



PEBBLE HILLS SELF STORAGE

14150 PEBBLE HILLS
EL PASO, TX 79938



CV Commercial, LLC

12247 Rojas Dr.
El Paso, TX 79938
Office: 9158551110

www.clearviewep.com



Marisela Harper, CCIM

Broker
Mobile: 9154944689
mariharper@me.com

License #: 0472999





PROPERTY SUMMARY

Building SqFt	94,900 SqFt
Year Built	2011, 2018,, 2022
Lot Size (acres)	4.61
Parcel ID	T284-999-0080-0100, T284-999-0090-0100, P646-000-0010-0100
Zoning Type	Commercial C-2, Commercial
County	El Paso
Coordinates	31.780957,-106.235422

INVESTMENT SUMMARY

Positioned in one of East El Paso's fastest-growing corridors, this exceptional self-storage facility offers investors the rare combination of strong visibility, expanding rooftops, and high traffic counts along Pebble Hills Blvd. Surrounded by rapidly developing residential communities, new retail, and continuous population growth, the property benefits from a built-in and increasing demand for storage.

The site is strategically located within a dense and expanding trade area, with a significant number of households within a one-mile radius and thousands of vehicles passing daily—creating consistent exposure and long-term stability for occupancy.

This income-producing asset features a well-designed layout for operational efficiency, ease of access, and customer convenience. Its proximity to major thoroughfares, schools, and neighborhood services makes it a preferred storage solution for both residential and commercial users.



INVESTMENT HIGHLIGHTS

- Total Rentable Units 676 together with an additional office for lease.

