



CALL FOR PRICING INFORMATION

# Fiesta Mercado Shopping Center

## ±750-22,637 SF

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

FOR MORE INFORMATION, PLEASE CONTACT



**Will Brown, SIOR**  
915.213.7791 Office  
will@sonnybrown.com



**J.C. Weiss**  
915.213.7794 Office  
jc@sonnybrown.com

*The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.*



# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

## PROPERTY FEATURES

### PROPERTY DESCRIPTION

Fiesta Mercado is the largest grocery-anchored shopping center within a 3-mile radius and a long-standing retail hub in Socorro, TX. Anchored by a grocer that's been in operation since 1993, the ±195,000 SF center features over 35 businesses across retail, dining, medical, and service categories. Nearly half the tenants have been in place for over a decade, reflecting strong local demand and stability. The center consistently draws visitors from a 3–7 mile radius and sits within a growing corridor fueled by new residential and industrial development.

### SUMMARY

- **±195,000 SF grocery-anchored shopping center**
- **Years Built:** 2000/2001/2003
- **Zoning:** C-2
- **Signage:** Prominent building face signage as well as shopping center pylon signage
- **Location:** Minutes from I-10 and Loop 375 in El Paso's Lower Valley, serving a wide customer base in Socorro and the surrounding areas of Fabens, Clint, San Elizario, Sparks, Horizon City and the City of El Paso

### TRAFFIC COUNTS (SOURCE: TXDOT STARS II, 2023)

- **North Loop Drive/FM 76:** 24,476 AADT
- **Horizon Blvd/FM 1281:** 20,890 AADT



# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: N-2, ±750 SF

Potential Uses: Retail, Office | Available Now



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements



# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: G-1, ±900 SF

Potential Uses: Retail, Office



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: E-4, ±1,400 SF

Potential Uses: Retail, Office



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

# Fiesta Mercado Shopping Center

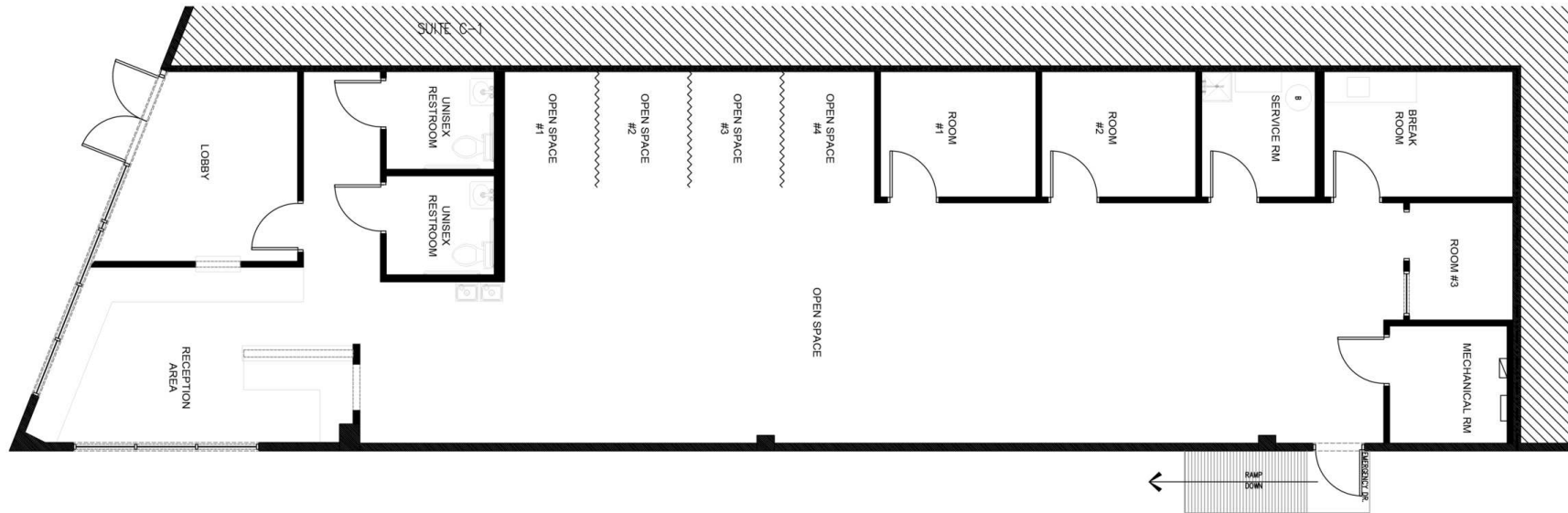
10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: C-2, ±2,242 SF

