

FOR LEASE



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PROPERTY INFORMATION

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Location:	710 N Americas Ave. Bldg. H
Inline Suites – Asking Rent:	\$24.00 SF + \$5.00 NNN
End Caps Suites – Asking Rent:	\$26.00 SF + \$5.00 NNN
Zoning:	C-3
Space Available (Sq ft):	1,100 to 8,500 Sq ft

KEY HIGHLIGHTS

- New Retail Development
- Endcap suites with pick up window or drive-thru
- High visibility retail shopping center at high traffic intersection
- Surrounded brands, such as (Circle K, Dunkin Donuts and Tommy's Korean BBQ).
- Prime proximity to Interstate -10, Loop 375
- Proximity to schools, residential neighborhoods, industrial businesses and restaurants.
- Strong retail co-tenancy

AREA TRAFFIC GENERATORS



**HARBOR
FREIGHT**

DaVita

PROPERTY HIGHLIGHTS

Introducing a prime retail shopping center situated at the intersection 710 N Americas Ave., & N. Loop Dr. This future 8,500 SF retail center is in a strategic location within this new development, offering easy access to Interstate 10 and the Zaragoza International Border Crossing. Nestled amidst thriving residential, apartment, and commercial developments, this parcel is an ideal investment for various business ventures. Get in touch today for more details!



