



FOR SALE

BUILDING SIZE
4,290 SF

LOT SIZE
0.44 AC

ZONING
C-4 SC

SALES PRICE
\$1,395,000 OR \$325 SF

Hector J. Martinez, CCIM
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915.217.5277

PROPERTY HIGHLIGHTS

- Palo Verde Business Park
- Potential investment with significant upside
- Adjacent to medical office/office professionals
- In-between George Dieter Drive & N. Zaragoza Rd.
- High traffic & visibility
- Income producing property with annual NOI of \$55,008.00 with additional NOI upside.
- 77 months remaining on lease term
- Professional office/owner user opportunity/Medical office.
- Vacant suite is approximately 1,668 square feet with a waiting area, conference room, three private offices, large break room, storage room, and two restrooms.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



104,477
POPULATION
 3-MILE RADIUS



\$69,875
AVG HH INCOME
 3-MILE RADIUS



\$54,309
MEDIAN HH INCOME
 3-MILE RADIUS



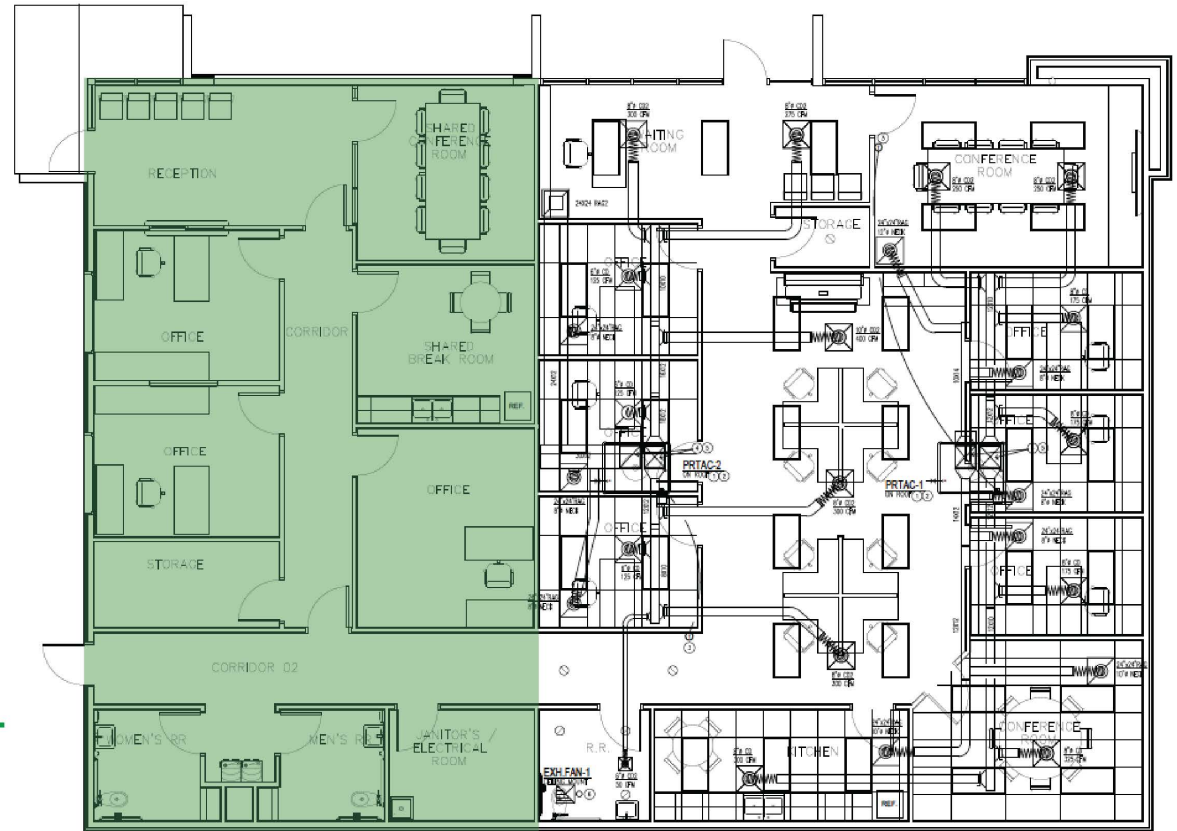
TRAFFIC COUNTS
 N ZARAGOZA RD: 23,521 VPD
 ROJAS DR: 13,314 VPD
 (TDT)

LOCATION:

1351 N ZARAGOZA RD
BUILDING O
EL PASO, TX 79936

OFFERING SUMMARY:

SALES PRICE:	\$1,395,000
PRICE SF:	\$325
NET OPERATING INCOME:	\$55,008/YR
POTENTIAL ADDITIONAL NOI	+/- \$41,000/YR



AVAILABLE
+/- 1,668 SF

OCCUPIED
+/- 2,622 SF





