

**RJL**REAL ESTATE  
CONSULTANTS**AVAILABLE FOR SUBLLEASE****1921 N ZARAGOSA RD**

El Paso, TX 79938

**±4,998 SF****LISTING AGENTS:**

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**RJL Real Estate Consultants**  
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# PROPERTY INFORMATION

## HIGHLIGHTS

# SITE PLAN

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## Shopping Center

Name: El Mercado Plaza

**Building Size:** ±4,998 Sq. Ft. + Patio Area

**Land Size:** ±86,074.75 Sq. Ft.  
(43,705.75 SF + 42,371 SF additional parking)

## Lease Expiration

**Date:** July 31, 2030

## Rent Schedule:

7/27/202-7/31/2025: \$10,829.00 Mo./\$129,948.00 Annually  
8/1/2025-7/31/2030: \$11,911.90 Mo./\$142,942.00 Annually

**Renewal Options:** Tenant has four 5 year options with 10% increases for each option period

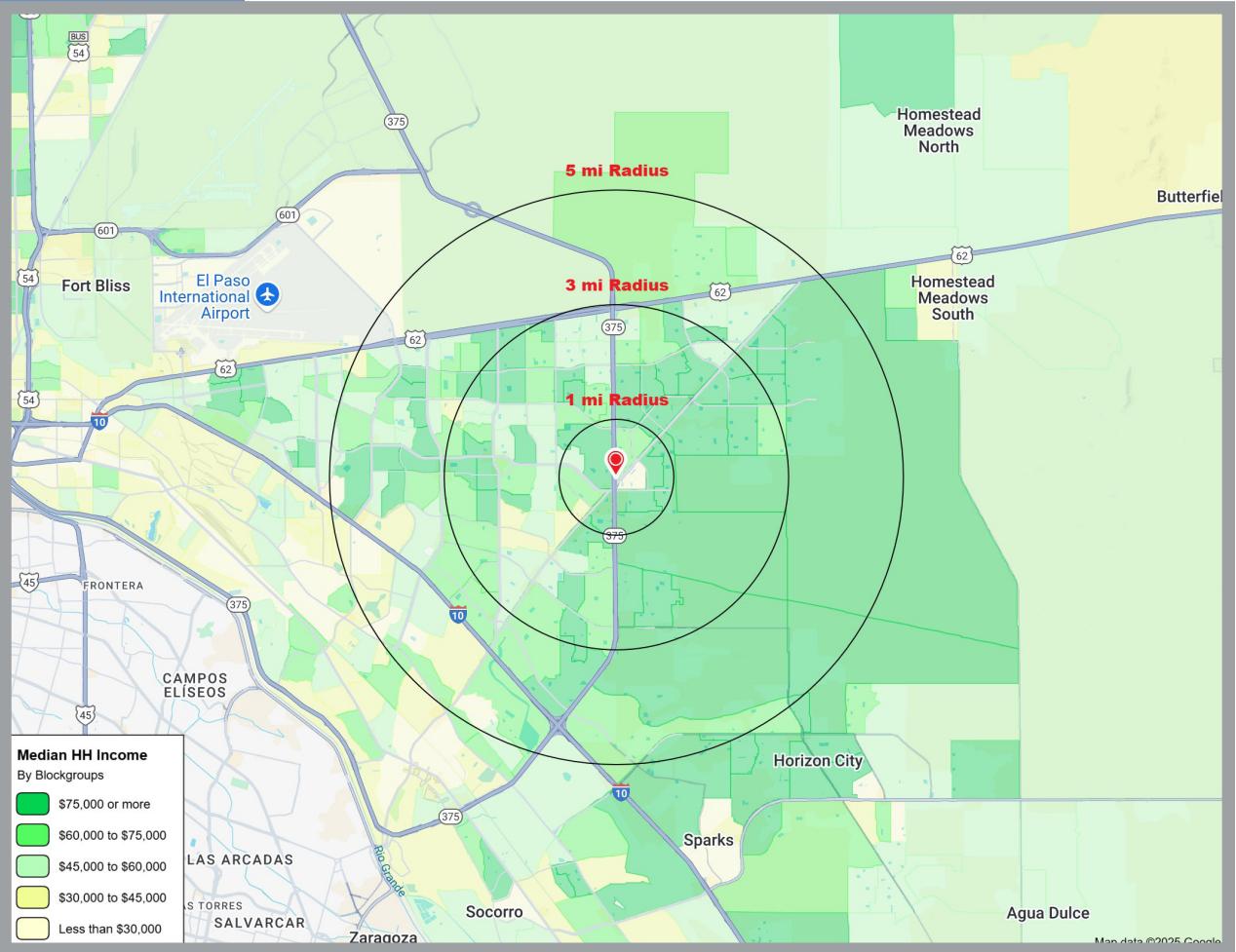
- Large bar area and outdoor balcony seating.
- Located at the busiest intersection in El Paso (Montwood and Loop 375).
- High visibility from Loop 375, ensuring maximum traffic.
- Perfect for restauranteurs looking to capitalize on a prime location.
- Individual Pylon Sign.



## PHOTOS



## CITY MAP



## DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	13,882	135,008	261,436
2025 Estimate	14,937	142,772	265,166
2020 Census	16,195	143,813	256,092
Growth 2025-2030	-1.4%	-1.1%	-0.3%
Growth 2010-2025	-	0.7%	1.6%

## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2030 Projection	4,709	45,851	89,348
2025 Estimate	4,873	46,909	87,972
2020 Census	5,092	46,482	84,182
Growth 2025-2030	-0.7%	-0.5%	0.3%
Growth 2010-2025	0.7%	1.4%	2.3%

2025 EST. AVERAGE HOUSEHOLD INCOME

\$96,458

\$95,038

\$93,015

2025 EST. MEDIAN HOUSEHOLD INCOME

\$73,184

\$76,677

\$74,127

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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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The information herein contained is provided solely to assist you in evaluating the property described. Although there is no reason to doubt the accuracy of this information, no representation or warranty, either expressed or implied, is made as to the accuracy, completeness or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

## 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.*

### 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>RJL Real Estate Consultants</b>	<b>590753</b>	<b>(915) 587-8310</b>
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Designated Broker of Firm	License No.	Email
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Sales Agent/Associate's Name	License No.	Email
Buyer/Tenant/Seller/Landlord Initials		Date