



FOR SALE

AVAILABLE SPACE

5,000 SF

LOT SIZE

.35 AC

ZONING

C-4

CALL LISTING
AGENT FOR
MORE INFORMATION

Hector J. Martinez, CCIM

HMartinez@REPCre.com
915.217.5277

Property Highlights

Palo Verde Business Park

- Potential investment with significant upside
- Leased to A Nesting Place Daycare and Learning Center
- Adjacent to medical offices/office professionals In-between George Dieter Dr & N. Zaragoza Rd. High traffic & visibility
- Income producing property with annual NOI \$138,000.00
- 100 months remaining on Lease Term
- 23 parking stalls
- Parking ratio 4.5:1,000



DEMOGRAPHIC SNAPSHOT 2024



104,523
POPULATION
3-MILE RADIUS



\$74,952
AVG HH INCOME
3-MILE RADIUS



\$61,165
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N ZARAGOZA RD: 23,991 VPD
GEORGE DIETER RD: 24,025 VPD
(TDT)

BUILDING M

OFFERING SUMMARY:

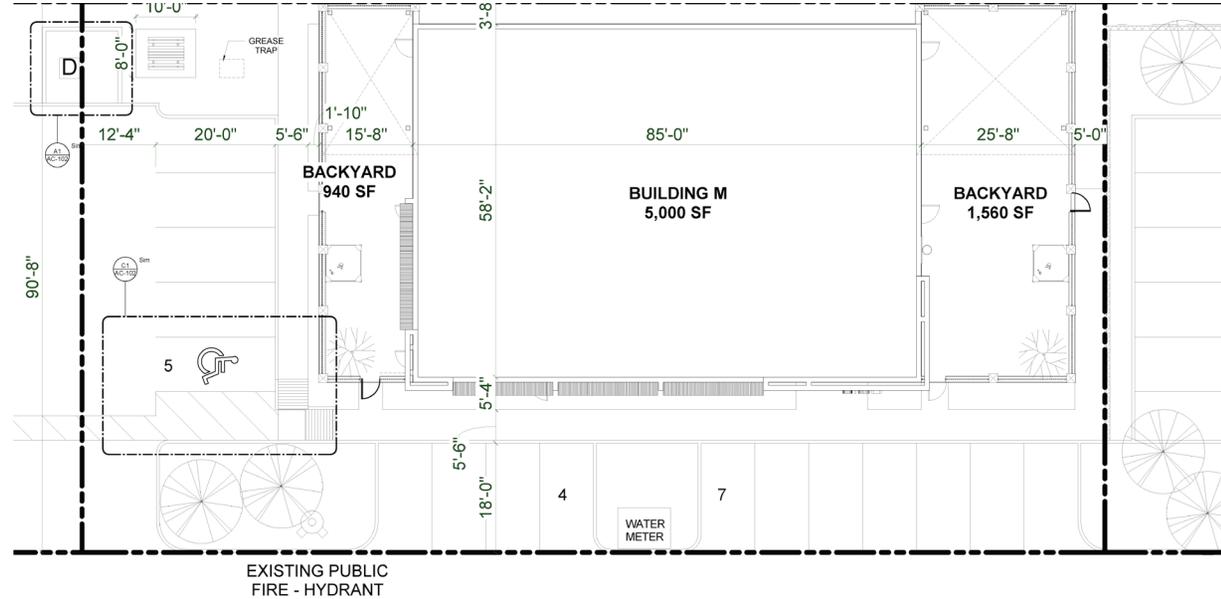
Sales Price: \$1,650,000.00

Price SF: \$330

2025 NOI: \$138,000

Cap Rate: 8.36%

Ownership: Fee simple building & land (condominium)



TENANT LEASE TERMS

Occupancy: 100%

Lease Type: NNN

Tenant: A Nesting Place and Learning Center

Initial Term: 120 Months (Expires 12-31-2033)

