



115 N MESA ST
EL PASO, TX 79901
OFFERING MEMORANDUM

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EL PASO, TX 79901

EXCLUSIVELY PRESENTED BY:

DYLAN SURRATT

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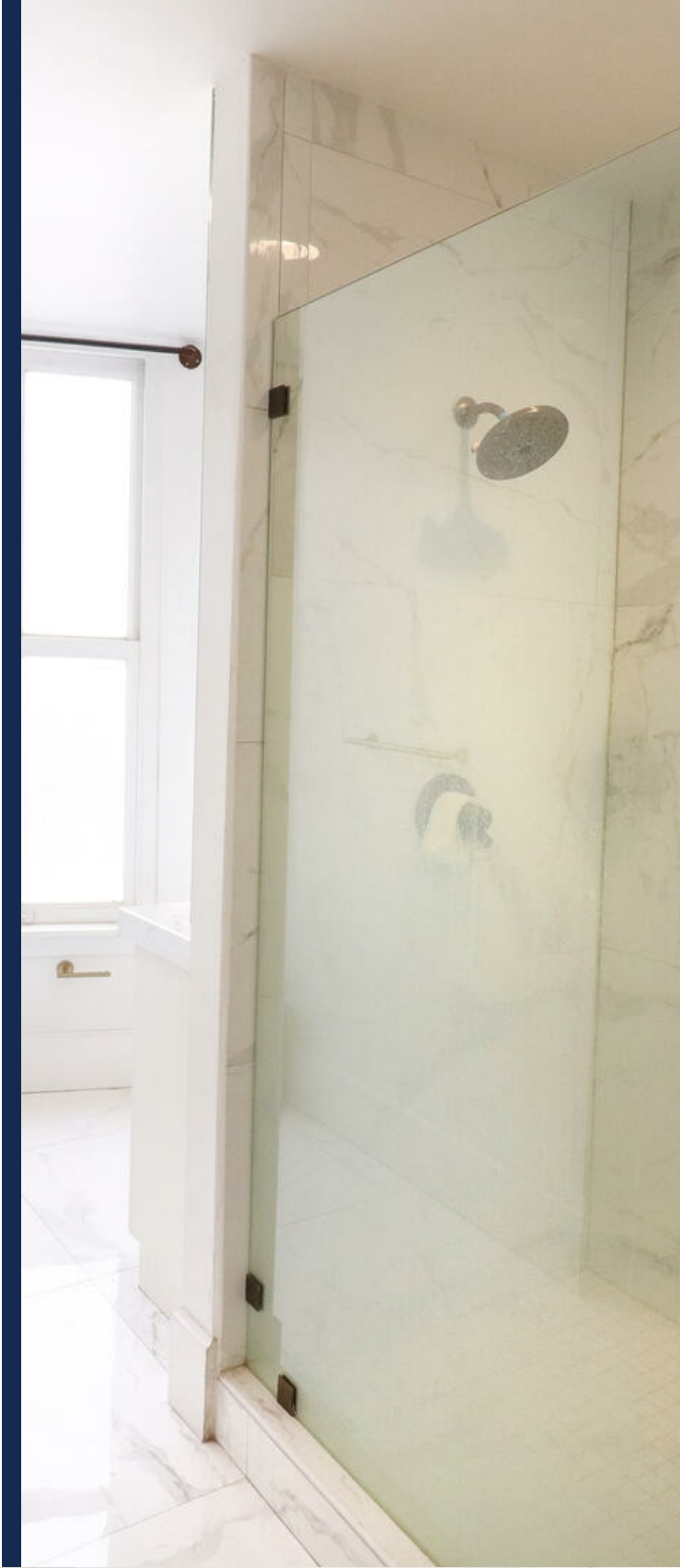
CLEARVIEW REALTY

12247 Rojas Dr
El Paso, TX 79936

Office: 915-200-1966



Built By: www.crebuilder.com



INVESTMENT SUMMARY

ClearView Realty is pleased to offer The Abdou Buildin in El Paso, TX. This is a 100 percent leased, stabilized asset, that offers an investor the rare opportunity to acquire a well-constructed, multi-tenant retail center with a healthy mix of tenants The property is a 27,000 square foot inline center on Mesa St in the heart of downtown El Paso.



