

HISTORIC
...
35 UNIT
...
MULTIFAMILY



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and offering memorandum



PROPERTIES *for SALE*

1000 E Rio Grande

15 Units

1217 N. Mesa

20 Units

H I S T O R I C
...
35 UNIT
...
M U L T I F A M I L Y

T I M E L E S S A R C H I T E C T U R E
C O N T E M P O R A R Y C O M F O R T

The recently renovated historic apartment buildings at 1000 Rio Grande and 1217 N Mesa are nestled in El Paso's Historic West Central Neighborhood. These sturdy, Romanesque inspired properties have undergone comprehensive transformations, including full unit renovations, exterior beautification, and significant infrastructure upgrades such as HVAC conversions to refrigerated air, electrical rewires, plumbing replacements, and upgraded roofs. As a result, these buildings now stand as leading rental properties in their sub-market. Each unit has a completely renovated interior featuring beautifully transformed kitchens outfitted with custom cabinetry and stainless steel appliances. Residents also enjoy gorgeous hardwood floors, ample closet space, and in some units, stunning views. Located just minutes from Downtown El Paso, the University of Texas at El Paso and the Cincinnati Entertainment District, these properties offer convenient access to a variety of nearby attractions.





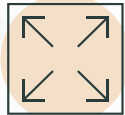
1000 EAST RIO GRANDE - PROPERTY STATS



**HISTORIC
APARTMENT
BUILDING
MULTIFAMILY**



FLOORS
3 + BASEMENT



LOT SIZE
3,500 SF.



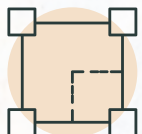
UNITS
15



BUILDING SIZE
9,876 SF



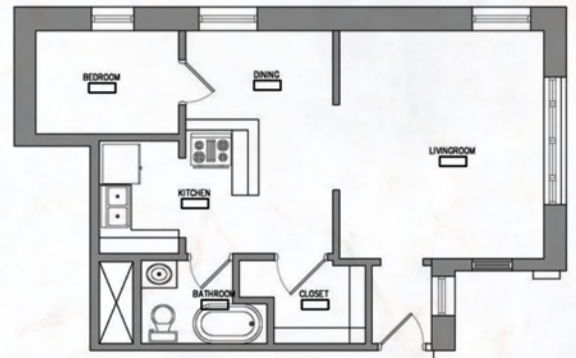
YEAR BUILT
1906



UNIT SIZES
680 SF / 720 SF



YEAR RENOVATED
2021



One Bedroom / 680 SF



Two Bedroom / 720 SF

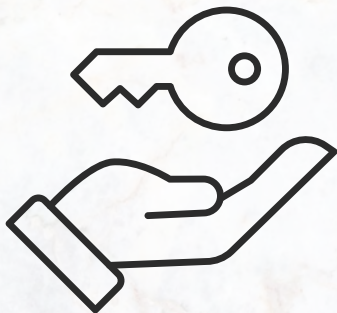


APARTMENT AMENITIES

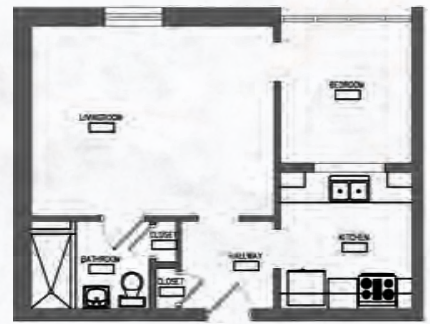
- » Air Conditioned
- » Stainless Steel Appliances
- » Hardwood Floors
- » Extra Large Closets
- » Ceiling Fans
- » Gas Range
- » Microwave

COMMUNITY AMENITIES

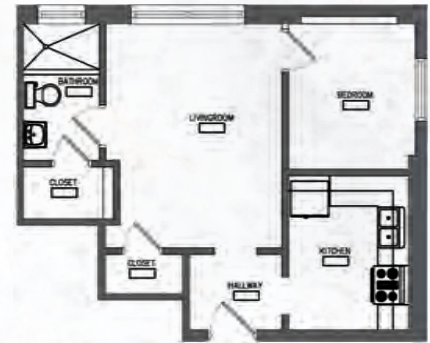
- » Controlled Access / Gated
- » Laundry Facilities



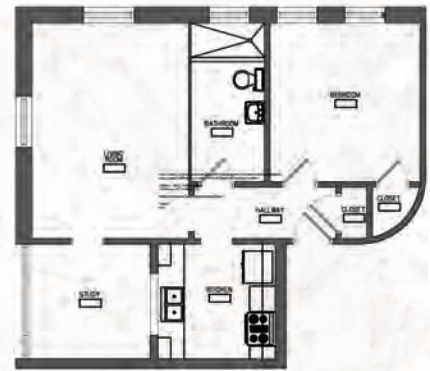
20 TURNKEY UNITS



One Bedroom / 487 SF



One Bedroom / 509 SF



Two Bedroom / 800 SF



Two Bedroom / 870 SF

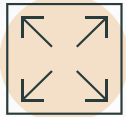
1217 N MESA - PROPERTY STATS



**HISTORIC
APARTMENT
BUILDING
MULTIFAMILY**



FLOORS
5



LOT SIZE
9,516 SF



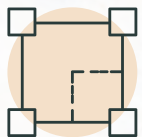
UNITS
20



BUILDING SIZE
17,837 SF



YEAR BUILT
1917



UNIT SIZES
468 SF / 487 SF
/ 507 SF / 509 SF
/ 578 SF / 678 SF
/ 800 SF / 870 SF



YEAR RENOVATED
2021



20 TURNKEY UNITS

APARTMENT AMENITIES

- » Air Conditioned
- » Stainless Steel Appliances
- » Hardwood Floors
- » Extra Large Closets
- » Ceiling Fans
- » Gas Range
- » Microwave

COMMUNITY AMENITIES

- » Controlled Access / Gated
- » Laundry Facilities



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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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date