



FOR SALE

BUILDING SIZE
4,200 SF

LOT SIZE
0.66 AC
28,749 SF

ZONING
C-4

SALES PRICE
\$1,286,000 OR \$306 SF

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

PROPERTY INFORMATION

- Lot Size: .66 AC (28,749 SF)
- Total Building Size: 4,200 SF
- Exterior Playground: 2,100 SF
- Parking: 3.80 spaces/1000 SF (16 Spaces)
- Palo Verde Business Park - Includes:
 - Hanger Clinic: Prosthetics & Orthotics
 - Care Cardiovascular Care Center
 - Early Bird Pediatric Therapy
 - Texas Medical & Psychiatric Ass. PLLC.
 - Your Life Chiropractic
 - Piedras Rehabilitation Clinic, LLC
 - Villa Pain Institute
- Single - Tenant Net Lease investment
- Leased to Lollipops Daycare & Learning Center
- Income producing property with annual NOI of \$90,000.00
- 98 months remaining on lease term
- Located in the established Palo Verde Business Park between George Dieter Dr & N Zaragoza Rd. Surrounded by professional medical offices, hospital centers, and clinics



AREA TRAFFIC GENERATORS

Las Palmas Marketplace



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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)

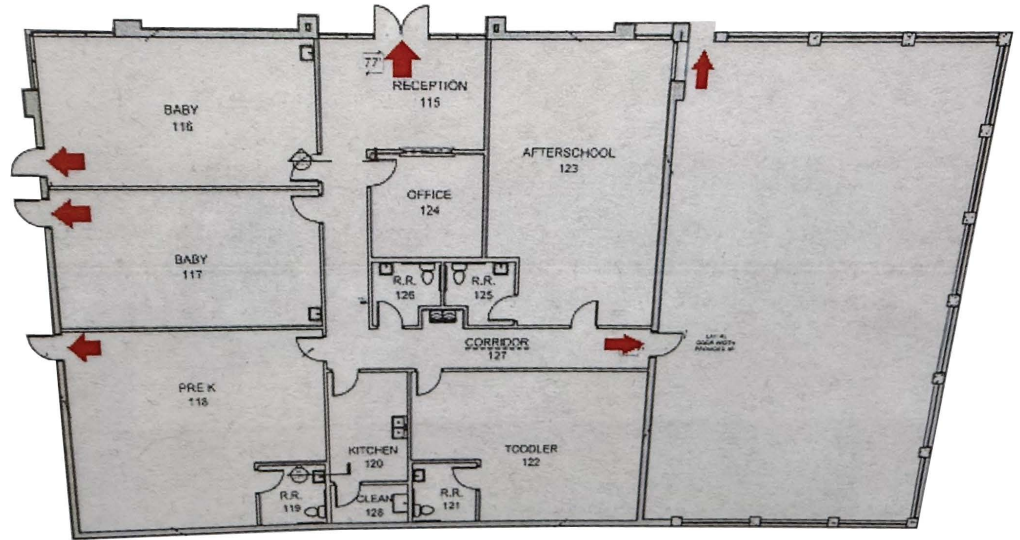
**1351 N ZARAGOZA RD
BUILDING E
EL PASO, TX 79936**

OFFERING SUMMARY:

Sales price: **\$1,286,000**
 Price SF: **\$306**
 2024 net operating income (NOI): **\$90,000/YR**
 Cap rate: **7%**
 Ownership: **Fee simple building & land (condominium)**

TENANT LEASE TERMS

Occupancy: **100 %**
 Lease Type: **NNN**
 Tenant: **Crukami, LLC (Lollipops Daycare & Learning Center)**
 Initial Term: **120 Months (Expires 2/28/33)**
 Renewal Terms: **One (1) 5-Year renewal term, with 3% annual increases**
 Lease Guaranty: **Personal - Guarantees**



4,200 SF

Rent Increase	Term	Monthly Base Rent
	Year 1 - 5 (3/1/23 - 2/29/28)	\$7,500.00
14.66%	Year 6 - 10 (3/1/28 - 2/28/33)	\$8,600.00
* Lease Information Provided By Seller		







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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS GAMBOA</u> Designated Broker of Firm	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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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