Remaining Term: 99 Months Remaining

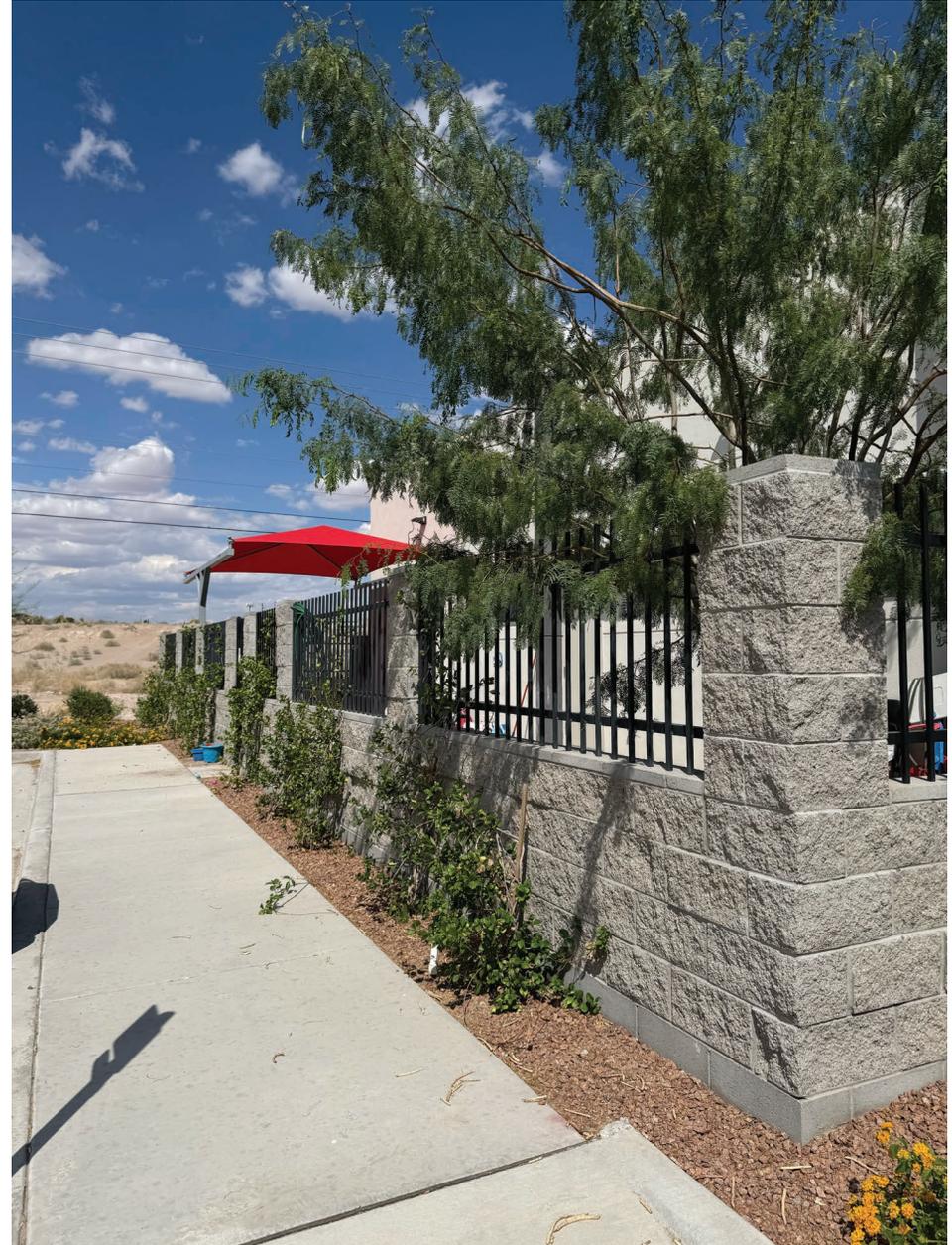
Renewal Terms: One (1) 5-Year renewal term,
with 3% annual increases

Rent Increase:	Term:	Monthly Base Rent:
	Year 1 (03/01/24 - 02/28/25)	\$11,000.00
4.54%	Year 2-5 (03/01/25 - 02/28/29)	\$11,500.00
4.35%	Year 6-10 (03/01/29 - 12/31/33)	\$12,000.00

Lease Guaranty: Personal - Guarantees



OUTSIDE VIEW



INSIDE VIEW

