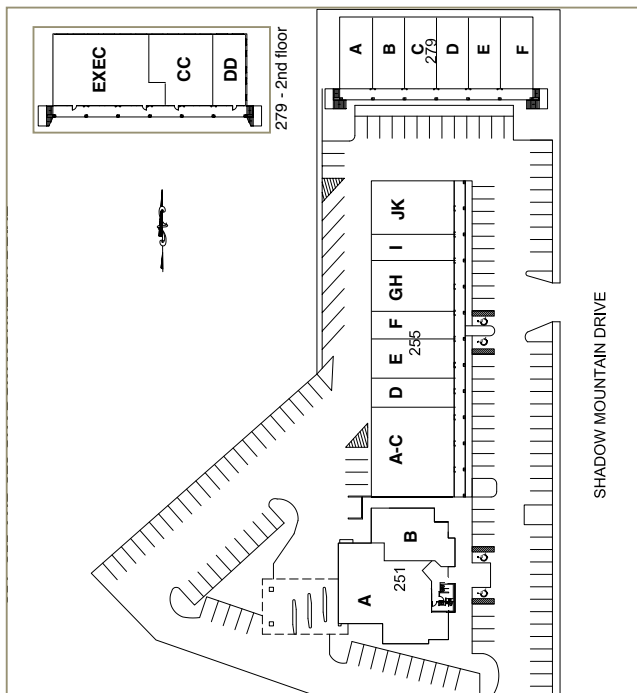




# THE SHOPS AT SHADOW MOUNTAIN

251-279 SHADOW MOUNTAIN, EL PASO-WEST



## PROPERTY HIGHLIGHTS

- Located in El Paso's Affluent West Side Shopping Corridor
- Outstanding Location Near the Intersection of Mesa & Sunland Park with Close Access to Interstate 10
- Three Mix-Use Buildings that Consist of Approximately 36,000 Rentable SF
- Abundant Apartment Developments Adjacent & in Close Proximity
- Lighted Pole Sign & Individual Lighted Channel Signage Over Each Individual Location
- All Utilities Available at the Site

## TRAFFIC COUNT

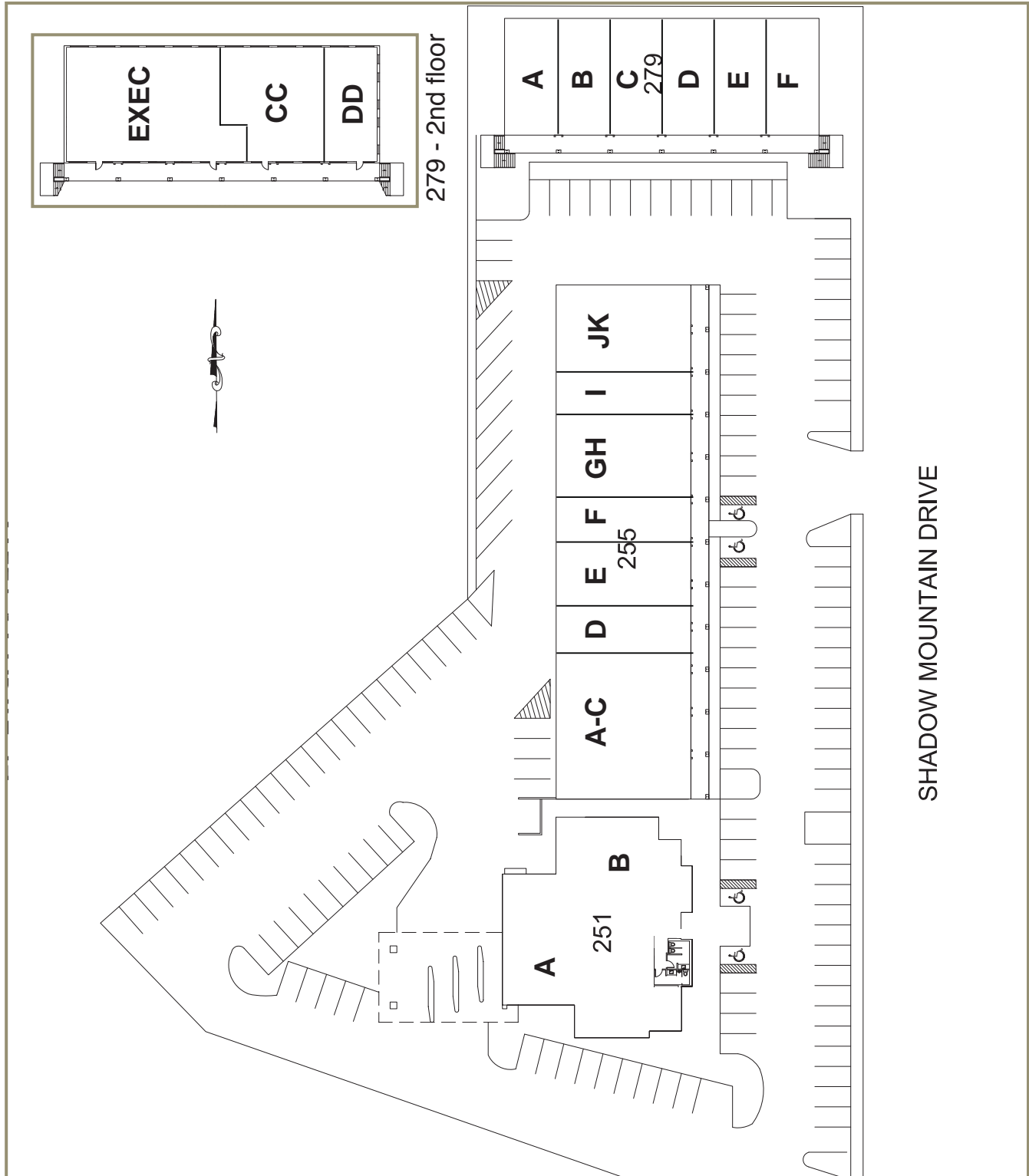
**34,898** At the Intersection of Shadow Mountain Dr. & North Mesa St.  
per day  
**NEARBY**

Walgreens, Chase Bank, Inter National Bank, Pelican's, Starbucks, Burlington Coat Factory, Sun Harvest



# THE SHOPS AT SHADOW MOUNTAIN

251 SHADOW MOUNTAIN, EL PASO-WEST

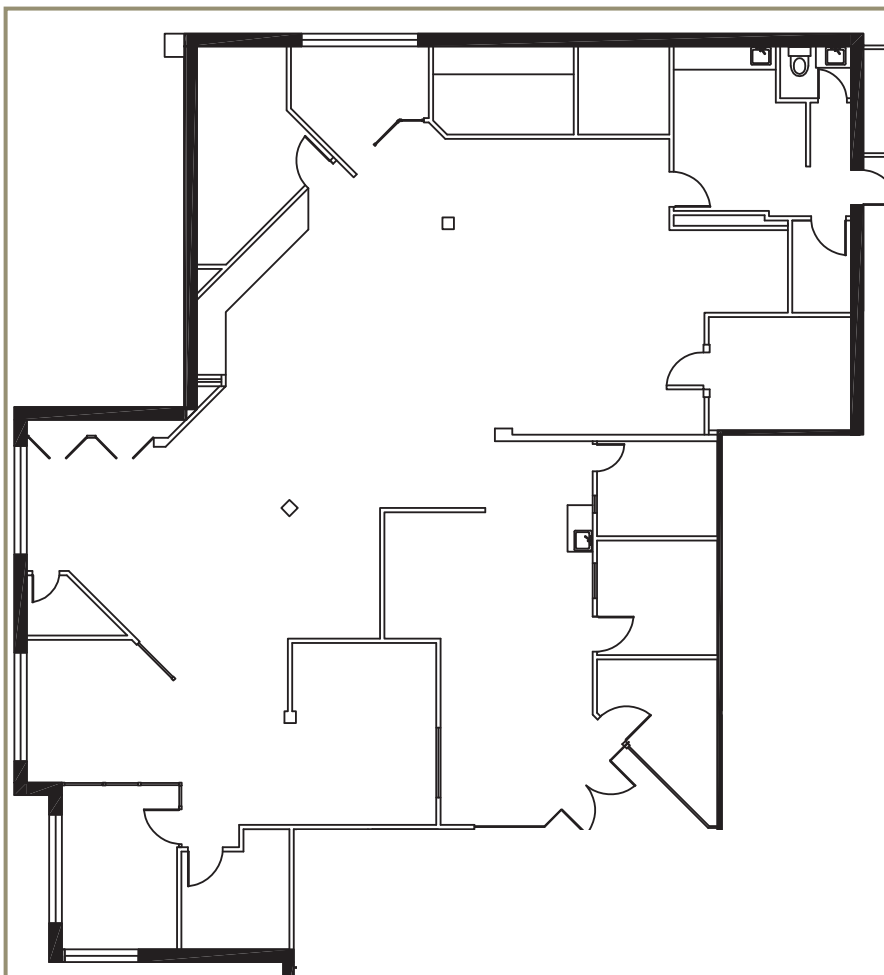




## THE SHOPS AT SHADOW MOUNTAIN

251 SHADOW MOUNTAIN, SUITE A, EL PASO-WEST

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 4,608 RSF  
PROFESSIONAL OFFICE**



### **CLASS A OFFICE SPACE**

- Frontage on Shadow Mountain and Visible from Mesa
- Spacious Open Floorplan with Private Offices & Workspace for Cubicles
- Built-in Reception Area
- Conference Room
- Private Restroom and Break Area
- One Story Building Shared with Only One Other Tenant
- Private Entrance
- Public Restrooms & Lobby Area Located at Front of Building
- Ample Parking
- Building and Suite Signage Available