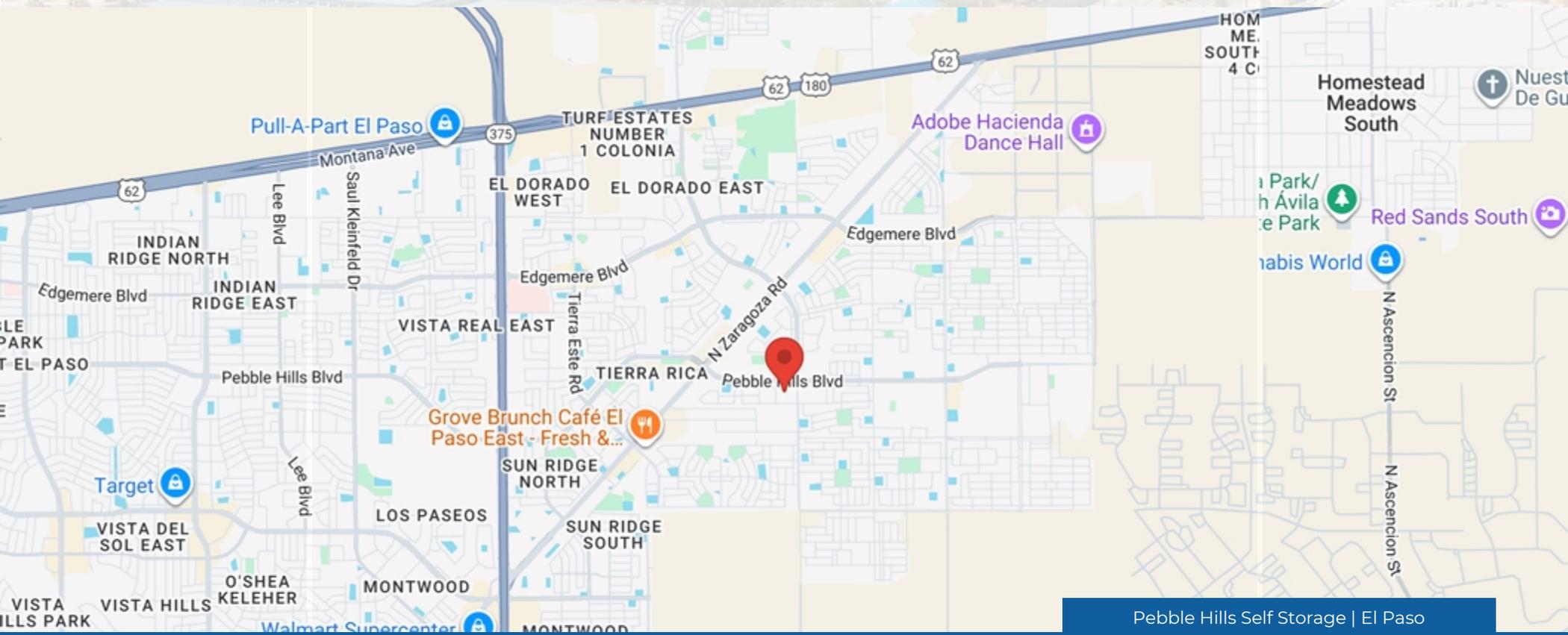
4.61 Acres

Total Sq ft under roof: 94,900

Climate Controlled units 209, Outside 459 units

92.8% occupied

Growing Residential area





306

LOCATION HIGHLIGHTS

- One of the fastest growing cities in Texas.
- Located on Pebble Hills Blvd, a major thoroughfare and premier location in the submarket.
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- Dense Residential Neighborhood.

The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.

Excellent access, frontage and visibility.



3 MILE RADIUS



POPULATION
109,698



DAYTIME POPULATION
77,993



HOUSEHOLDS
34,343



AVG. HOUSEHOLD INCOME
\$ 97,324

RENT ROLL

UNIT TYPE	# OF UNITS	AVG SIZE (SF)	ANNUAL RENT / SF	ANNUAL BASE RENT	TOTAL ANNUAL RENT	LEASE TYPE	NOTES
CC 5x5	4	50	\$26.40	\$1,320.00	\$5,280.00		Climate Controlled
Vacancy	1	75	\$17.60	\$1,320.00	\$1,320.00	CC 5x10	Climate Controlled
CC 5x10	1	75	\$17.60	\$1,320.00	\$1,320.00		Climate Controlled
Vacancy	8	100	\$12.60	\$1,260.00	\$10,080.00	CC 10x10	Climate Controlled
CC 5x15	1	100	\$16.20	\$1,620.00	\$1,620.00		Climate Controlled
Vacancy	4	150	\$10.40	\$1,560.00	\$6,240.00	CC 10x15	Climate Controlled
CC 10x10	76	100	\$12.60	\$1,260.00	\$95,760.00		Climate Controlled
Vacancy	1	200	\$9.00	\$1,800.00	\$1,800.00	CC 10x20	Climate Controlled
CC 10x15	53	150	\$10.40	\$1,560.00	\$82,680.00		Climate Controlled
Vacancy	26	50	\$20.40	\$1,020.00	\$26,520.00	OS 5x10	Outside Storage
CC 10x15 (2)	1	150	\$12.00	\$1,800.00	\$1,800.00		Climate Controlled
Vacancy	4	100	\$12.60	\$1,260.00	\$5,040.00	OS 10x10	Outside Storage
CC 10x20	48	200	\$9.00	\$1,800.00	\$86,400.00		Climate Controlled
Vacancy	2	150	\$10.00	\$1,500.00	\$3,000.00	OS 10x15	Outside Storage
CC 15x10	1	150	\$15.60	\$2,340.00	\$2,340.00		Climate Controlled
Vacancy	3	200	\$7.50	\$1,500.00	\$4,500.00	OS 10x20	Outside Storage
CC 15x15	2	225	\$10.40	\$2,340.00	\$4,680.00		Climate Controlled
Vacancy	1	250	\$7.92	\$1,980.00	\$1,980.00	OS 10x25	Outside Storage
OS 5x5	5	25	\$36.00	\$900.00	\$4,500.00		Outside Storage
OS 5x10	72	50	\$20.40	\$1,020.00	\$73,440.00		Outside Storage
OS 10x10	98	100	\$12.60	\$1,260.00	\$123,480.00		Outside Storage
OS 10x15	103	150	\$10.00	\$1,500.00	\$154,500.00		Outside Storage
OS 15x10	13	150	\$10.00	\$1,500.00	\$19,500.00		Outside Storage
OS 10x20	57	200	\$7.50	\$1,500.00	\$85,500.00		Outside Storage
OS 10x25	24	250	\$7.92	\$1,980.00	\$47,520.00		Outside Storage

RENT ROLL

UNIT TYPE	# OF UNITS	AVG SIZE (SF)	ANNUAL RENT / SF	ANNUAL BASE RENT	TOTAL ANNUAL RENT	LEASE TYPE	NOTES
OS 10x30	10	300	\$8.60	\$2,580.00	\$25,800.00		Outside Storage
Suite A (10x30)	6	300	\$9.00	\$2,700.00	\$16,200.00		Suite A
Suite B (30x30)	1	900	\$18.67	\$16,800.00	\$16,800.00		Suite B - 25x44



