



ELEMENTS @ CIMARRON

7456 CIMARRON MARKET ST
EL PASO, TX 79911



FOR LEASE

REPcre

915.422.2242 ○

6006 N MESA ST STE 800

EL PASO, TX 79912

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EACH KELLER WILLIAMS OFFICE IS
INDEPENDENTLY OWNED AND OPERATED

PROPERTY HIGHLIGHTS

Located on Paseo del Norte Dr. just a few feet away from the corner with Resler. This property will commence construction during the first 2019 QTR. Become a part of this great development anchored by Anytime Fitness. Retail spaces start from 900 Sq. Ft. and up with some options for those who require a drive-thru.

This development will be pedestrian-friendly with nice open areas and suites that will have access to front patios for outside seating.

Come and be part of one of the nicest and newest developments in town that include many national retailers like WalMart, Cabela's, Flix Brewhouse, T-J-Maxx, Home Goods, Ross, Chick-Fil-A and many more too mention as well as a large mix of well known local businesses that are making this a very popular place for shopping, eating or just to hang out with family and friends.





PROPERTY INFORMATION

PROPERTY ADDRESS:
7456 CIMARRON MKT
EL PASO, TX 79911

LEGAL DESCRIPTION:
BLK 3 THE VILLAGE AT
CIMARRON #2 LOT 1

TAX:
TBD

BUILDING AREA:
27,671 SF

ZONING:
C3 C

YEAR BUILT:
2020

LOT AREA:
118,325 SF

LEASE RATE:
\$24.00 - \$26.00 P/SF/Y
NNN

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2020 TOTAL POPULATION:	31,665	124,713	341,022
AVERAGE AGE:	32.7	35.3	33.6
2020 TOTAL HOUSEHOLDS:	9,763	42,708	117,201
2020 MEDIA HOUSEHOLD INCOME:	\$72,985	\$65,992	\$45,700
2020 AVG HOUSEHOLD INCOME:	\$89,420	\$89,918	\$66,849
AVG HH/YEAR SPENDING	\$279.5M	\$1.2B	\$2.7B

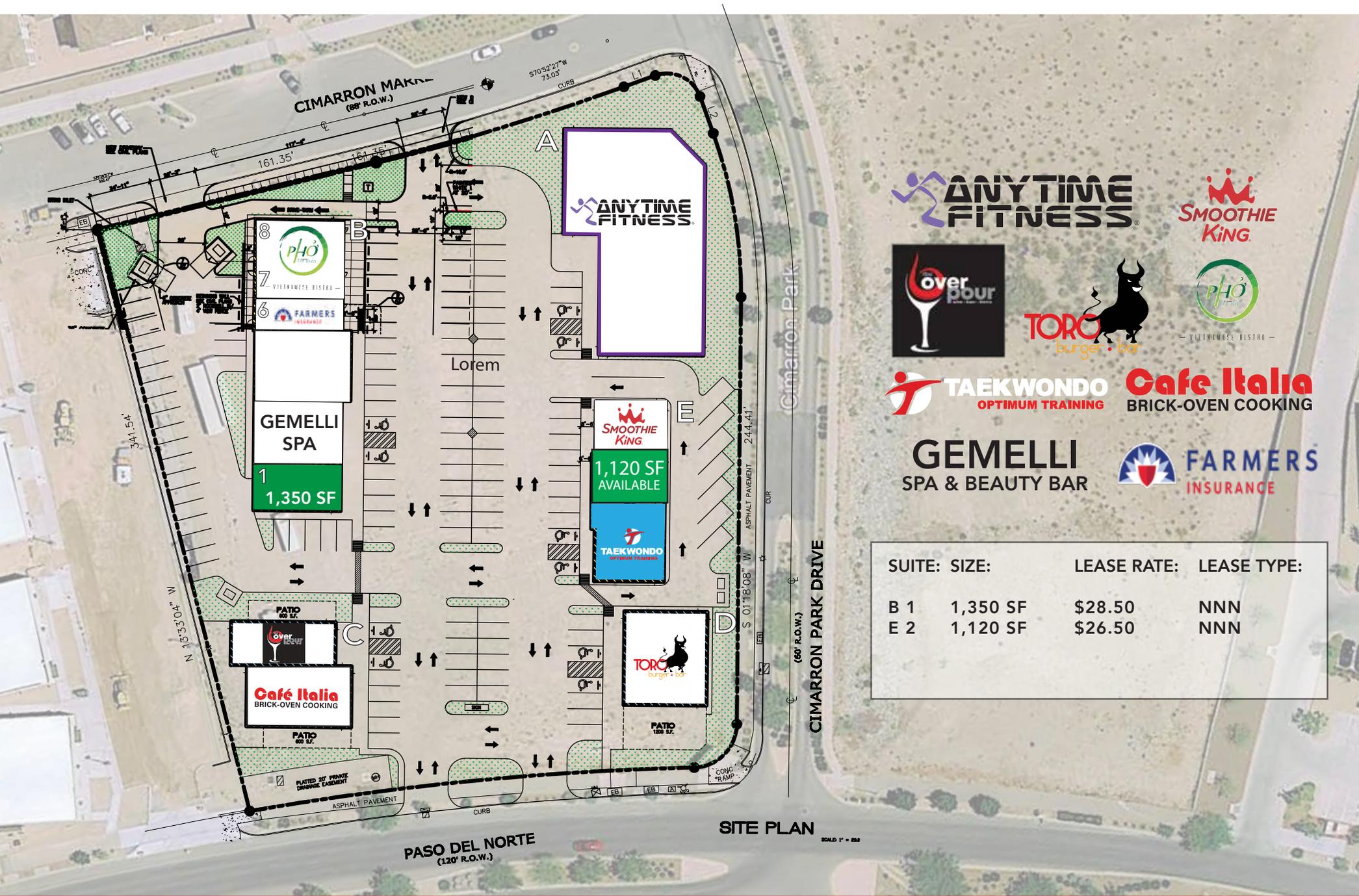
TRAFFIC VOLUME

STREET:

PASEO DEL NORTE
11,814 P/DAY

N RESLER DR
14,654 P/DAY

PROPERTY LAYOUT



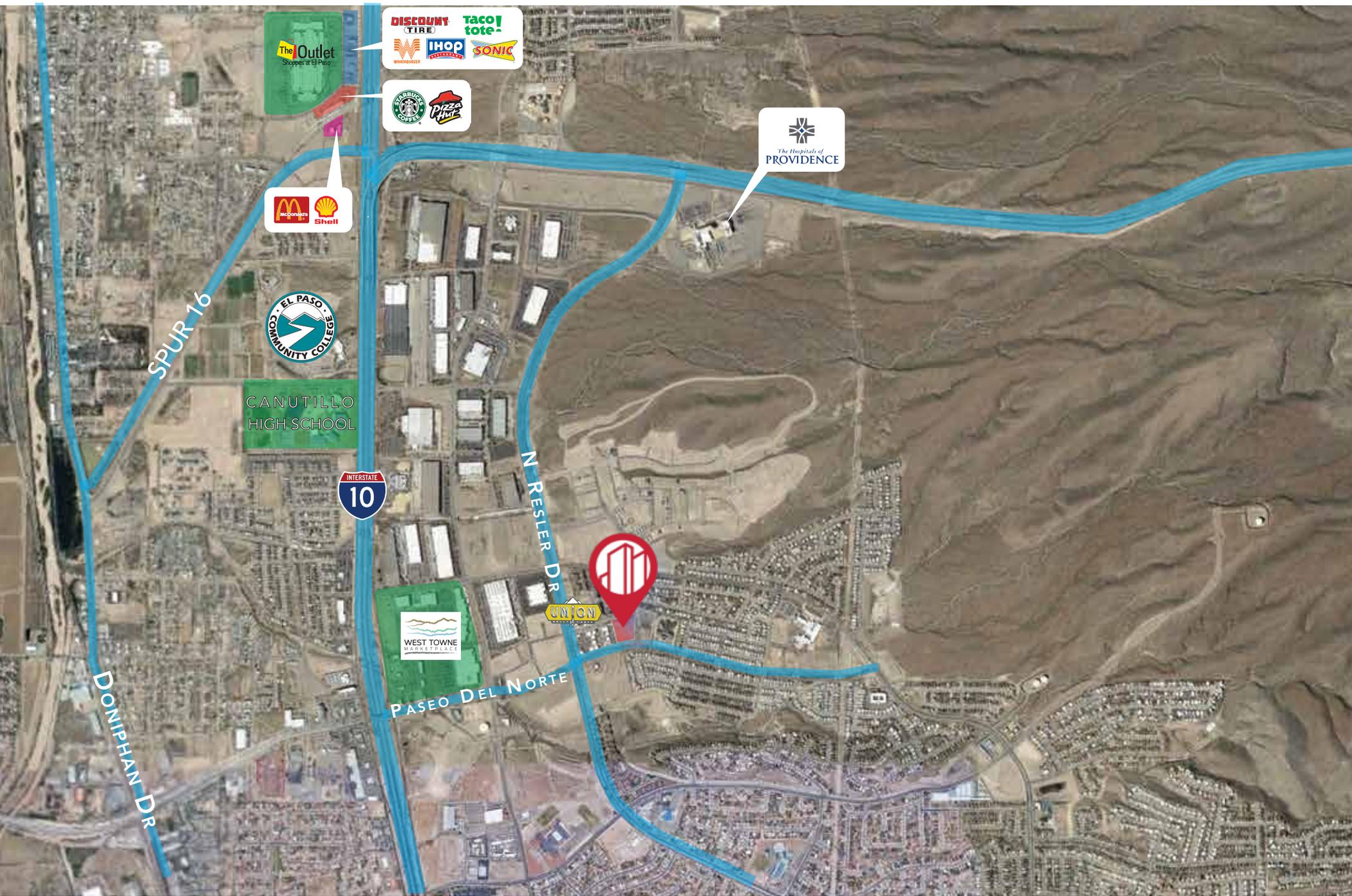
GEMELLI
SPA & BEAUTY BAR



SUITE: SIZE: LEASE RATE: LEASE TYPE:

B 1	1,350 SF	\$28.50	NNN
E 2	1,120 SF	\$26.50	NNN

The information herein contained sometimes will include potential and projected income and expenses data that are used only to give an idea of the potential of the property and it is provided solely to assist you in evaluating the above mentioned described. Although there is no reason to doubt the accuracy of this information, no representation or warranty either expressed or implied, is made as to the accuracy, completeness, or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



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INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS TENANTS, SELLERS AND LANDLORDS.

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 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.

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.

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.

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Designated Broker of Firm	License No.	Email	Email
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