

FOR LEASE

7722 PASEO DEL NORTE



COMING SOON

LISTING AGENT:

SYLVIA FOLMER DUNCAN

915-241-5948

1200 E YANDELL EL PASO TEXAS 79902

SYLVIA@FOLMERCOMMERCIALGROUP.COM







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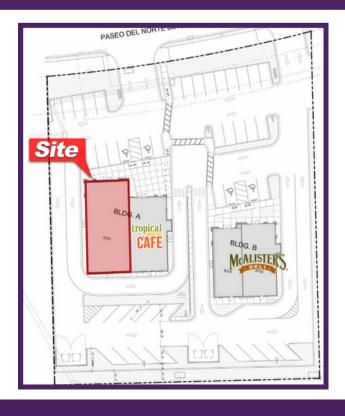
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PROPERTY OVERVIEW

Shop space for lease in one of the busiest retail corridors in Northwest El Paso! We have 2,558 square feet of commercial retail space that would be perfect for a lifestyle user, financial institution, or commercial office space.

Surrounded by strong national retailers including Tropical Smoothie Café, McAlister's, Starbucks, and Walgreens, this prime location coupled with strong traffic counts make this space attractive to any user looking to open a location in this area.

SITE PLAN



PROPERTY INFORMATION

SIZE

±2,558 Square Feet

LEASE RATE

\$40.00 per Sq. Ft.

NNN EXPENSES

Estimated at \$6.50 PSF

TENANT IMPROVEMENTS

Negotiable, Construction incentives available!



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RETAIL AERIALS





±2,558 SF

- ONE SPACE AVAILABLE
- ESTIMATED DELIVERY Q3 2024
- MONUMENT SIGNAGE AVAILABLE

DEMOGRAPHICS



7722 Paseo del Norte	1 mi	3 min	5 min
El Paso, TX 79912	radius	drive time	drive time
Population		_	_
2023 Estimated Population	10,649	15,386	28,847
2028 Projected Population	12,070	17,238	31,715
2020 Census Population	10,489	14,641	27,539
2010 Census Population	5,686	8,193	19,988
Projected Annual Growth 2023 to 2028	2.7%	2.4%	2.0%
Historical Annual Growth 2010 to 2023	6.7%	6.8%	3.4%
2023 Median Age	33.0	32.9	33.2
Households			
2023 Estimated Households	3,698	5,331	10,036
2028 Projected Households	4,259	6,074	11,228
2020 Census Households	3,442	4,832	9,235
2010 Census Households	1,734	2,499	6,177
Projected Annual Growth 2023 to 2028	3.0%	2.8%	2.4%
Historical Annual Growth 2010 to 2023	8.7%	8.7%	4.8%
Race and Ethnicity			
2023 Estimated White	37.1%	37.0%	37.3%
2023 Estimated Black or African American	3.6%	3.5%	3.5%
2023 Estimated Asian or Pacific Islander	3.4%	3.1%	3.2%
2023 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2023 Estimated Other Races	54.9%	55.4%	55.0%
2023 Estimated Hispanic	78.9%	79.5%	79.1%
Income			
2023 Estimated Average Household Income	\$117,933	\$114,815	\$116,811
2023 Estimated Median Household Income	\$91,656	\$90,600	\$90,517
2023 Estimated Per Capita Income	\$40,957	\$39,799	\$40,678
Education (Age 25+)		·	,
2023 Estimated Elementary (Grade Level 0 to 8)	4.6%	6.2%	6.4%
2023 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.6%	4.0%
2023 Estimated High School Graduate	20.1%	17.4%	16.9%
2023 Estimated Some College	16.4%	17.9%	18.2%
2023 Estimated Associates Degree Only	7.6%	7.9%	8.5%
2023 Estimated Bachelors Degree Only	28.2%	28.9%	29.1%
2023 Estimated Graduate Degree	18.3%	17.1%	16.8%
Business			
2023 Estimated Total Businesses	172	336	905
2023 Estimated Total Employees	3,466	5,855	10,354
2023 Estimated Employee Population per Business	20.1	17.4	11.4
2023 Estimated Residential Population per Business	61.8	45.8	31.9



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NORTHWEST EL PASO DRIVE TIMES





Information About Brokerage Services

11-2-2015

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.

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

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Sylvia Folmer	639148	sylvia@folmercommercialgroup.com	915-241-5948	
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/Tena	ant/Seller/Landlo	rd Initials Date		