

**1025 WALL ST**

EL PASO, TX 79915



±11,940 SF

RJL Real Estate Consultants  
123 W. Mills Ave.  
Suite 420  
El Paso, Texas 79901  
Phone: 915 587-8310  
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**LISTING AGENTS:**

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## PROPERTY INFORMATION

<b>Building Size:</b>	±11,940 SF
<b>Land Size:</b>	1.15 AC
<b>Asking Price:</b>	\$1,600,000
<b>Base Rent:</b>	\$127,161/year with 3% Increases
<b>Asking Cap Rate:</b>	7.95%
<b>Original Lease Term:</b>	5 Years
<b>Lease Expiration:</b>	April 30, 2030
<b>Renewal Option/Increase:</b>	Two (2) Five (5) year renewal options with 2% annual increases.
<b>Cap Rate at 2030 Renewal:</b>	7.88%
<b>Landlord Responsibilities:</b>	Absolute Net Lease with zero Landlord responsibilities.
<b>Tenant:</b>	Reladyne West, LLC, Subsidiary of Reladyne, LLC <a href="https://reladyne.com/">https://reladyne.com/</a>

## PROPERTY PHOTO

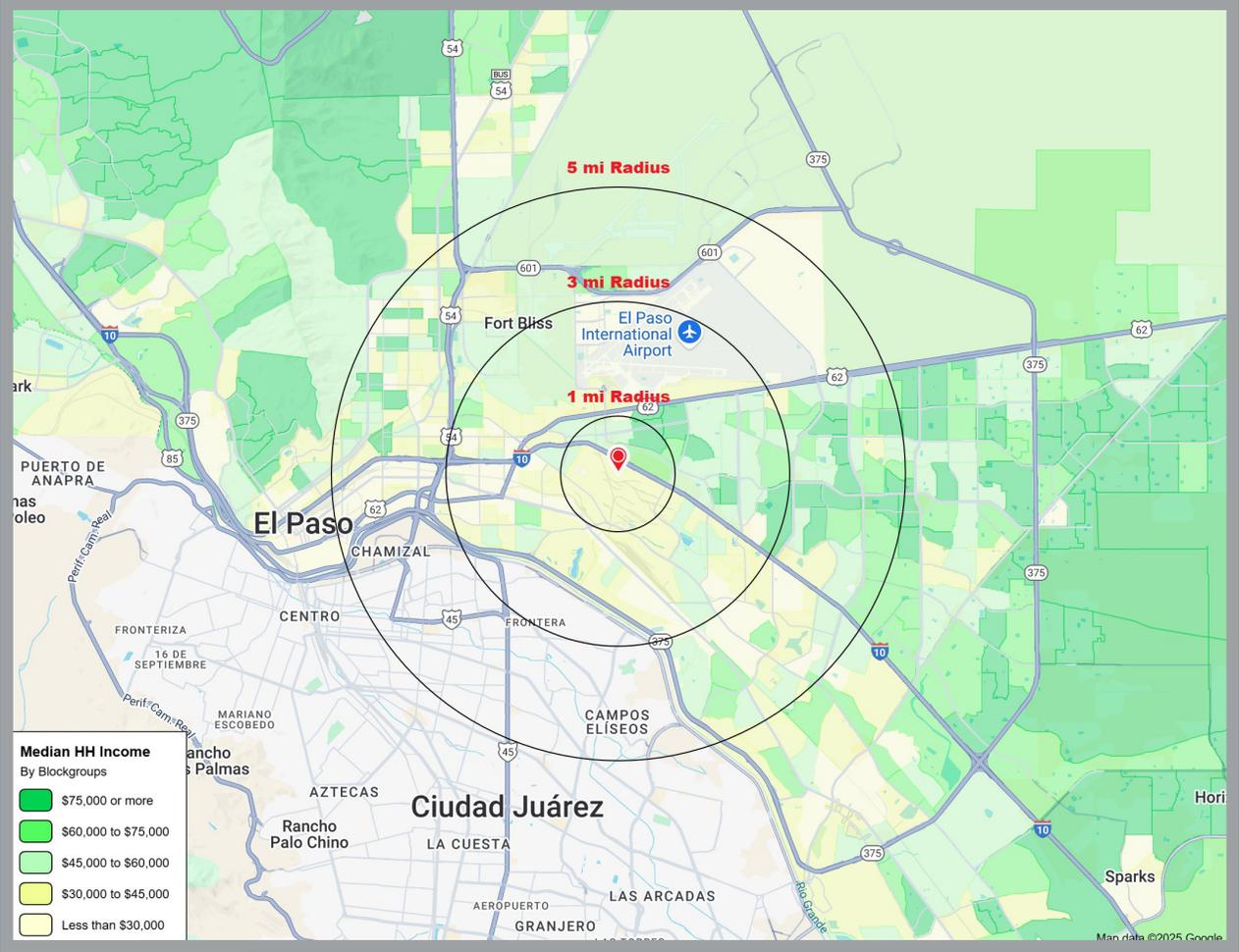


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## PROPERTY HIGHLIGHTS

- Strong Tenant with longstanding occupancy at this location.
- Parent Company Guarantee for Original Term.
- Centrally located with easy access to I-10.

CITY MAP



DEMOGRAPHICS

**POPULATION**

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2030 Projection	5,519	78,699	1185,101
2025 Estimate	5,961	83,334	195,233
2020 Census	5,895	85,084	202,316
Growth 2025-2030	-1.5%	-1.1%	-0.21%
Growth 2010-2025	-0.6%	-0.7%	-0.7%

**HOUSEHOLDS**

2030 Projection	2,359	29,929	70,535
2025 Estimate	2,469	30,870	72,351
2020 Census	2,543	31,857	74,095
Growth 2025-2030	-0.9%	-0.6%	-0.5%
Growth 2010-2025	-0.2%	-0.2%	-0.1%

<b>2025 EST. AVERAGE HOUSEHOLD INCOME</b>	\$73,979	\$63,829	\$65,761
