

**FOR LEASE****AVAILABLE SPACE**

7,642 SF

**ZONING**

C4SC

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## PROPERTY HIGHLIGHTS

Located at 1513 N Zaragoza Rd, this exceptional retail center offers unmatched visibility and strong co-tenancy. Anchored by Tropical Smoothie Café, the site benefits from steady daily traffic and is situated next to Planet Fitness and Corralito Restaurant, ensuring consistent exposure. Positioned along one of the Zaragoza Road's busiest intersections, the property offers a restaurant-ready space as well as three versatile suites that can accommodate office, retail, or fitness uses, with one previously occupied by 9Rounds. This site is surrounded by dense residential neighborhoods as well as numerous thriving retail and business establishments. The property sits within a high-density ZIP code, making it an ideal opportunity for food and beverage operators or other retailers seeking a vibrant, high-traffic location.

SUITE B - 1,409 SF  
SUITE C - 1,471 SF  
SUITE D - 1,004 SF  
SUITE E - 1,004 SF



## DEMOGRAPHIC SNAPSHOT 2024



**110,470**  
**POPULATION**  
3-MILE RADIUS



**\$73,879**  
**AVG HH INCOME**  
3-MILE RADIUS



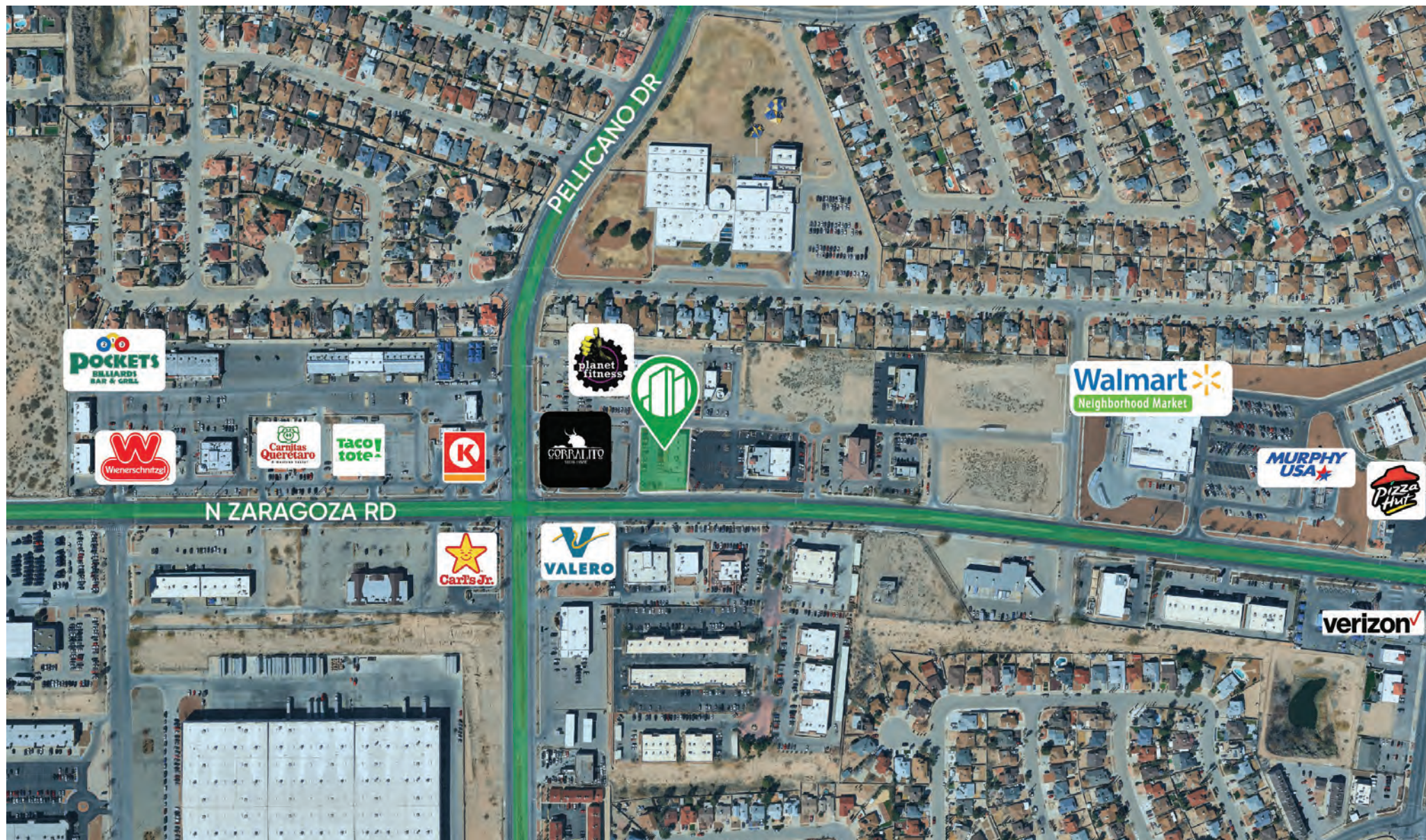
**\$56,896**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
N ZARAGOZA RD: 27,806 VPD  
PELLICANO DR: 19,055 VPD  
(TDT)



