



HIETT & ASSOCIATES

PROPERTY MANAGEMENT

(915) 760-4533 | HiettAssociates.Com

5200 N Mesa St. Suite B-104 | El Paso, TX 79912

Fiesta Shopping Center | 5200 N Mesa St

10,200 SF of Space Available in El Paso, TX



ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Aerial



Building Photo



Westside El Paso Strip-Center

A versatile Shopping center featuring corporate office space, warehouses, different types of retail, entertainment, and services. The suites offer a clear high ceiling, private offices, and an ample parking lot, creating a highly functional facility for industrial, Retail, Office, or flex users.

Fiesta Shopping Center has an excellent location on North Mesa Street with extremely high traffic and visibility; the University is down the street and it has several restaurants nearby. Mesa St. is one of the busiest streets in the city, minutes away from I-10, with established businesses along the street, some of the neighboring tenants for this shopping center include Caliber Collision, Alamo Draffhouse, and Venue at Montecillo Apartments.

MAKE YOUR DREAM OF BECOMING A BUSINESS OWNER A REALITY! CALL TODAY FOR YOUR SHOWING APPOINTMENT.

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SPACE AVAILABILITY (7)

SPACE	SIZE	TERM	RATE	TYPE
1st Fl, Ste A-101	2,600 SF	3-5 Yrs	\$14.00/SF/Yr	NNN \$5.00/SF
Back Fence Yard			\$400/Market Rent	
1st Fl, Ste A-106	1,220 SF	3-5 Yrs	\$14.50/SF/Yr	NNN \$5.00/SF
1st Fl, Ste B-101	1,200 SF	3-5 Yrs	\$15.00/SF/Yr	NNN \$5.00/SF

SELECT TENANTS AT FIESTA SHOPPING CENTER

- ★ Lincare
- ★ Pauls Grooming
- ★ I Painted That!
- ★ HIETT & Associates
- ★ Express Employment
- ★ Xtremes West Salon
- ★ El Jaguar Restaurant - Bar
- ★ Elite KickBoxing and Fitness
- ★ EP Restoration Supply

PROPERTY FACTS FOR 5200 N MESA ST , EL PASO, TX 79912

Center Type	Neighborhood Center	Frontage	608' on N Mesa St
Parking	90 Spaces	Gross Leasable Area	31,679 SF
Zoning	C1	Total Land Area	3.09 AC
Center Properties	1	Year Built	1997