PROPERTY SUMMARY

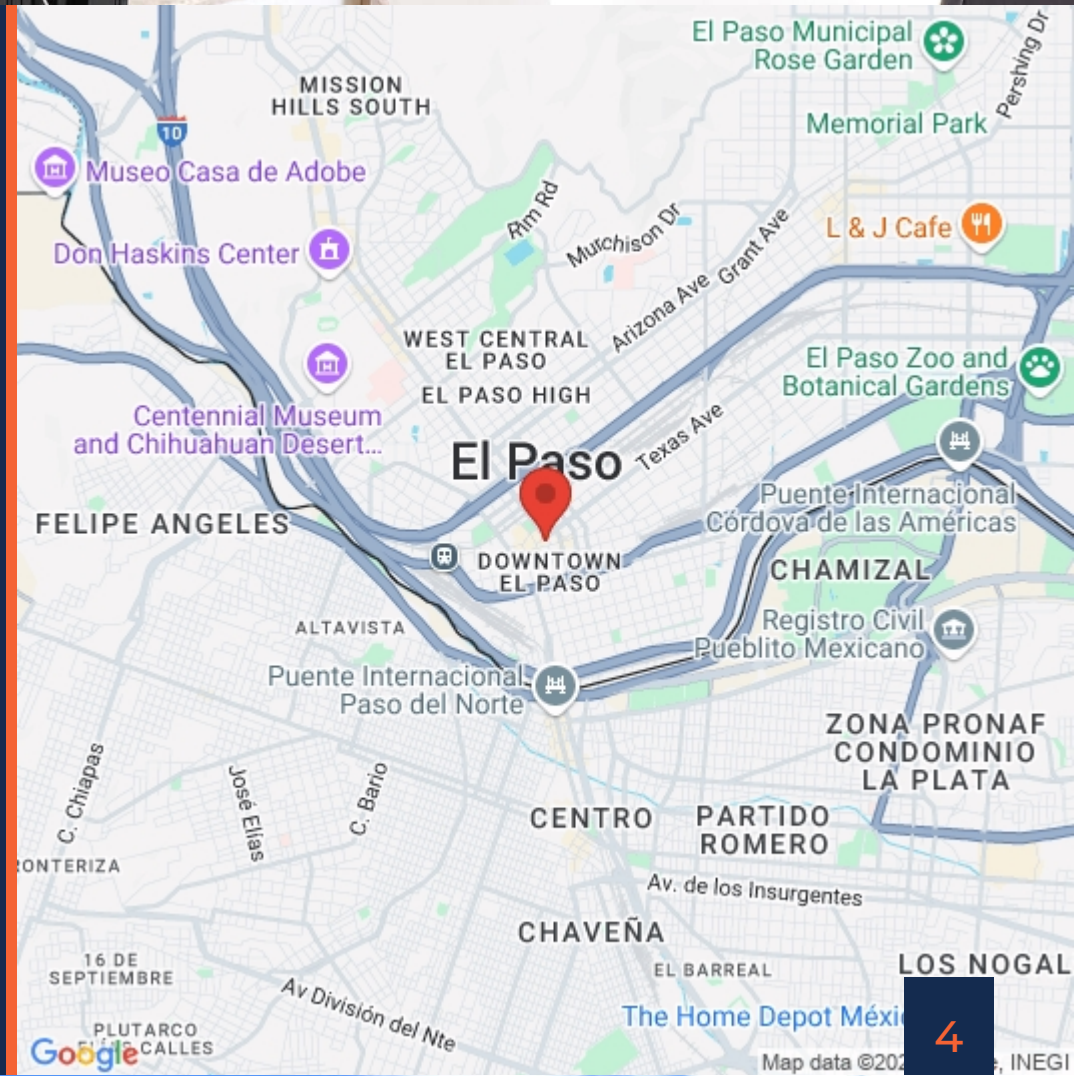
Building SqFt	27,000 SqFt
Year Built	1909
Lot Size (acres)	0.09
Parcel ID	M473-999-005B-8100
Zoning Type	C5-H
County	El Paso





INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Completely renovated as recently as 2021, the center has benefited from a complete overhaul of improvements as the tenant roster was completely rebuilt, and all available units updated.
- Two Ingress/Egress Points.
- Rare opportunity to purchase a center designed by the renowned Trost & Trost Architecture firm.
- Stabilized, fully leased retail center with long term tenant leases.
- Priced Below Replacement Cost.





AVAILABLE
\$1,200.00



THE MESA
ELECTRICAL
SERVICE AND
METER

rage

ONE'S
Wholesale Beer

BEER & WINE
BEVERAGES & SNACKS
Barbers



LOCATION HIGHLIGHTS

- Excellent Visibility from Mesa St and Surrounding Businesses.
- Located on Mesa St, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in Texas.
- Dominant retail corridor.
- One of the strongest and most desirable retail trade areas within El Paso.
- University town with large student population.