AERIAL

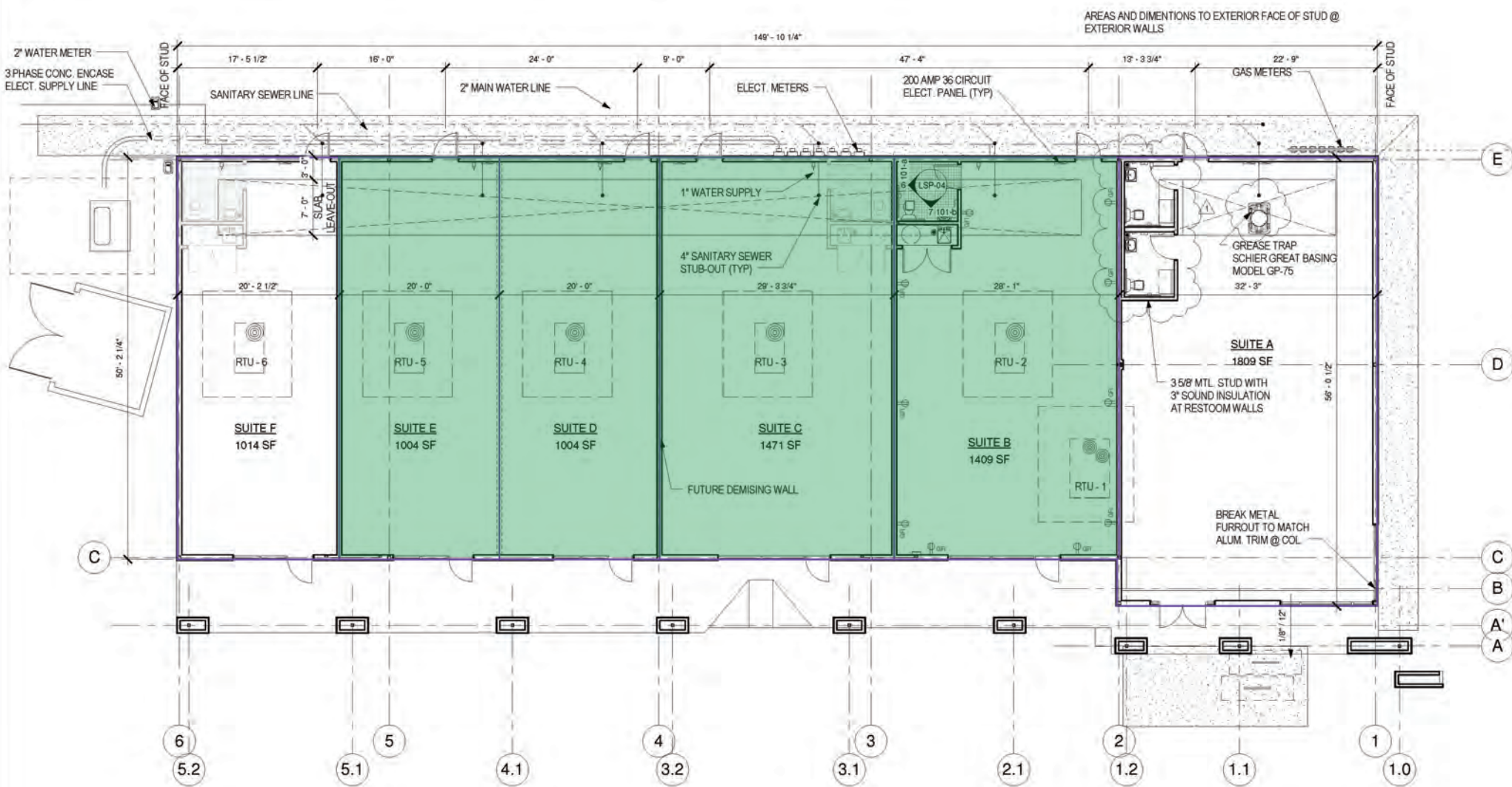








## SITE PLAN





## SUITE C





## SUITE B FORMER 9ROUND GYM





## SUITE D





# INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES 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 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.

|                                                                 |                              |                                    |                              |
|-----------------------------------------------------------------|------------------------------|------------------------------------|------------------------------|
| <u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u><br>Broker Firm Name | <u>611880</u><br>License No. | <u>CDUNCAN@REPCRE.COM</u><br>Email | <u>915.422.2242</u><br>Phone |
| <u>CHRIS DUNCAN</u><br>Designated Broker of Firm                | <u>611880</u><br>License No. | <u>CDUNCAN@REPCRE.COM</u><br>Email | <u>915.422.2242</u><br>Phone |
| <u>Associate's Name</u>                                         | <u>License No.</u>           | <u>Email</u>                       | <u>Phone</u>                 |

6006 N. Mesa Ste 110

|

El Paso, TX 79912

|

915.422.2242

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)

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