

FOR LEASE



CONTACT

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🌐 www.mimcoproperties.com

PROPERTY OVERVIEW

STATELINE BUSINESS PARK & RETAIL CENTER
Doniphan Park Circle • El Paso, TX

PROPERTY HIGHLIGHTS

- Grocery anchored business and retail park located at the high-traffic intersection of Sunland Park and Doniphan
- Easy access to I-10, Loop 375 and Sunland Park, NM bringing a diverse customer mix to the center
- High-traffic retail, office and entertainment corridor near Walmart, Sunland Park Racetrack and Casino and The Shoppes at Solana
- Ample parking and high-visibility flex/retail storefronts

132,727 SF
GLA

C-3 | C-4
ZONING

MULTI-TENANT
CENTER



TRAFFIC COUNTS 2022 EST.

SUNLAND PARK 29,533 VEHICLES PER DAY

DONIPHAN 19,994 VEHICLES PER DAY

DEMOGRAPHICS 2025 EST.

1 MILE

3 MILE

5 MILE

POPULATION 4,438 65,606 131,545

AVG. HH INCOME \$103,718 \$96,934 \$112,383



All information contained herein has been obtained from sources deemed reliable and is submitted subject to errors, omissions, changes of terms and conditions, prior sale, lease or financing or withdrawal without notice.

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SITE PLAN

STATELINE BUSINESS PARK & RETAIL CENTER

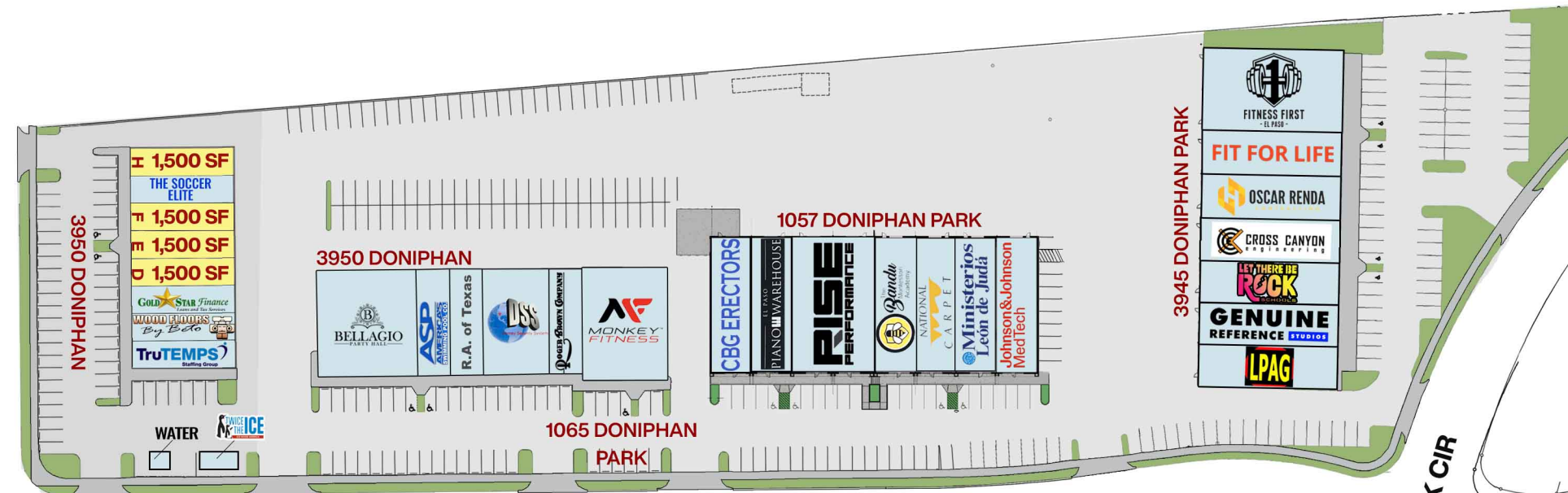
Doniphan Park Circle • El Paso, TX

AVAILABLE

AVAILABLE SF	LEASE RATE (PER MONTH)	NET (PSF)	TOTAL (PER MONTH)
3910 DONIPHAN			
STE F, G-I 10,000 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES
3950 DONIPHAN			
STE D 1,500 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES
STE E 1,500 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES
STE F 1,500 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES
STE H 1,500 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES
1055 SUNLAND PARK			
BLDG B, STE B2 1,750 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES
BLDG C 3,500 SF	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES

TENANTS

UNIT	TENANT	SF	UNIT	TENANT	SF
1065 DONIPHAN PARK					
STE A-B	MONKEY FITNESS	5,000 SF	1060 DONIPHAN PARK, BLDG A		
1057 DONIPHAN PARK					
STE A	CBG ERECTORS	1,600 SF	STE B	THE SHOCK LAB	2,951 SF
STE B	EL PASO PIANO WAREHOUSE	1,200 SF	STE B-1	WOOD FLOORS BY BETO	750 SF
STE C-D	RISE PERFORMANCE	1,200 SF	STE C	BATTING CAGES	3,000 SF
STE E	THE BANDU ACADEMY	1,200 SF	STE D	HOT THREADS	3,000 SF
STE F	NATIONAL CARPET	1,200 SF	STE E	SUN CITY BAPTIST CHURCH	3,000 SF
STE G	MINISTERIOS LEON DE JUDA	1,200 SF	STE F	DANNY'S FITNESS CLUB	3,000 SF
STE H	JOHNSON & JOHNSON MED TECH	4,800 SF	STE G	ECO WASH CONTAINERS	3,000 SF
3910 DONIPHAN					
STE A	LA MALINCHE MEXICAN RESTAURANT	2,735 SF	STE H-I	EL PASO BALLET THEATRE	6,000 SF
STE B	VAPE CITY	1,200 SF	1060 DONIPHAN PARK, BLDG B & C		
STE C	BOOST MOBILE	1,200 SF	STE A	WORK WEAR SAFETY SHOES	4,000 SF
STE D	NU GENERATION ESTHETICS ACADEMY	1,200 SF	3945 DONIPHAN PARK		
STE E	SOAPY PAWS	1,200 SF	STE A	LOW PRICE AUTO GLASS (LPAG)	3,000 SF
STE F & G-I	AVAILABLE	10,000 SF	STE B	GENUINE REFERENCE STUDIO	3,000 SF
KIOSK	LOS CRUDOS		STE C	LET THERE BE ROCK	3,000 SF
3930 DONIPHAN					
	POLLO FELIZ	3,485 SF	STE D	CROSS CANYON ENGINEERING	3,000 SF
3950 DONIPHAN					
STE A	TRUTEMPS	1,500 SF	STE E	OSCAR RENDA CONTRACTING	3,000 SF
STE B	WOOD FLOORS BY BETO	1,500 SF	STE F	FIT FOR LIFE	3,000 SF
STE C	GOLD STAR FINANCE	1,500 SF	STE G-H	FITNESS FIRST	6,000 SF
STE D	AVAILABLE	1,500 SF	1055 SUNLAND PARK, BLDG B		
STE E	AVAILABLE	1,500 SF	STE B-1	POTTER'S HOUSE CHURCH	1,750 SF
STE F	AVAILABLE	1,500 SF	STE B-2	AVAILABLE	1,750 SF
STE G	THE SOCCER ELITE YOUTH DEVELOPMENT	1,500 SF	1055 SUNLAND PARK, BLDG C		
STE H	AVAILABLE	1,500 SF		AVAILABLE	3,500 SF
STE I-K	BELLAGIO PARTY HALL	5,400 SF	1055 SUNLAND PARK		
STE L	AMERICA'S SWIMMING POOL COMPANY	1,800 SF	STE A	GORDITAS TONY'S	1,200 SF
STE M	REPUBLIC AMUSEMENTS	1,800 SF	STE B	TOTAL BY VERIZON	1,200 SF
STE N-O	DORNEY SECURITY SYSTEMS	3,680 SF	STE C	COBOS BOOTS	1,200 SF
STE P	ROGER BROWN COMPANY	1,800 SF	STE D	AFFORDABLE INSURANCE COMPANY	800 SF
KIOSK	WATER		STE E	MLB BARBER CUTS	800 SF
KIOSK	TWICE THE ICE		STE F	FARPON AUTO INSURANCE	800 SF
			STE G	DOS AMIGOS KITCHEN	1,000 SF
1085 SUNLAND PARK					
				LITTLE CEASARS PIZZA	1,156 SF