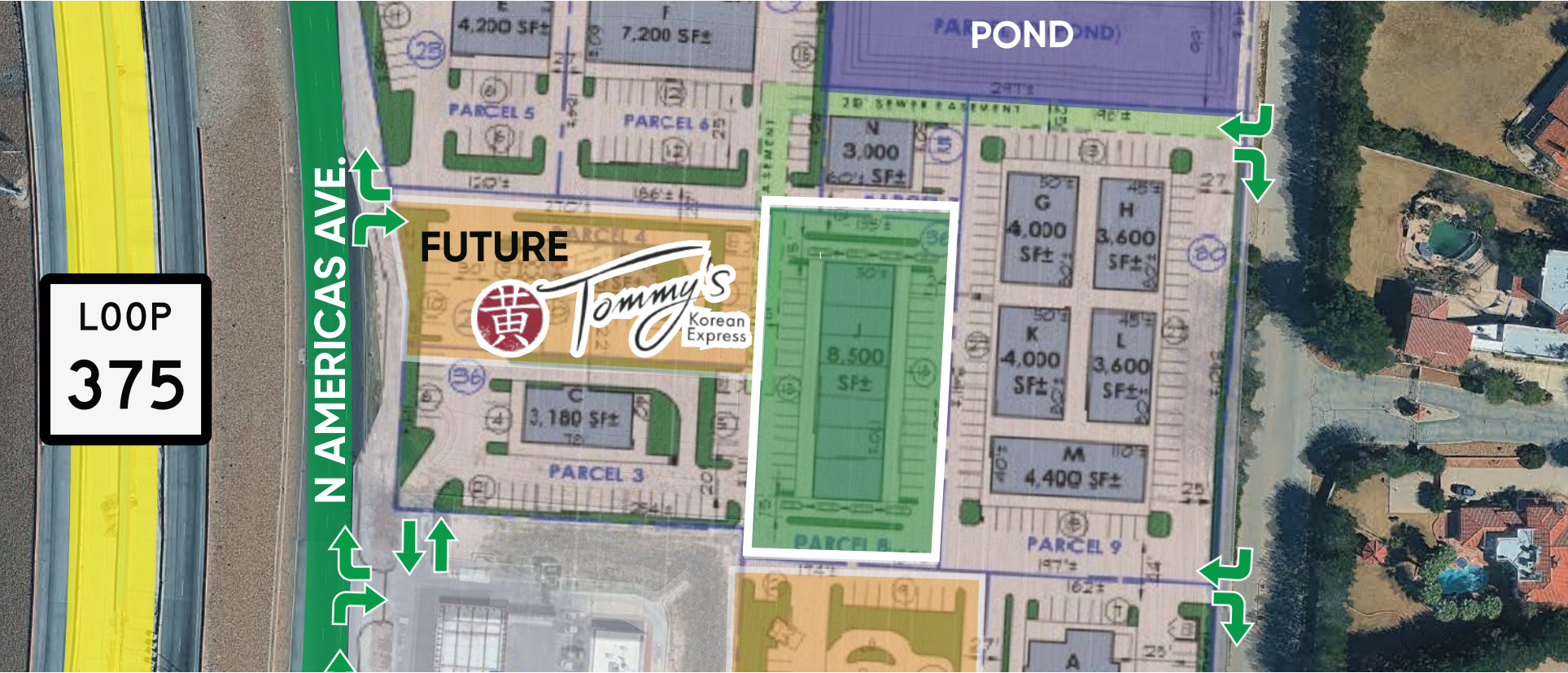
BUILDING SITE PLAN

710 N AMERICAS AVE. BLDG H



TABLE: ASKING RENT + NNN

710 N AMERICAS AVE. BLDG H



SUITE	SIZE (SF)	P/SF	NNN	NET/MO	TOTAL/MO
1	1,500 SF	\$26.00/SF	\$5.00	\$812.50	\$4,062.50
2	1,100 SF	\$24.00/SF	\$5.00	\$595.83	\$2,795.83
3	1,100 SF	\$24.00/SF	\$5.00	\$595.83	\$2,795.83
4	1,100SF	\$24.00/SF	\$5.00	\$595.83	\$2,795.83
5	1,100SF	\$24.00/SF	\$5.00	\$595.83	\$2,795.83
6	1,100SF	\$24.00/SF	\$5.00	\$595.83	\$2,795.83
7	1,500 SF	\$26.00/SF	\$5.00	\$812.50	\$4,062.50

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TRAFFIC COUNTS

NORTH LOOP DR: 29,059 AADT

AMERICAS AVE: 19,880 AADT

LOOP 375: 50,430 AADT
(TDT)