Suite 1B

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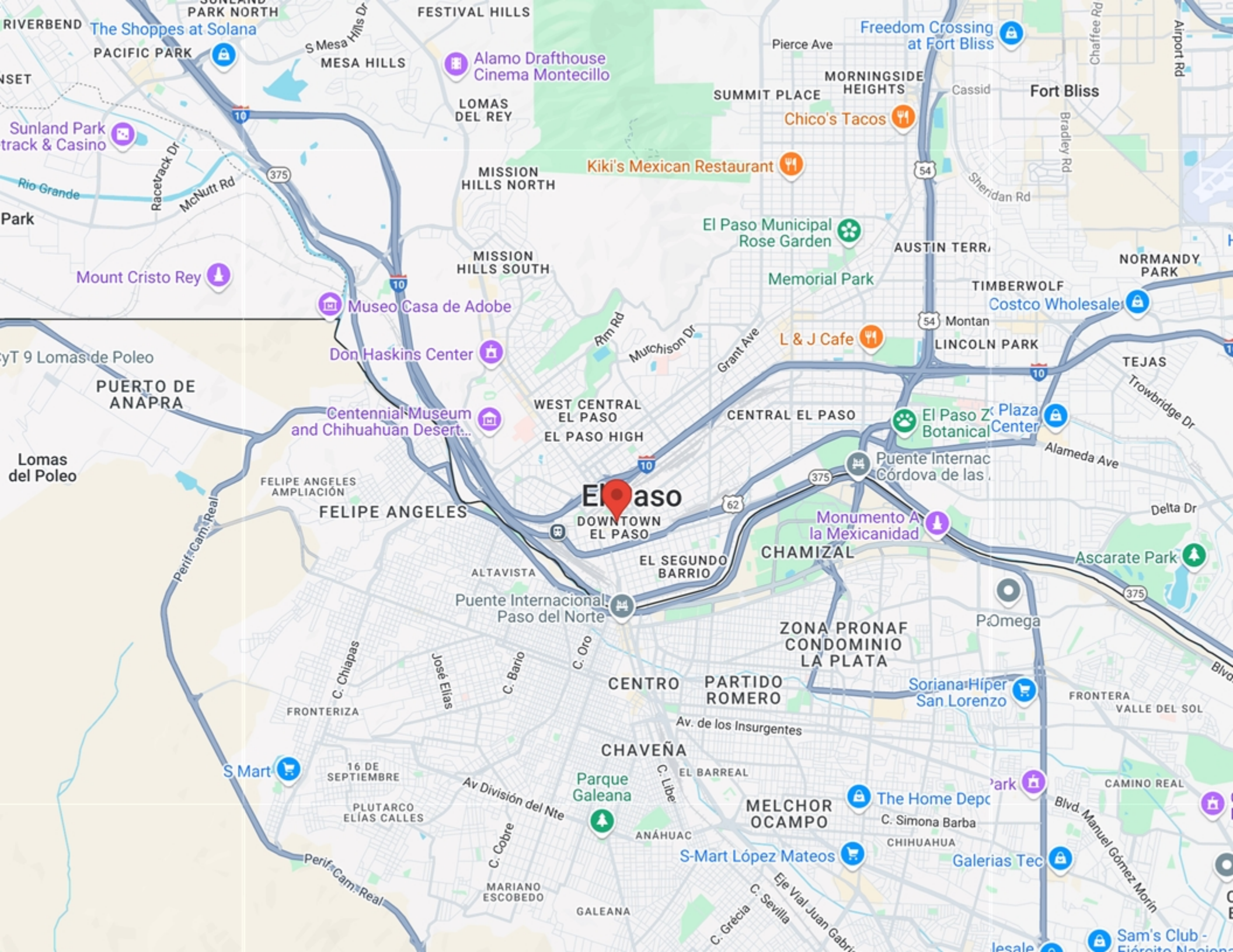
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,437	55,586	127,590
2010 Population	17,587	49,855	121,286
2024 Population	16,434	44,420	112,029
2029 Population	16,562	44,535	112,166
2024-2029 Growth Rate	0.16 %	0.05 %	0.02 %
2024 Daytime Population	37,173	88,725	179,496

