

FOR LEASE

Park View Shopping Center

1155 N Zaragoza

El Paso, Tx 79915

AVAILABLE SPACE

1,200—12,805 SQ FT

ZONING C-3



**HIETT
& ASSOCIATES**

PROPERTY MANAGEMENT

(915) 760-4533 | HiettAssociates.Com

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



HIETT
& ASSOCIATES

DEMOGRAPHIC SUMMARY 2025



POPULATION

81,756

5 MILE RADIUS



MEDIAN HH INCOME

\$4,645.66

5 MILE RADIUS



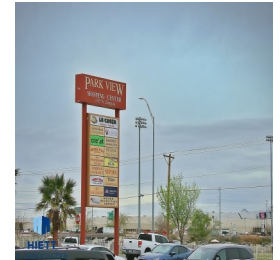
TRAFFIC COUNT

N Zaragoza 15,000-20,000 VPD

Zaragoza rd near pebble hills

13,600 VPD

AREA TRAFFIC GENERATORS

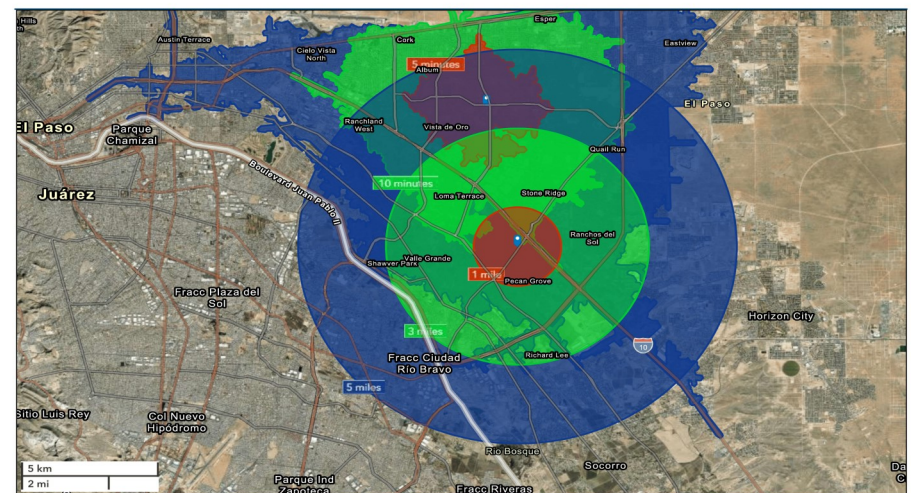


TRAFFIC COUNT MAP



TRAFFIC COUNT MAP

Hiatt & Associates LLC



August 04, 2025

SUITE B-105

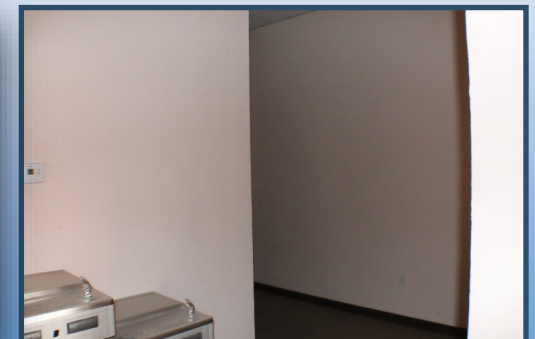
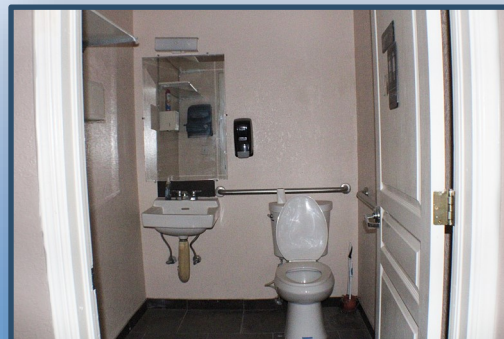
SQ FT 1200

AMENITIES

- HIGH CEILINGS
- HIGH TRAFFIC
- EASY ACCESS TO I-10 AND LOOP 375



Welcome to Parkview Shopping Center in El Paso, TX! This prime location offers easy access to I-10 W/E and Loop 375, making it convenient for commuters and shoppers alike. With a spacious parking lot and public transportation nearby, getting around is a breeze. The store front features high ceilings and plenty of natural light, creating a welcoming atmosphere for customers. The open floor plan allows for flexibility in layout and design. With heavy day and night traffic, your business is sure to get noticed in this bustling area. Don't miss out on this opportunity to be part of a thriving community at Parkview Shopping Center.



SUITE A-100

SQ FT 12,805

AMENITIES

- STAND ALONE BUILDING
- HIGH TRAFFIC
- HIGH CEILINGS
- PATIO
- AMPLE RESTROOM FACILITIES



Are you in search of the perfect location to set up your business? Look no further than our stand-alone building for lease! With 12,805 square feet of versatile space, this unit is ideal for a variety of business ventures. The building features a picnic area, perfect for small gatherings or a quick break during the workday. The previous tenant was an international business college, highlighting the versatility of the space. Don't miss out on the chance to lease this fantastic stand-alone building. Contact us today to schedule a viewing and see for yourself why this location is perfect for your business needs.



HIETT
& ASSOCIATES

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 LLC

Licensed Broker /Broker Firm

Jason Hiett

Designated Broker of Firm

Hilda Cisneros

Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov