



FOR LEASE

AVAILABLE SPACE
1,200 - 15,600 SF

ZONING
C-4

**CALL LISTING AGENT FOR
MORE INFORMATION**

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

PROPERTY HIGHLIGHTS

Welcome to Las Tiendas de Zaragoza III Shopping Center, a premier retail destination offering an impressive 19,200 square feet of Gross Leasable Area (GLA). This bustling shopping center is strategically located in a high-traffic area, ensuring excellent visibility and accessibility for your business.

Currently available is a prime 1,200 square feet of first-generation retail space, perfect for a variety of retail concepts. This brand-new space provides a blank canvas, allowing you to customize and design your store to meet your specific business needs.

Key Features:

- Total GLA: 19,200 SF
- Available Space: 1,200 SF of first-generation retail
- High visibility and foot traffic
- Ample parking for customers
- Ideal for retail, boutique, or specialty stores
- Located in a vibrant commercial area with strong demographics

3546 N Zaragoza Shopping Center is surrounded by a mix of established national retailers, local businesses, and dining options, creating a dynamic shopping environment that attracts a steady stream of visitors. Don't miss this opportunity to establish your presence in one of the most sought-after retail locations. Contact us today to schedule a tour and explore the potential of this exceptional retail space.



AREA TRAFFIC GENERATORS



Sergio Tinjero

Sergio@REPcre.com | 915.886.8608

Chris Duncan

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DEMOGRAPHIC SNAPSHOT 2023



160,890
POPULATION
5-MILE
RADIUS



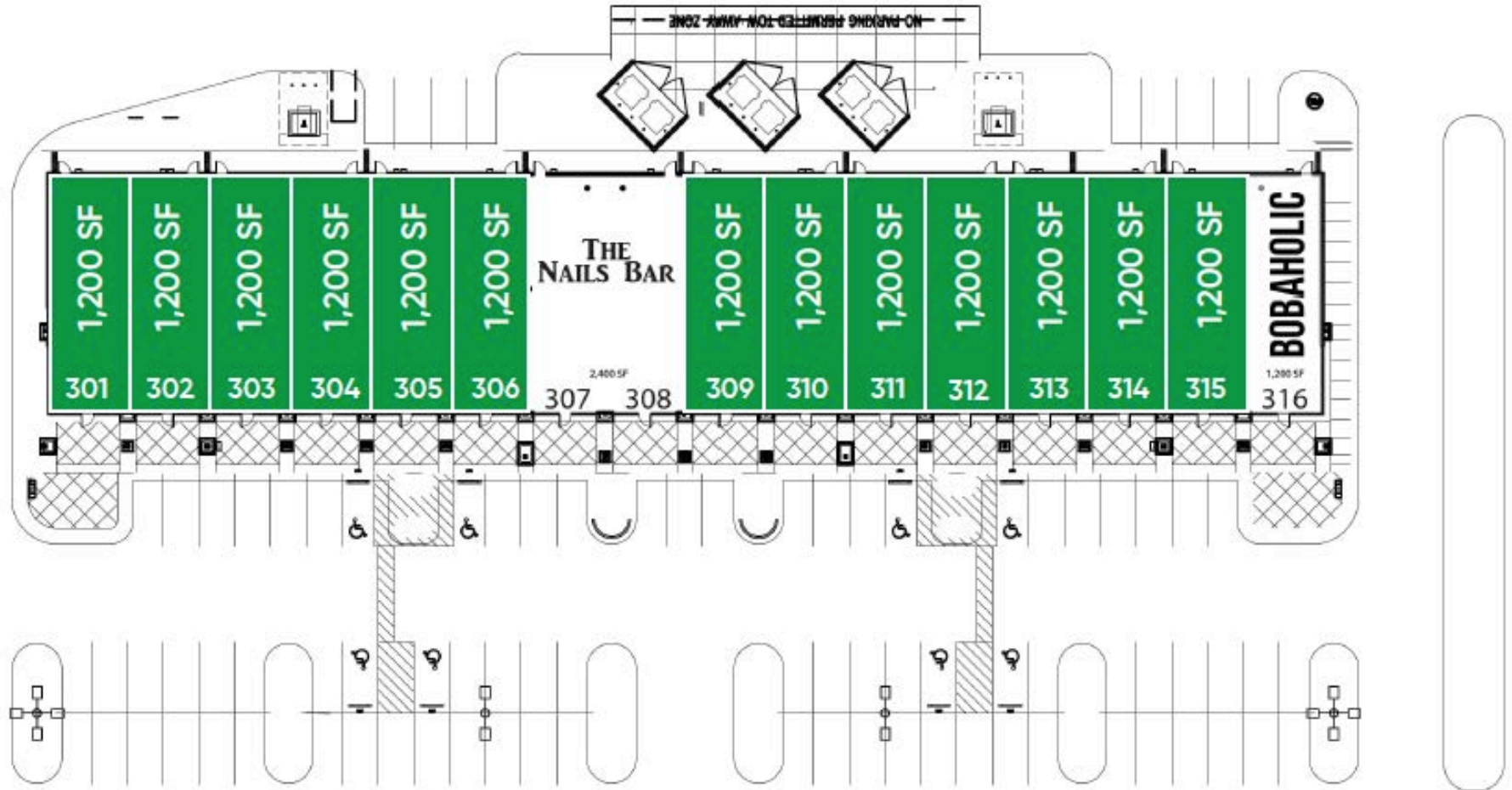
\$72,963
AVG HH INCOME
5-MILE RADIUS



\$60,875
MEDIAN HH INCOME
5-MILE RADIUS



TRAFFIC COUNTS
N ZARAGOZA: 22,476 VPD
EDGEMERE BLVD: 17,750 VPD
(TDT 2022)







INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES 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 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.

ELP REAL ESTATE GROUP LLC DBA REPCRE Broker Firm Name	693047 License No.	CGAMBOA@REPCRE.COM Email	915.422.2242 Phone
CHRIS GAMBOA Designated Broker of Firm	693047 License No.	CGAMBOA@REPCRE.COM Email	915.422.2242 Phone
Associate's Name	License No.	Email	Phone

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