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,826	5,350	10,769
\$15000-24999	1,343	2,871	6,778
\$25000-34999	745	1,748	5,125
\$35000-49999	795	2,245	5,753
\$50000-74999	549	2,228	7,284
\$75000-99999	408	1,236	3,977
\$100000-149999	259	1,107	3,512
\$150000-199999	129	546	1,332
\$200000 or greater	105	780	1,695
Median HH Income	\$ 19,513	\$ 29,119	\$ 35,852
Average HH Income	\$ 38,176	\$ 56,037	\$ 58,437



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,380	18,871	43,143
2010 Total Households	6,974	18,297	44,197
2024 Total Households	7,159	18,111	46,225
2029 Total Households	7,464	18,763	47,982
2024 Average Household Size	2.14	2.3	2.34
2024 Owner Occupied Housing	1,094	6,130	17,952
2029 Owner Occupied Housing	1,250	6,731	19,679
2024 Renter Occupied Housing	6,065	11,981	28,273
2029 Renter Occupied Housing	6,214	12,031	28,304
2024 Vacant Housing	1,204	2,814	6,154
2024 Total Housing	8,363	20,925	52,379



El Paso

DOWNTOWN EL PASO

Centennial Museum and Chihuahuan Desert...

Museo Casa de Adobe

Don Haskins Center

Mount Cristo Rey

MISSION HILLS SOUTH

MISSION HILLS NORTH

LOMAS DEL REY

Alamo Drafthouse Cinema Montecillo

El Paso Municipal Rose Garden

Memorial Park

L & J Cafe

Monumento A la Mexicanidad

CHAMIZAL

ZONA PRONAF CONDOMINIO LA PLATA

PARTIDO ROMERO

CHAVEÑA

MELCHOR OCAMPO

S-Mart López Mateos

El Paso Z Botanical Center

Plaza Center

Puente Internac Córdoba de las

Soriana Híper San Lorenzo

The Home Depc

Galerias Tec

Sam's Club - Ejército Nacion

The Shoppes at Solana

PACIFIC PARK

Sunland Park track & Casino

Mount Cristo Rey

PUERTO DE ANAPRA

Lomas del Poleo

FELIPE ANGELES

ALTAVISTA

FRONTERIZA

S Mart

16 DE SEPTIEMBRE

PLUTARCO ELÍAS CALLES

Perif:Cam:Real

MARIANO ESCOBEDO

FELIPE ANGELES AMPLIACIÓN

C. Chiapas

C. Barrio

C. Oro

C. Cobre

C. Gracia

Jose Elias

C. Barrio

C. Libre

C. Sevilla

C. Gracia

Puente Internacional Paso del Norte

EL SEGUNDO BARRIO

Parque Galeana

ANÁHUAC

GALEANA

C. Gracia

EL PASO HIGH

WEST CENTRAL EL PASO

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CITY OF EL PASO

COUNTY EL PASO

AREA

CITY 259.2 SQ MI
LAND 258.4 SQ MI
WATER 0.8 SQ MI
ELEVATION 3740 FT

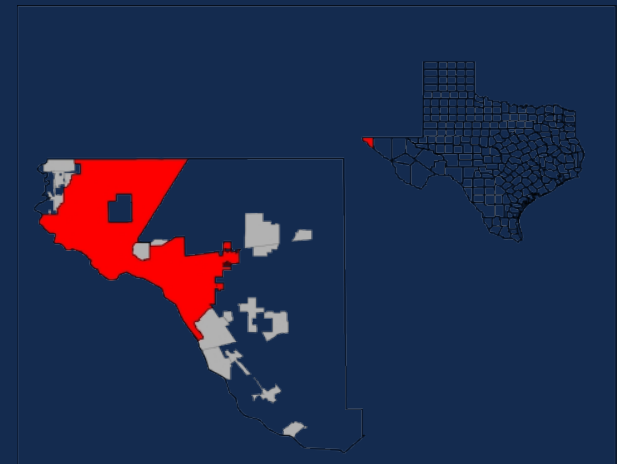
POPULATION

RANK 66
DENSITY 2,626.69 SQ MI
URBAN 854,584



ABOUT EL PASO

El Paso (; Spanish: [el 'paso]; lit. 'the route' or 'the pass') is a city in and the county seat of El Paso County, Texas, United States. The 2020 population of the city from the U.S. Census Bureau was 678,815, making it the 22nd-most populous city in the U.S., the most populous city in West Texas, and the sixth-most populous city in Texas. Its metropolitan statistical area covers all of El Paso and Hudspeth counties in Texas, and had a population of 868,859 in 2020.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CLEARVIEW REALTY ADVISOR FOR MORE DETAILS.**

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