Potential Uses: Medical/Office, Frontage Retail



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

# Fiesta Mercado Shopping Center

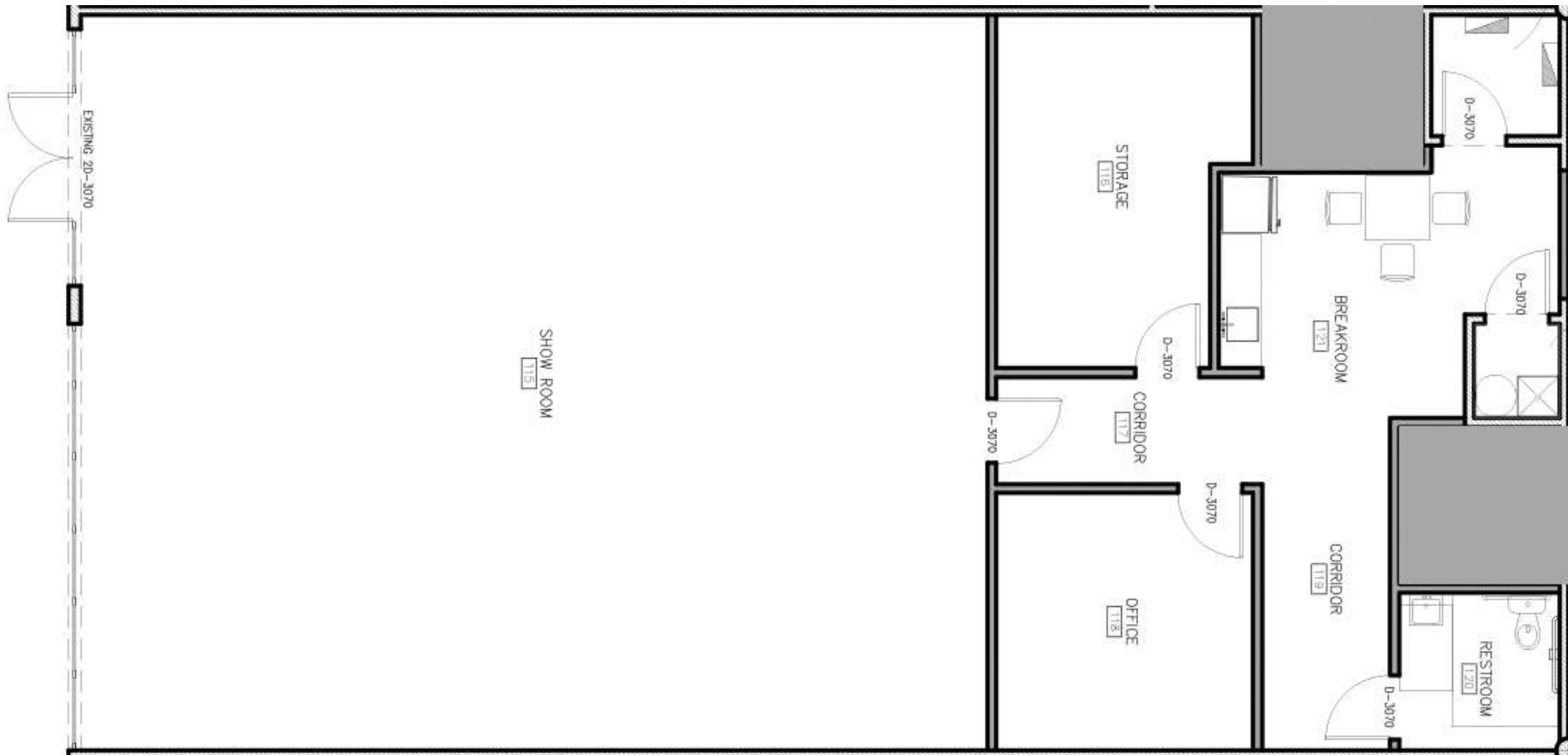
10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: H, ±2,118 SF

Potential Uses: Retail, Office



Disclaimer: This floor plan is a proposed conceptual layout and doesn't claim to be accurate of real layout or measurements.