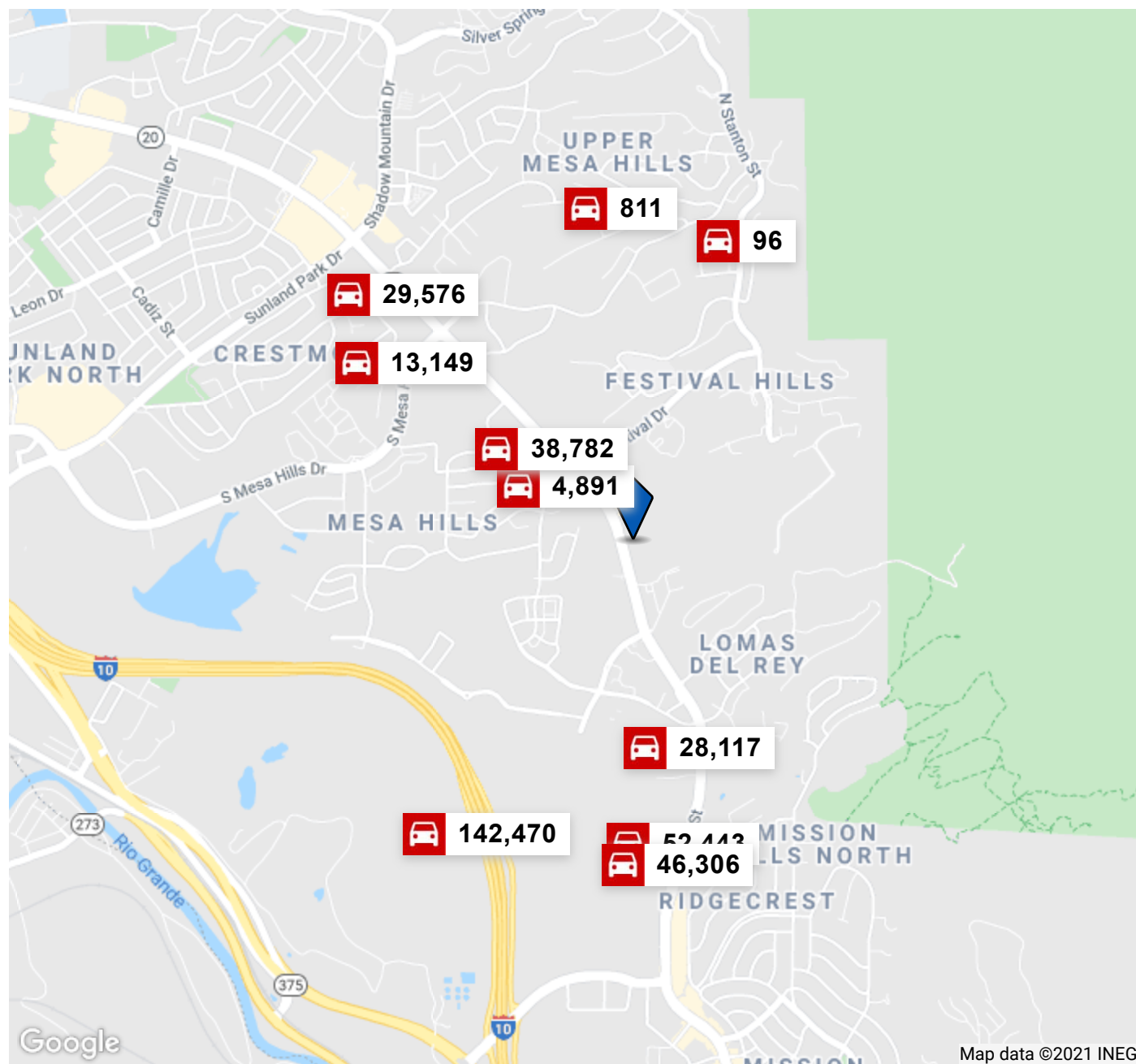
ABOUT THE PROPERTY

Westside El Paso Strip - Center
Fiesta Shopping Center is located on the

- Pylon Sign

Westside of El Paso. It is located on Mesa street which is one of the busiest streets in the city.