<b>2025 EST. MEDIAN HOUSEHOLD INCOME</b>	\$56,300	\$47,766	\$49,696

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## CITY FACTS

- #1 most affordable city in Texas
- #9 Best Places to live in the U.S. for Quality of Life (*US News, Jun. 2016*)
- #16 Top Metro Areas to start a Business in America List (*CNBC.com, Aug. 2016*)
- Top 25 of Nation's Major Metro Economies – (*Brookings metro monitor, Jan. 2016*)
- Top 10 Metropolitan Areas by Change in Prosperity (*Brookings metro monitor, Feb. 2016*)
- Top High Performing City - (*Governing and Living Cities, 2017*)
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.3 million
- Estimated State of Chihuahua Population: 4.8 million
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnológico de Estudios Superiores de Monterrey
- 6th largest city in Texas and the 19th largest in the United States
- One of the nation's Best Large Cities for Families (*Apartment List, Jan. 2017*)
- El Paso/Juarez is the second largest borderplex in the nation
- El Paso Gross Retail Sales in 2017: \$12.2 billion
- El Paso ranks #2 in Top 25 Foreign Trade Zone
- Approximately 20 million inbound border crossings
- Fort Bliss - 166,000 Total population, including - Active Duty, Reserves, Family, Civilians & Retirees
- Fort Bliss - \$5.7 billion additional economic impact annually
- Over \$2 billion of annual retail trade in El Paso is spent by Mexican Nationals
- #1 Lowest Crime Rate in the U.S. for a Population of 500,000 & Over for the 5th Year in a row (*FBI - Crime in the United States by MSA 2015, Nov. 2016*)
- #3 Best Run (Managed) Cities in America (*Wallethub.com, 2015*)
- #5 Best Small Cities in America under 1 million people (*bestcities.org, 2018*)

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