LOOP
375

LOOP 375: 50,430 AADT



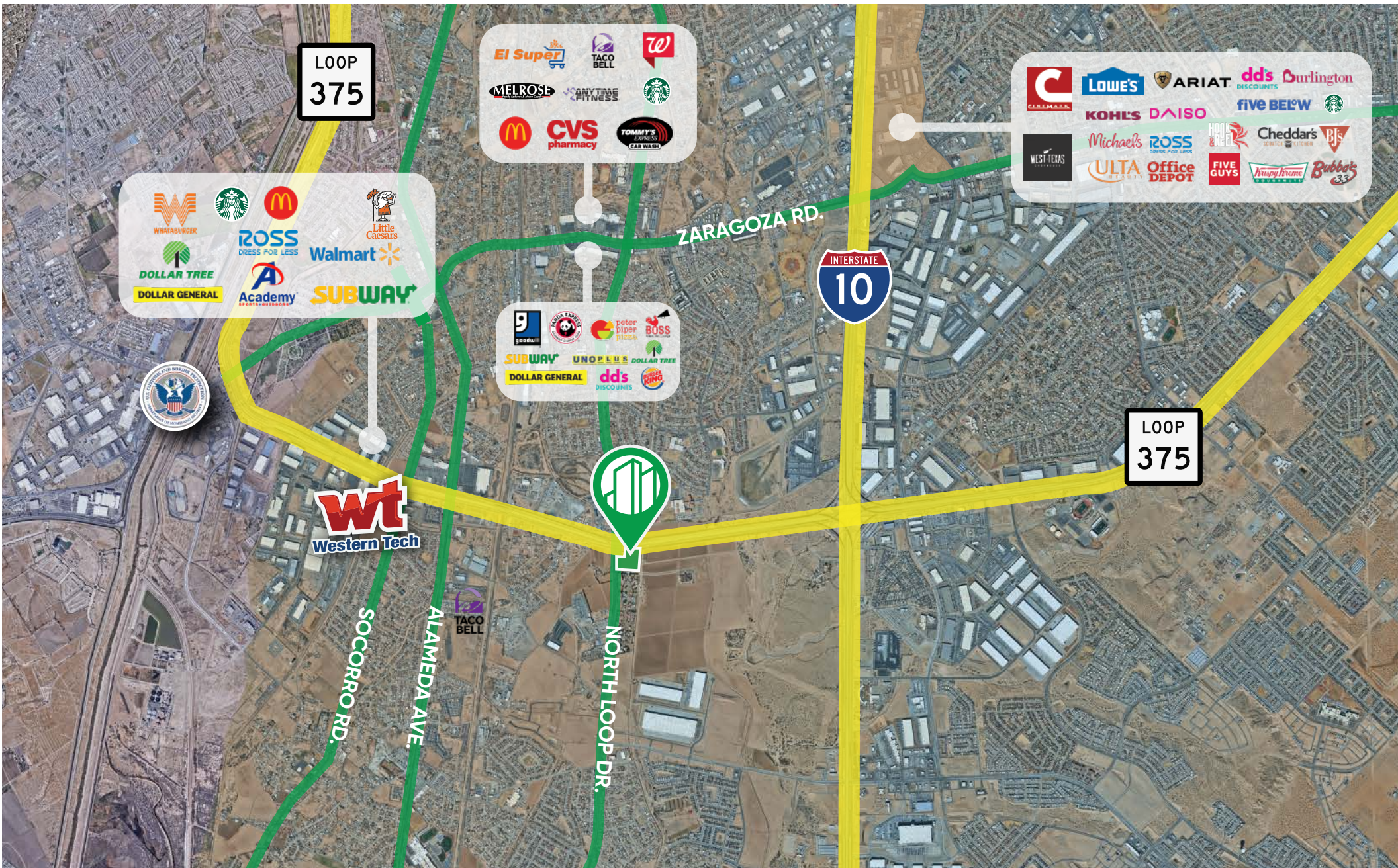
NORTH LOOP DR.
29,059 AADT

N AMERICAS AVE.
19,880 AADT



FULL AERIAL

710 N AMERICAS AVE. BLDG H

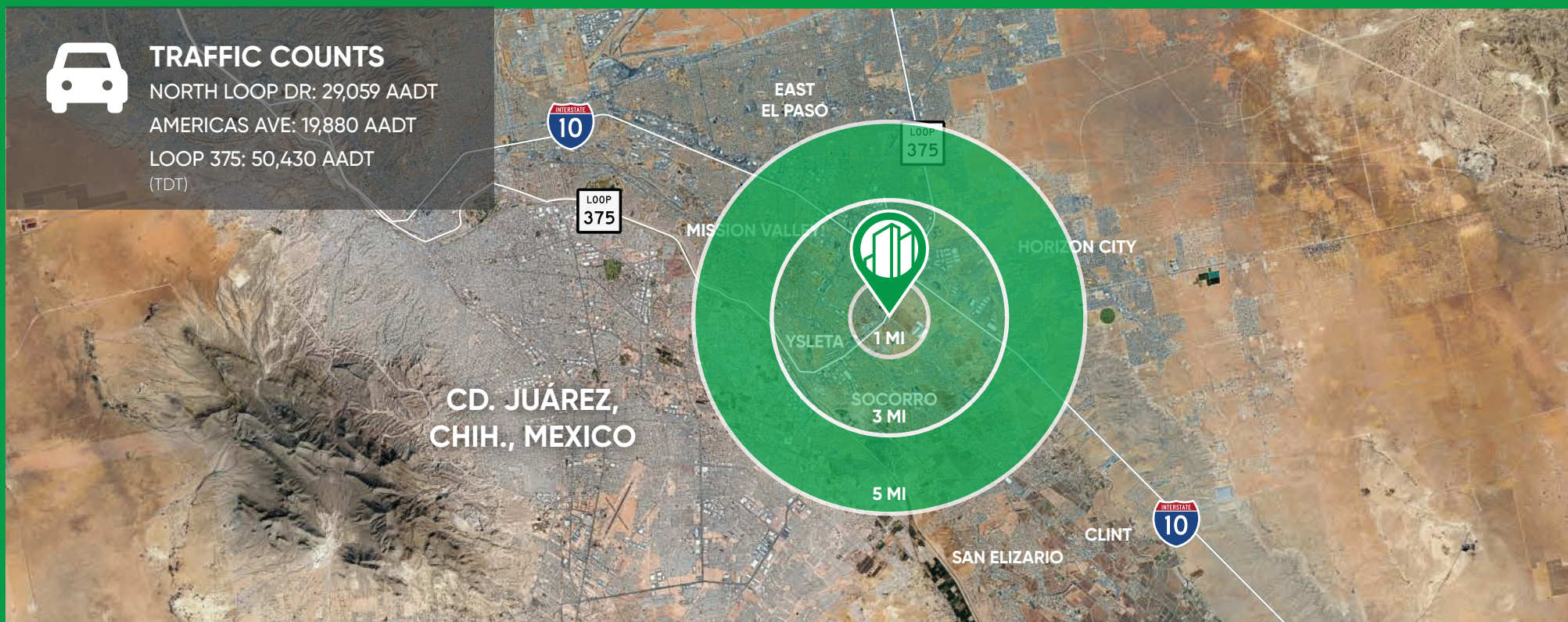


LOCAL DEMOGRAPHICS



TRAFFIC COUNTS

NORTH LOOP DR: 29,059 AADT
AMERICAS AVE: 19,880 AADT
LOOP 375: 50,430 AADT (TDT)



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	4,916	66,870	176,802
	2030 PROJECTED POPULATION	4,916	67,720	179,632
	2025 ESTIMATED HOUSEHOLDS	1,635	21,731	57,622
	2030 PROJECTED HOUSEHOLDS	1,635	22,001	58,509
	2025 MEDIAN HH INCOME	\$54,644	\$55,394	\$58,949

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

11-2-2015

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>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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