



**FOR LEASE**

**AVAILABLE SPACE**  
1,200 - 15,000 SF

**ZONING**  
C-4

**CALL LISTING AGENT FOR  
MORE INFORMATION**

**Sergio Tinajero**  
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915.886.8608

## PROPERTY HIGHLIGHTS

Welcome to The Reserve at Rich Beem, located at 3260 N. Zaragoza Rd, a premier shopping center offering an impressive 39,712 square feet of Gross Leasable Area (GLA). Situated on El Paso's vibrant east side, this retail hub is ideally positioned 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. This brand-new unit provides a blank canvas, allowing you to customize and design your store to meet your unique business needs.

Key Features:

- Total GLA: 39,712 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 on El Paso's east side in a thriving commercial area with strong demographics

The Reserve at Rich Beem is surrounded by a mix of established national retailers, local businesses, and popular dining options, creating a dynamic shopping environment that attracts a steady flow of visitors.

Don't miss the opportunity to establish your presence in one of the most desirable retail locations. Contact us today to schedule a tour and explore the potential of this exceptional retail space.



## AREA TRAFFIC GENERATORS



**Sergio Tinjero**

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**Chris Duncan**

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## DEMOGRAPHIC SNAPSHOT 2023



**205,253**  
**POPULATION**  
5-MILE  
RADIUS



**\$73,701**  
**AVG HH INCOME**  
5-MILE RADIUS



**\$61,559**  
**MEDIAN HH INCOME**  
5-MILE RADIUS



**TRAFFIC COUNTS**  
N ZARAGOZA: 27,540 VPD  
RICH BEEM BLVD: 10,783 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	693047	CGAMBOA@REPCRE.COM	915.422.2242
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CHRIS GAMBOA	693047	CGAMBOA@REPCRE.COM	915.422.2242
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Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)