

145K

VEHICLES/DAY · I-10

15K

1-MI POPULATION

\$57.4K

MEDIAN INCOME

49

PARKING SPACES

C-4

ZONING

NOW LEASING — PRIME RETAIL & MEDICAL SPACE

# Abha Plaza

403 EXECUTIVE CENTER BLVD · EL PASO, TEXAS 79912

AVAILABLE SPACE

**±10,118 SF**

3 units available

ASKING RATE

**\$28 – \$31**

Per SF

LEASE TYPE

**NNN**

YEAR BUILT

**2025**

Class A · New construction



## VERSATILE SUITE SIZES AVAILABLE — IMMEDIATE OCCUPANCY

Units 1B · 2A · 2B | 1,000 to 4,000+ SF: Individual Bays to Full Building | Shell Condition — TI Allowance Available  
Strategically situated between N Mesa and I-10 in one of the city's most traveled corridors.

Abel Legaspy | CV Commercial

(915) 975-7501 | [abel@abelcre.com](mailto:abel@abelcre.com)



# Available Units — Abha Plaza

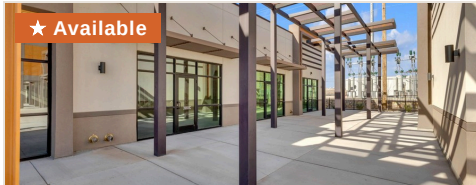
403 EXECUTIVE CENTER BLVD · EL PASO, TX 79912 | PRIME RETAIL & MEDICAL SPACE



## UNIT STATUS OVERVIEW



**Unit 1A**  
OXXO Convenience — Occupied  
SQ FT **3,644 SF** STATUS **Leased**



**★ Available**  
**Unit 1B**  
Shell Condition · Ready for Build-Out  
SQ FT **4,044 SF** RATE/SF/YR **\$28-\$31**  
DIVISIBLE **±1,000 SF** LEASE **NNN**



**★ Available**  
**Unit 2A**  
Shell Condition · Ready for Build-Out  
SQ FT **3,037 SF** RATE/SF/YR **\$28-\$31**  
DIVISIBLE **±1,000 SF** LEASE **NNN**



**★ Available**  
**Unit 2B**  
Shell Condition · Ready for Build-Out  
SQ FT **3,037 SF** RATE/SF/YR **\$28-\$31**  
DIVISIBLE **±1,000 SF** LEASE **NNN**

## FLOOR PLANS — AVAILABLE UNITS

**Unit 1B** 4,044 SF

**TOTAL SF** **4,044 SF** **RATE** **\$28-\$31/SF/YR** **MIN. BAY** **±1,000 SF**

**Unit 2A** 3,037 SF

**TOTAL SF** **3,037 SF** **RATE** **\$28-\$31/SF/YR** **MIN. BAY** **±1,000 SF**

**Unit 2B** 3,037 SF

**TOTAL SF** **3,037 SF** **RATE** **\$28-\$31/SF/YR** **MIN. BAY** **±1,000 SF**

## PROPERTY HIGHLIGHTS



### NEW CONSTRUCTION — 2025 · CLASS A

Brand-new modern retail center with striking orange & wood-tone architecture. New MEP. Shell ready for custom build-out.



### PRIME LOCATION — N. MESA & I-10

Between North Mesa St and I-10, Loop 375 access. Adjacent to UTEP campus and major commercial hubs.



### 145,525 VEHICLES PER DAY · I-10

Exceptional visibility. 49 parking spaces at 3.6:1,000 SF. Prominent building-face signage on all units.



### FLEXIBLE SPACE + TI ALLOWANCE

±1,000 SF bays to full buildings. TI allowances available. Ideal for retail, medical, or service-based concepts.



# Location — Abha Plaza

403 EXECUTIVE CENTER BLVD · EL PASO, TX 79912 | BETWEEN N MESA ST & I-10



Paso Real Estate



## Abha Plaza

Executive Center Blvd

I-10

N Mesa St



### DIRECT I-10 ACCESS

Immediate on/off ramp access from Executive Center Blvd & I-10 interchange



### DENSE RESIDENTIAL BASE

15,000+ residents within 1 mile and 76,000+ within 3 miles — a built-in customer base



### HIGH VISIBILITY CORNER

Prominent frontage on Executive Center Blvd at the N Mesa & I-10 node



### UTEP & LOOP 375

Minutes from UTEP, Loop 375, and established commercial & residential hubs

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# Information About Brokerage Services

TEXAS REAL ESTATE COMMISSION — REQUIRED DISCLOSURE · IABS 1-1



2-10-2025



## Information About Brokerage Services

Texas law requires all real estate license holders 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 A 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>CV Commercial, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9015806-BB</u> License No.	<u>mariharper@me.com</u> Email	<u>(915)855-1110</u> Phone
<u>Marisela Harper</u> Designated Broker of Firm	<u>472999-BB</u> License No.	<u>mariharper@me.com</u> Email	<u>(915)494-4689</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Abel Legaspy</u> Sales Agent/Associate's Name	<u>842543-SA</u> License No.	<u>abel@abelcre.com</u> Email	<u>(915)529-4567</u> Phone

\_\_\_\_\_  
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)

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