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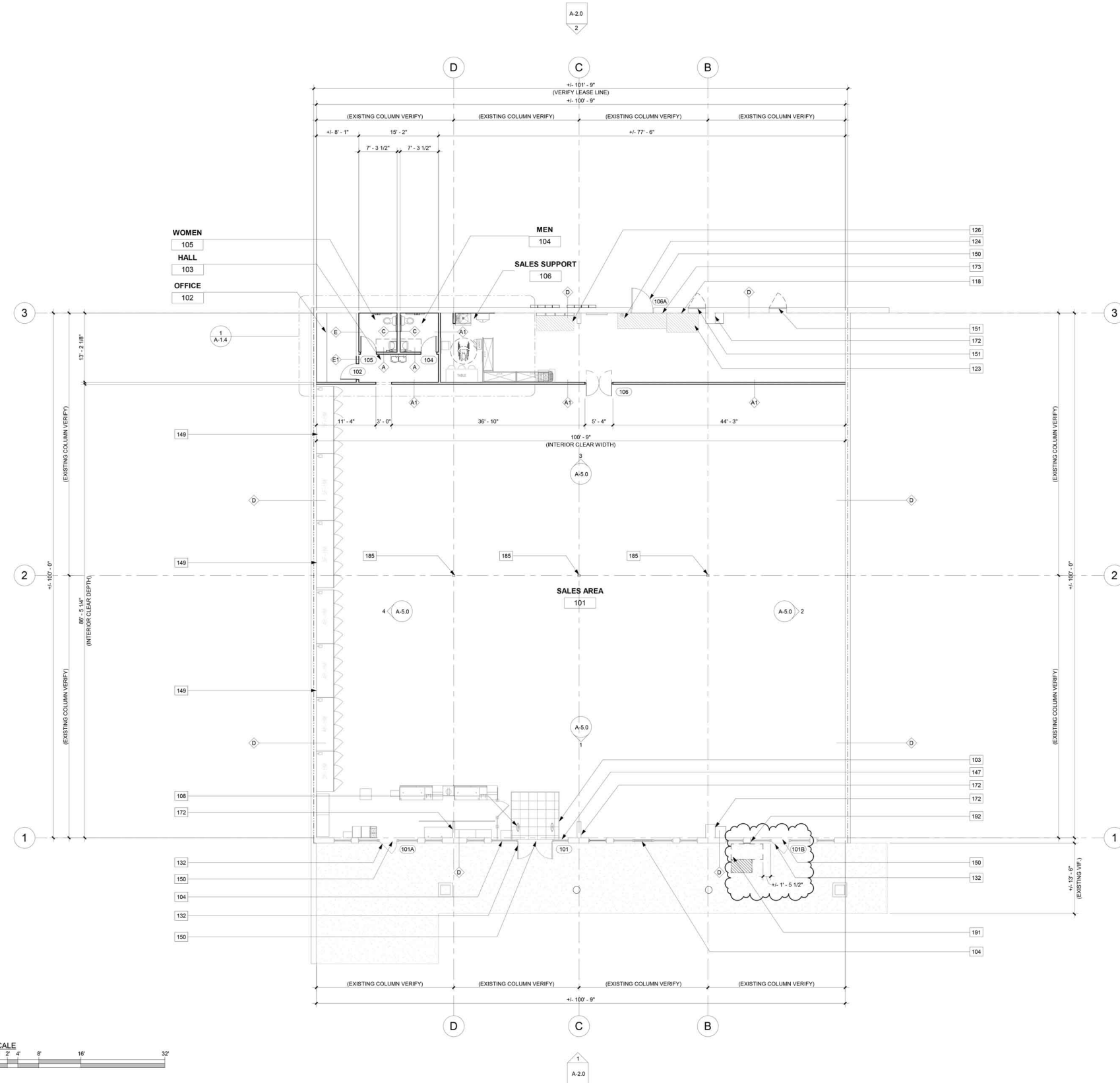
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FRONT ELEVATION



REAR ELEVATION



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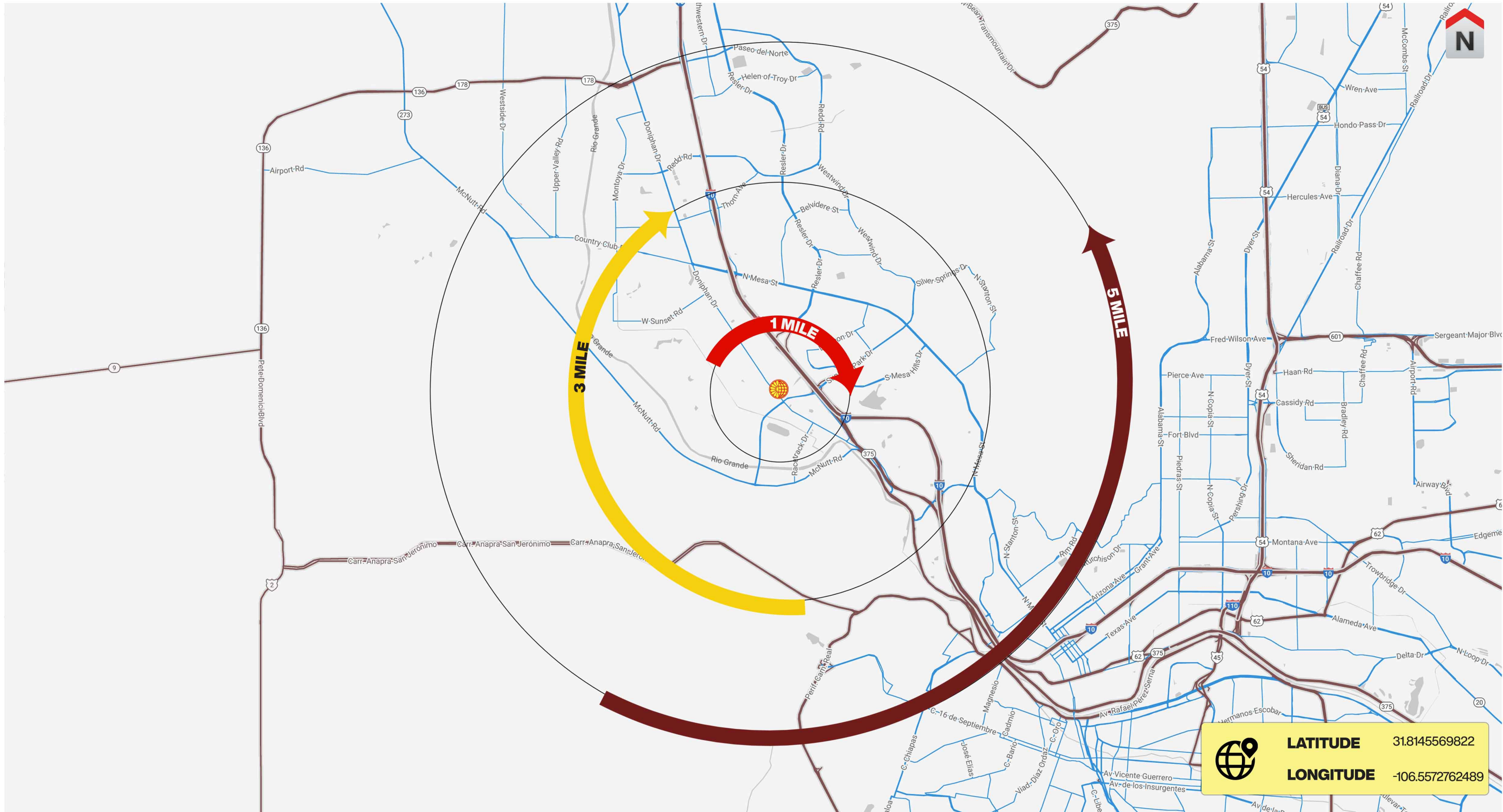
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MAP

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 **LATITUDE** 31.8145569822
LONGITUDE -106.5572762489

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