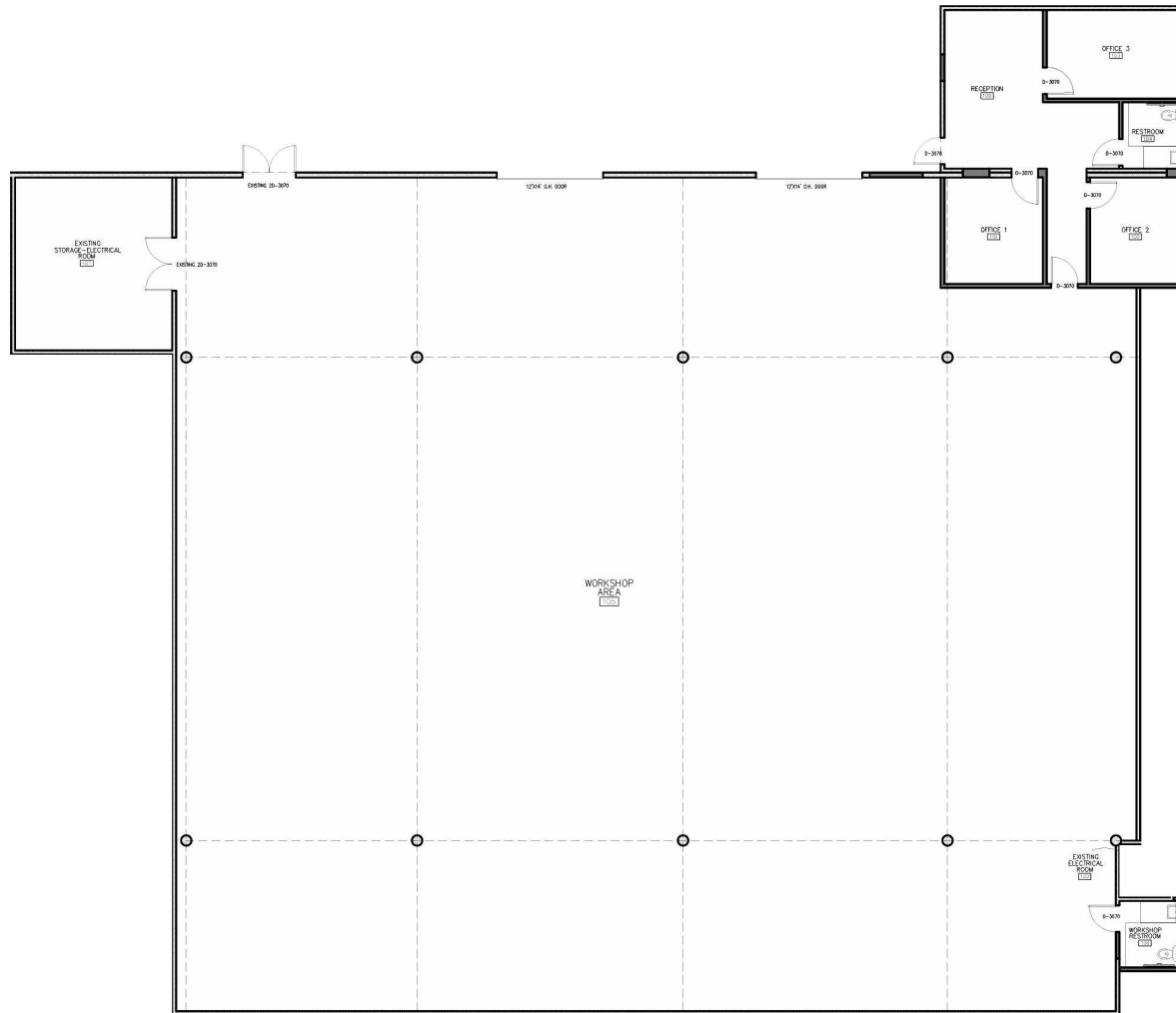
# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: J-2, ±11,126 SF



Potential Uses: Warehouse/Distribution

Disclaimer: This floor plan is a proposed conceptual layout and doesn't claim to be accurate of real layout or measurements.



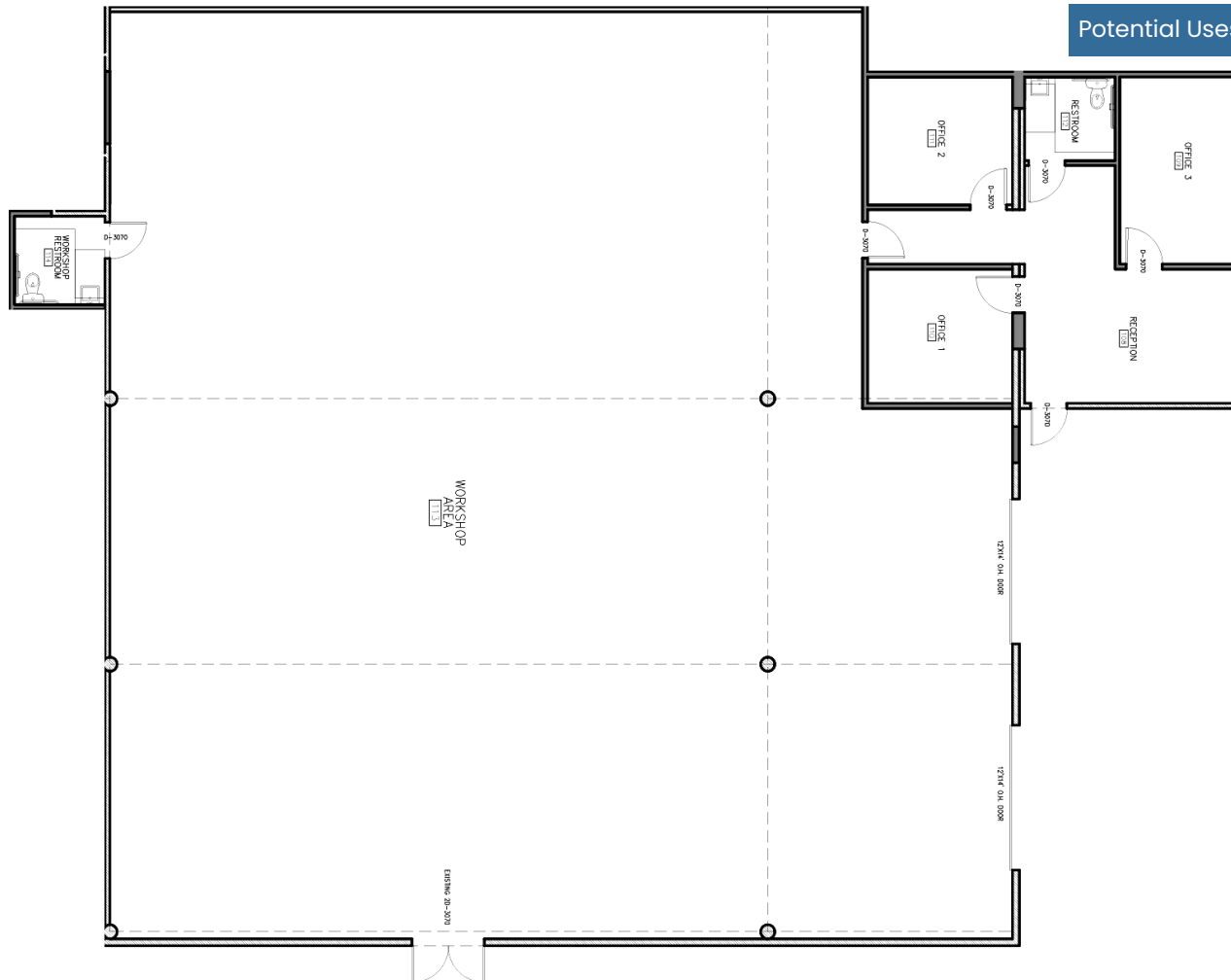
# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

FLOOR PLAN: J-1, ±6,243 SF



Disclaimer: This floor plan is a proposed conceptual layout and doesn't claim to be accurate of real layout or measurements.

# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

±1.9 AC PAD SITE FOR SALE



C-2 Zoning, Grocery-Anchored (Food King, Pay and Save Inc). Call for more information.



FOR INFORMATION, PLEASE CONTACT  
**WILL BROWN, SIOR, MANAGING PARTNER**  
915.213.7791 Office | [will@sonnybrown.com](mailto:will@sonnybrown.com)