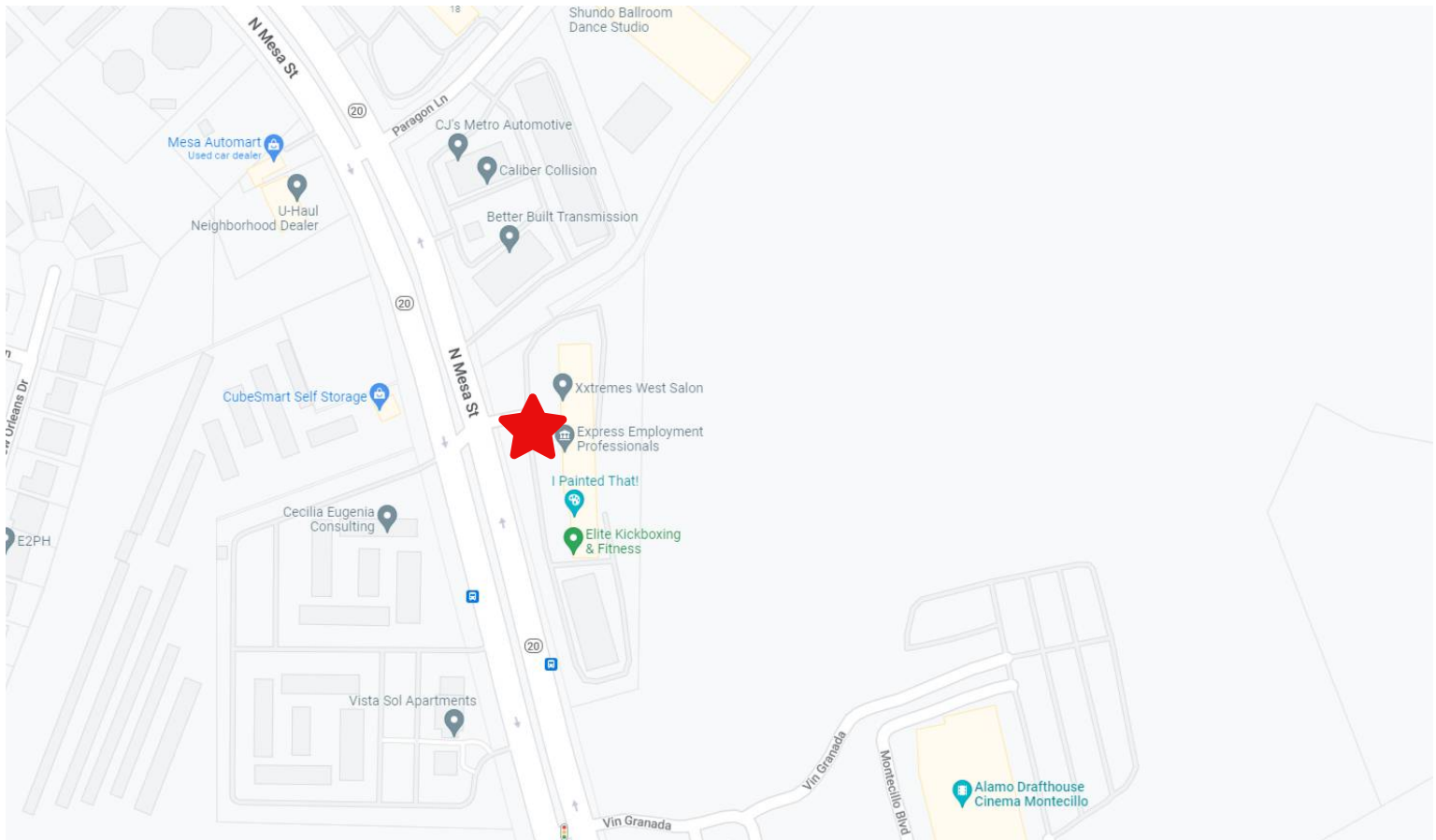
TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
S Festival Dr	Confetti Dr, SW	4,891	2018	0.28 mi
N Mesa St	N Festival Dr, SE	38,782	2018	0.39 mi
N Mesa St	E Castellano Dr, N	28,117	2018	0.67 mi
S Mesa Hills Dr	N Mesa St, NE	13,149	2018	0.89 mi
North Mesa Street	Camelot Heights Dr, S	52,443	2020	0.94 mi
Harry Pl	Buckley Dr, E	96	2018	1.01 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N Mesa St	Camelot Heights Dr, N	46,306	2020	1.01 mi
I- 10	Executive Center Blvd, S	142,470	2020	1.01 mi
Kingsfield Ave	Amelia Dr, E	811	2018	1.05 mi
N Mesa St	Crown Point Dr, NW	29,576	2020	1.06 mi

MAP OF 5200 N MESA ST EL PASO, TX 79912



FEATUES

- * Flex Users
- * Warehouse/Office
- * Retail
- * Office
- * Easy access to I10
- * Along Mesa Street
- ** Daytime traffic
- Heavy traffic



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Hiett & Associates,Property Management Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9012390 License No.	_____	(915) 760-4533 Phone
_____	_____	Email	_____
Jason Hiett Designated Broker of Firm	586674 License No.	Jason@HiettAssociates.Com	(915) 760-4533 Phone
_____	_____	Email	_____
Licensed Supervisor of Sales Agent/ Associate	_____	_____	(915) 760-4533 Phone
_____	_____	Email	_____
Hilda Cisneros Sales Agent/Associate’s Name	630854 License No.	Hilda@HiettAssociates.Com	(915) 760-4533 Phone
_____	_____	Email	_____

 Buyer/Tenant/Seller/Landlord Initials Date