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	93	22,783	101,206
2010 Population	4,316	64,928	157,215
2025 Population	20,744	109,698	205,511
2030 Population	21,026	113,772	210,479
2025-2030 Growth Rate	0.27 %	0.73 %	0.48 %
2025 Daytime Population	12,449	77,993	146,323

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	233	2,071	4,848
\$15000-24999	226	1,336	3,510
\$25000-34999	262	1,725	4,181
\$35000-49999	510	3,478	7,272
\$50000-74999	1,043	7,387	14,622
\$75000-99999	1,115	5,495	9,783
\$100000-149999	1,448	7,078	13,040
\$150000-199999	970	3,839	7,695
\$200000 or greater	465	1,933	3,682
Median HH Income	\$ 92,840	\$ 79,117	\$ 74,743
Average HH Income	\$ 110,465	\$ 97,324	\$ 93,686



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	26	5,675	28,207
2010 Total Households	1,247	17,448	46,096
2025 Total Households	6,273	34,343	68,633
2030 Total Households	6,498	36,644	72,227
2025 Average Household Size	3.31	3.12	2.95
2025 Owner Occupied Housing	4,937	26,479	51,036
2030 Owner Occupied Housing	5,234	28,909	55,077
2025 Renter Occupied Housing	1,336	7,864	17,597
2030 Renter Occupied Housing	1,263	7,736	17,149
2025 Vacant Housing	173	1,258	2,627
2025 Total Housing	6,446	35,601	71,260



ABOUT EL PASO

El Paso is a city in and the county seat of El Paso County, Texas, United States. It is the 22nd-most populous city in the U.S., sixth-most populous city in Texas, and the most populous city in West Texas with a population of 678,815 at the 2020 census, while the El Paso metropolitan area has an estimated 879,000 residents. El Paso stands on the Rio Grande across the Mexico–United States border from Ciudad Juárez, the most populous city in the Mexican state of Chihuahua.

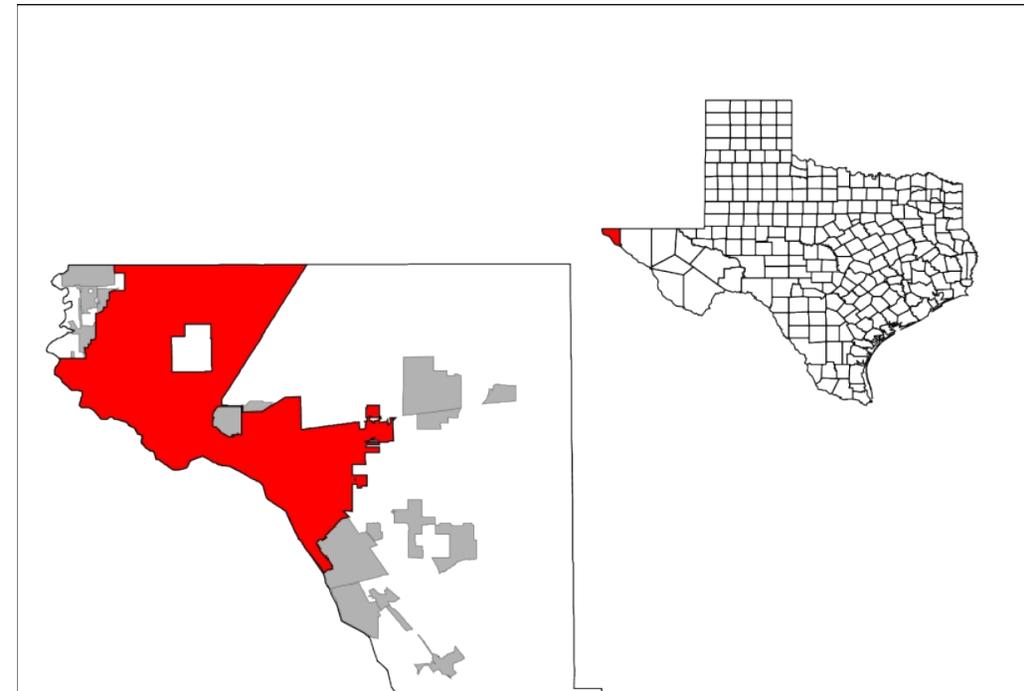


CITY OF EL PASO

AREA

POPULATION

CITY	259.2 SQ MI
LAND	258.4 SQ MI
WATER	0.8 SQ MI
ELEVATION	3888 FT



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

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