**J.C. WEISS, ASSOCIATE**  
915.213.7794 Office | [jc@sonnybrown.com](mailto:jc@sonnybrown.com)

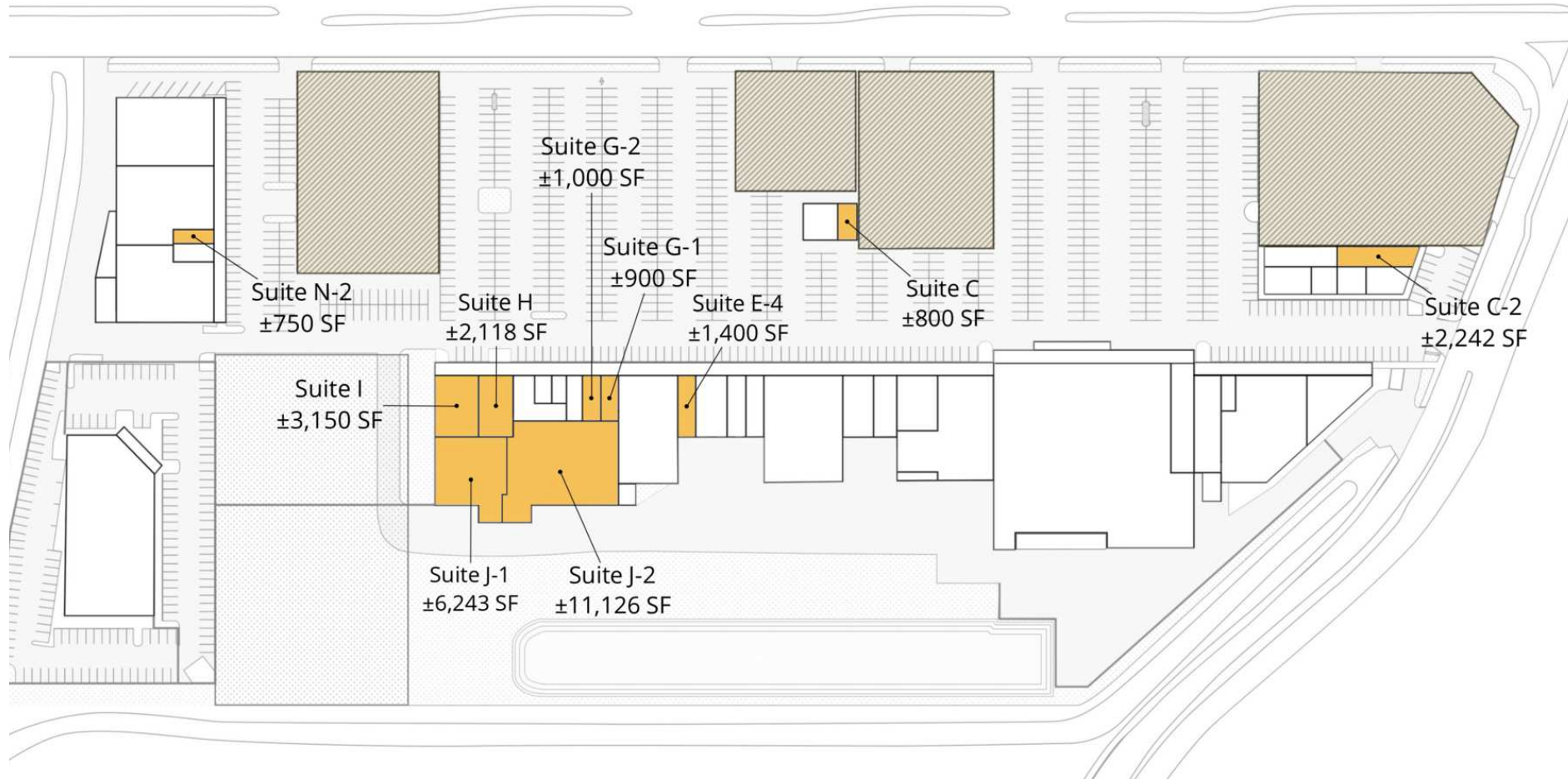
# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

## SITE PLAN





# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

## ADDITIONAL PHOTOS





# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

## AERIAL VIEW



FOR INFORMATION, PLEASE CONTACT  
**WILL BROWN, SIOR, MANAGING PARTNER**  
915.213.7791 Office | [will@sonnybrown.com](mailto:will@sonnybrown.com)

