



FOR LEASE

AVAILABLE SPACE
1,200 - 6,000 SF

ZONING
C-4

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

Located in the fast growing NorthWest El Paso area with nearly 6,500 new homes developing in close proximity

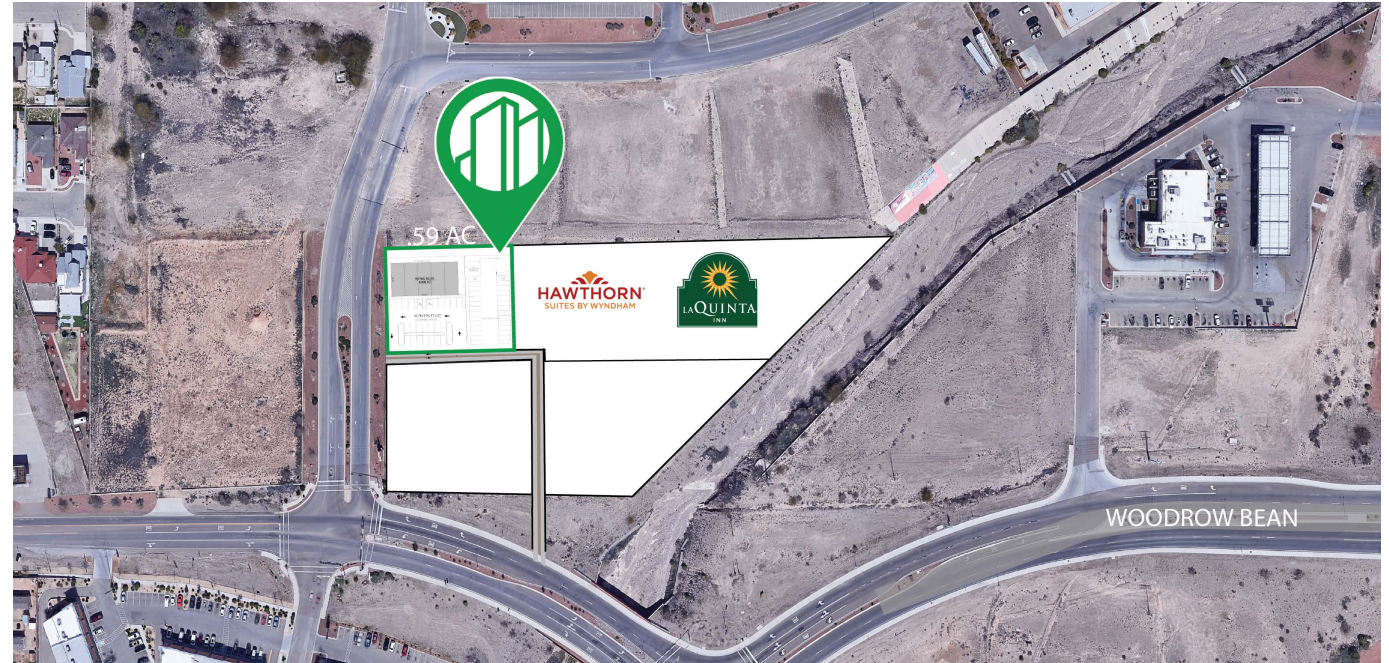
Across from The Outlet Shoppes at El Paso which hosts approx. 12 million visitors each year (HGP)

Large daytime population in the area with college campus, industrial developments, call centers, high school, major soccer complex, restaurants, car dealerships and more.

Close proximity to new Tenet hospital with 140 beds, and Texas Tech Training Hospital with 55 beds.

