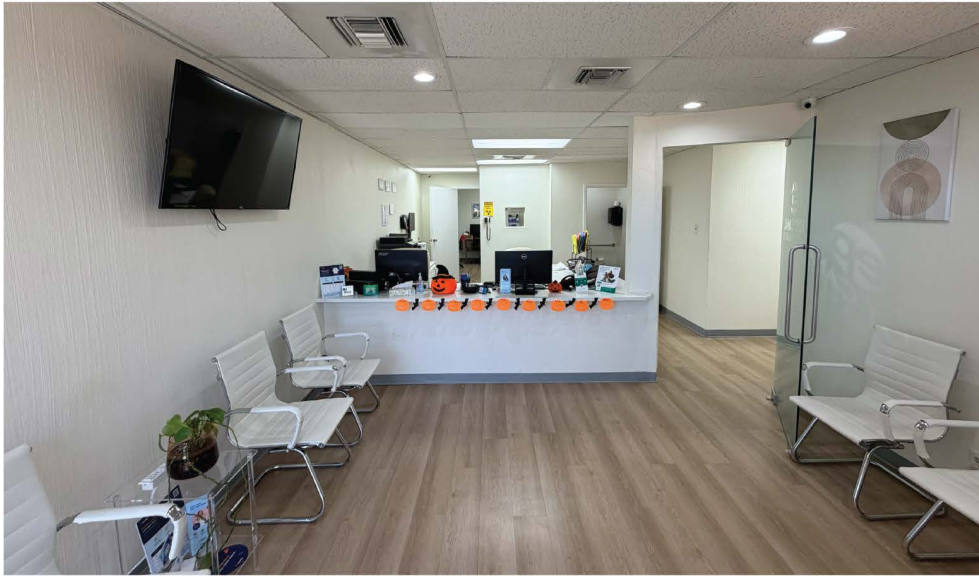
4,112 SF SUITE A - OFFICE  
1,444 SF SUITE B - DENTIST OFFICE

TOTAL LEASABLE AREA - 5,556 SF





SUITE B



SUITE B