**J.C. WEISS, ASSOCIATE**  
915.213.7794 Office | [jc@sonnybrown.com](mailto:jc@sonnybrown.com)



# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 - 22,637 SF

## AERIAL MAP





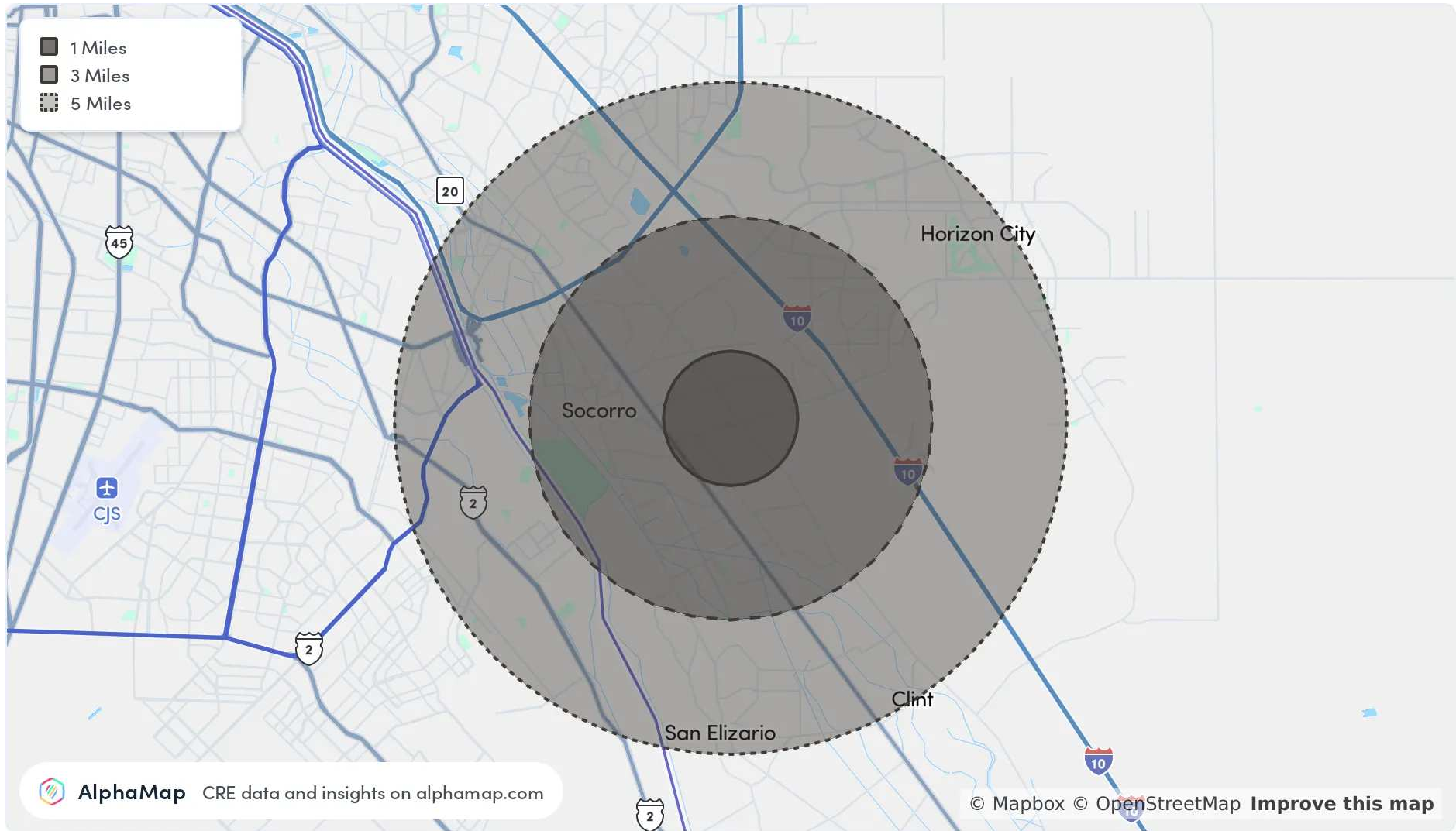
# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

## AREA ANALYTICS



# Fiesta Mercado Shopping Center

10600-10760 NORTH LOOP DR, SOCORRO, TX 79927

RETAIL PROPERTY FOR LEASE:

±750 – 22,637 SF

## AREA ANALYTICS

### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,077	49,218	131,187
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	37	37

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,563	15,337	40,866
Persons per HH	3.2	3.2	3.2
Average HH Income	\$63,264	\$65,392	\$74,948
Average House Value	\$149,573	\$169,780	\$181,819
Per Capita Income	\$19,770	\$20,435	\$23,421

Map and demographics data derived from AlphaMap



# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Sonny Brown Associates</b>	<b>9010301</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>James Cody Weiss</b>	<b>812179</b>	<b>jc@sonnybrown.com</b>	<b>(915)584-5511</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)