Easy access to and from Transmountain/Loop 375 and Interstate 10

Ongoing TXDOT I-10 corridor improvements set to enhance traffic flow for the area



AREA TRAFFIC GENERATORS



Hector J. Martinez, CCIM
HMartinez@REPcre.com | 915.217.5277

DEMOGRAPHIC SNAPSHOT 2023



37,535
POPULATION
3-MILE RADIUS



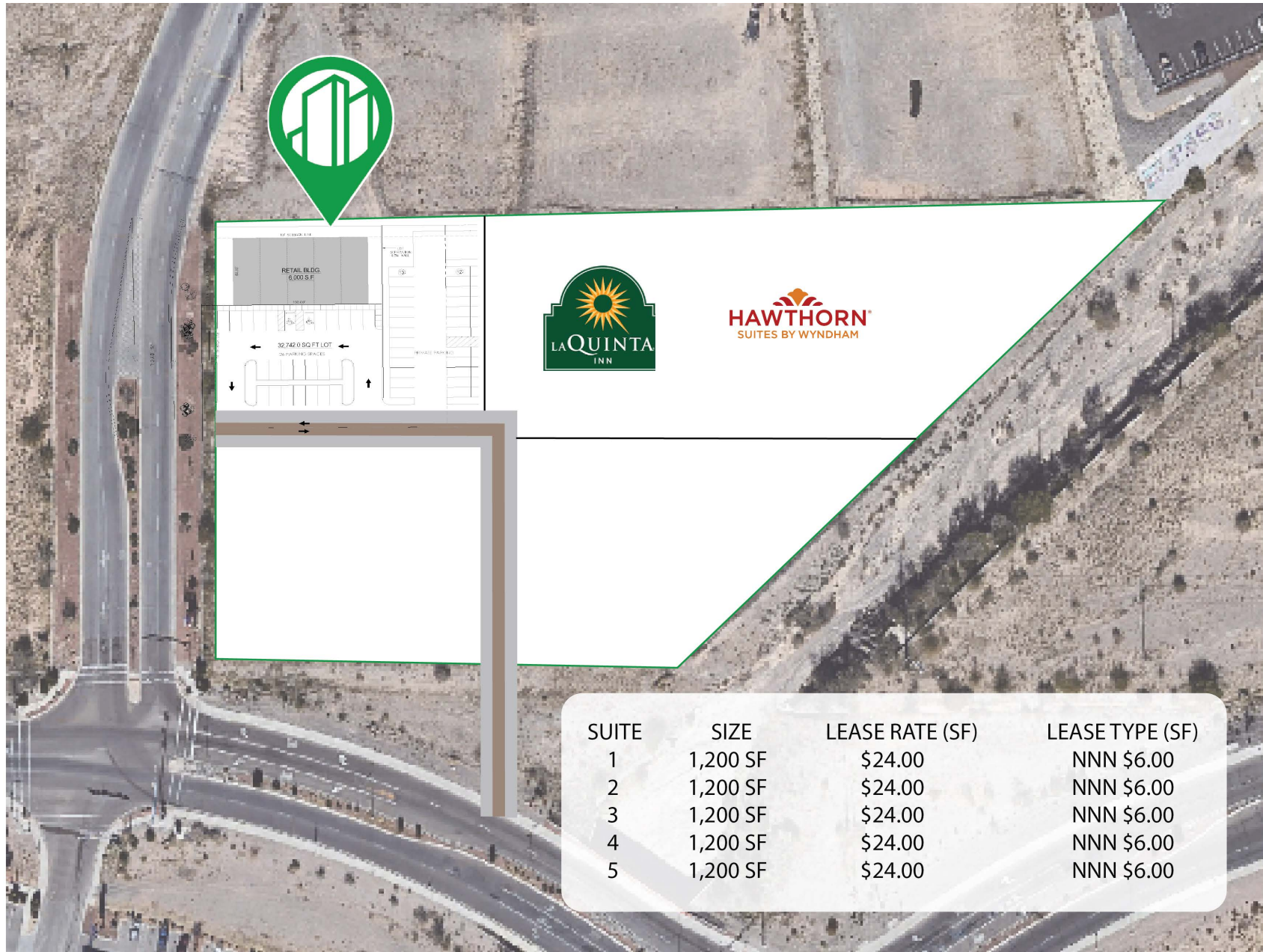
\$ 83,473
AVG HH INCOME
3-MILE RADIUS

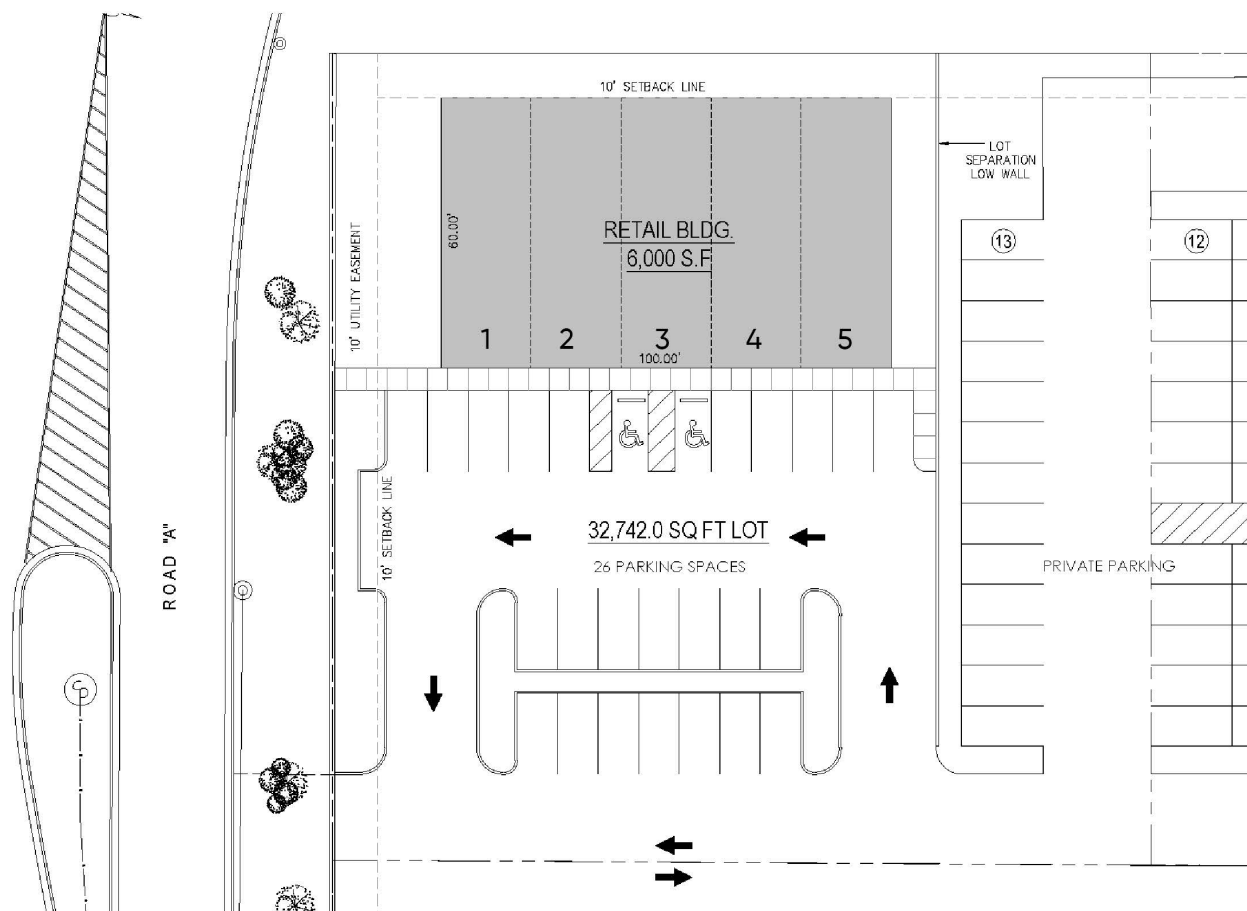


