



FOR LEASE

AVAILABLE SPACE
1,760-2,440 SF

LOT SIZE
2.1 AC

ZONING
C-1

Michael Reyes
MReyes@REPcre.com
915.474.7995

Retail Space Available at Bassett Village Shopping Center

Join a thriving retail destination at Bassett Village, a well-established shopping center offering three available spaces:

Suite 6356 - 1,760 SF - Former Office

Suite 6354 - 1,860 SF - Former Spa

Suite 6336 - 2,440 SF

Located in a high-traffic area, Bassett Village benefits from strong daytime and evening activity, making it an ideal location for retail, or service-based businesses. With excellent visibility and accessibility, this center attracts a steady flow of customers throughout the day and night.

Don't miss this opportunity to position your business in a prime retail environment.



AREA TRAFFIC GENERATORS



Ernesto Salas

ESalas@REPcre.com | 915.240.1231

DEMOGRAPHIC SNAPSHOT 2024



76,511
POPULATION
3-MILE RADIUS



\$50,898
AVG HH INCOME
3-MILE RADIUS



\$35,626
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
EDGEMERE BLVD: 7,922 VPD
N YARBROUGH DR: 17,753 VPD
(TDT)



SPINE REHAB
6358 EDGEMERE BLVD, EL PASO,
TX 79925



SELLERS INSURANCE
6356 EDGEMERE BLVD, EL PASO,
TX 79925

CONNECT HEARING
6348 EDGEMERE BLVD, EL PASO,
TX 79925

DIABETIC SOLUTIONS
6344 EDGEMERE BLVD, EL PASO,
TX 79925



BASSETT VILLAGE
6360 EDGEMERE BLVD, EL PASO, TX 79925

Suite 6336
2,440 - Sq Feet
Available

JUST CARE HOME HEALTH
6322 EDGEMERE BLVD, EL PASO,
TX 79925

FARMERS
6318 EDGEMERE BLVD, EL PASO,
TX 79925

K&K NAILS
6316 EDGEMERE BLVD, EL PASO,
TX 79925



Suite 6356
1,760 - Sq Feet
Available

PRINT COMPANY
6312 EDGEMERE BLVD, EL PASO,
TX 79925



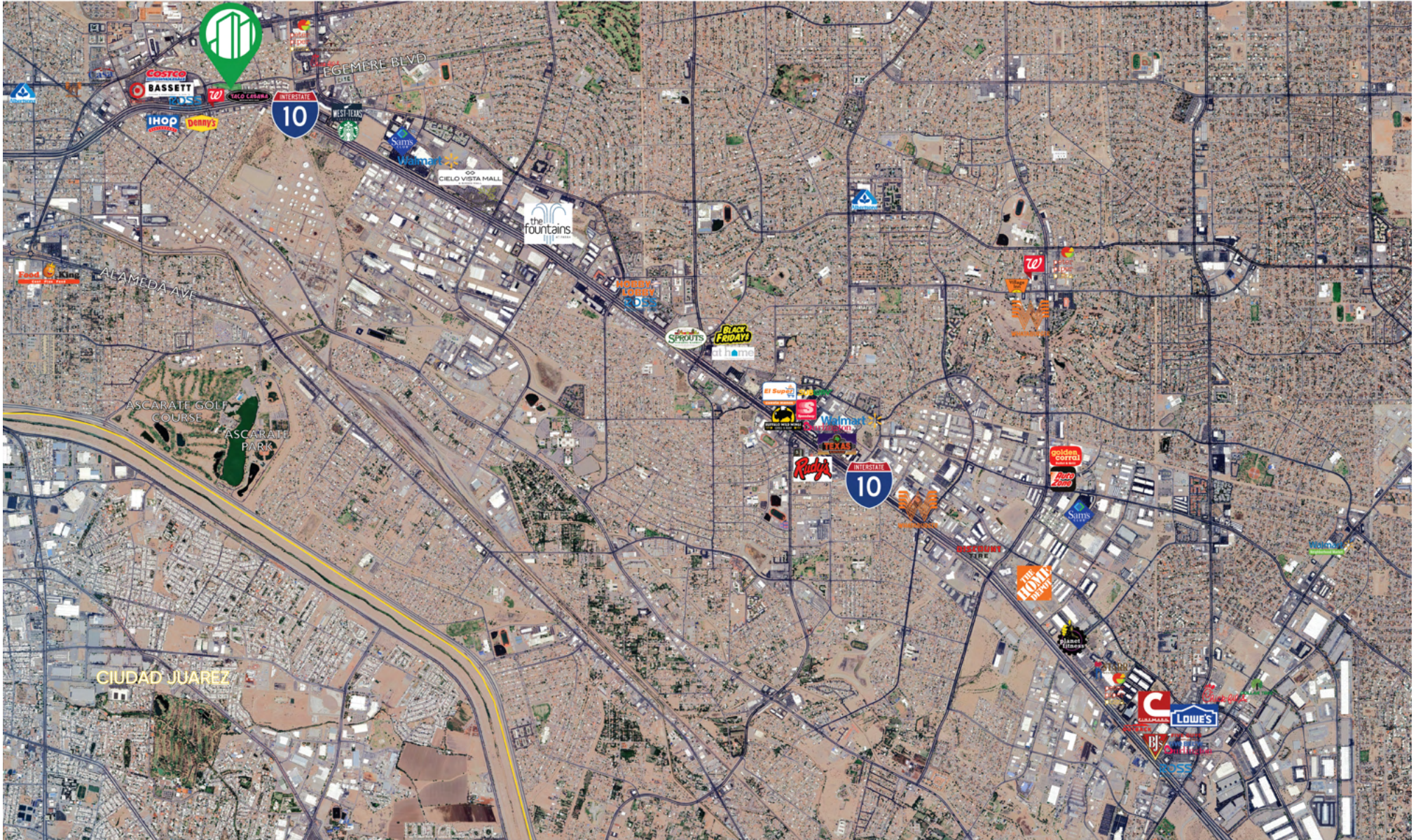
VICENTE BARBER
6306 EDGEMERE BLVD, EL PASO,
TX 79925

BASSETT BEAUTY
6304 EDGEMERE BLVD,
EL PASO, TX 79925

DON JOSE DRINKS 6300
EDGEMERE BLVD,
EL PASO, TX 79925

Suite #	Sq Feet Available
6336	2,440 SF
6354	1,860 SF
6356	1,760 SF





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
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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

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