\$77,084
MEDIAN
HH INCOME

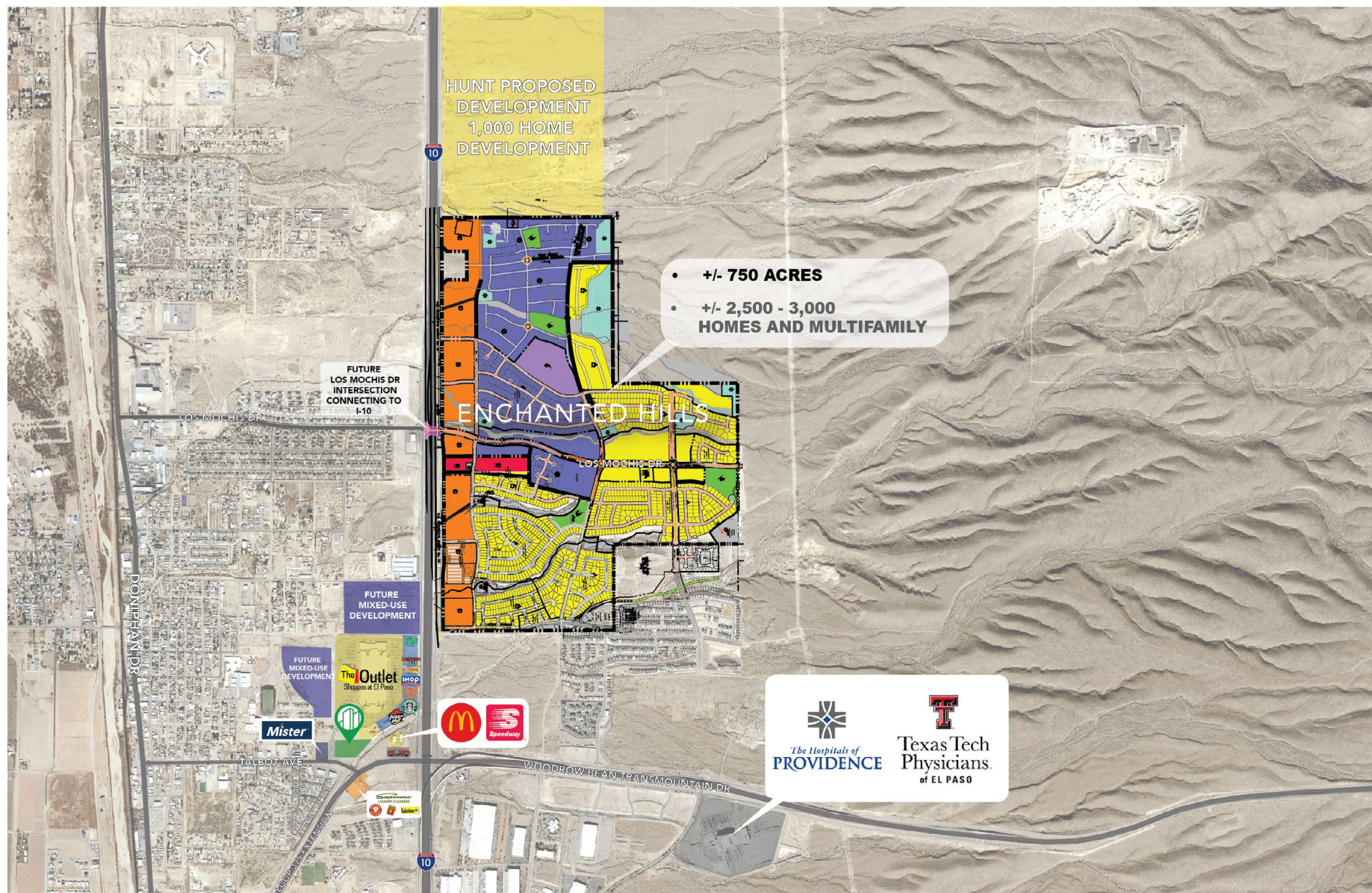


TRAFFIC COUNTS
TRANSMOUNTAIN DR: 21,299
VPD
TALBOT: 13,210 VPD
(TDT)





SUITES	SIZE	LEASE RATE (SF)	LEASE TYPE (SF)
1	1,200 SF	\$24.00	NNN \$6.00
2	1,200 SF	\$24.00	NNN \$6.00
3	1,200 SF	\$24.00	NNN \$6.00
4	1,200 SF	\$24.00	NNN \$6.00
5	1,200 SF	\$24.00	NNN \$6.00





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

- 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.

- 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.

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 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.

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.

6006 N. Mesa Ste 110		El Paso, TX 79912		915.422.2242
----------------------	--	-------------------	--	--------------

IABS 1-0