

Managed By:



PLAZA GARAGE

EL PASO, TX 79901



18,719 SF

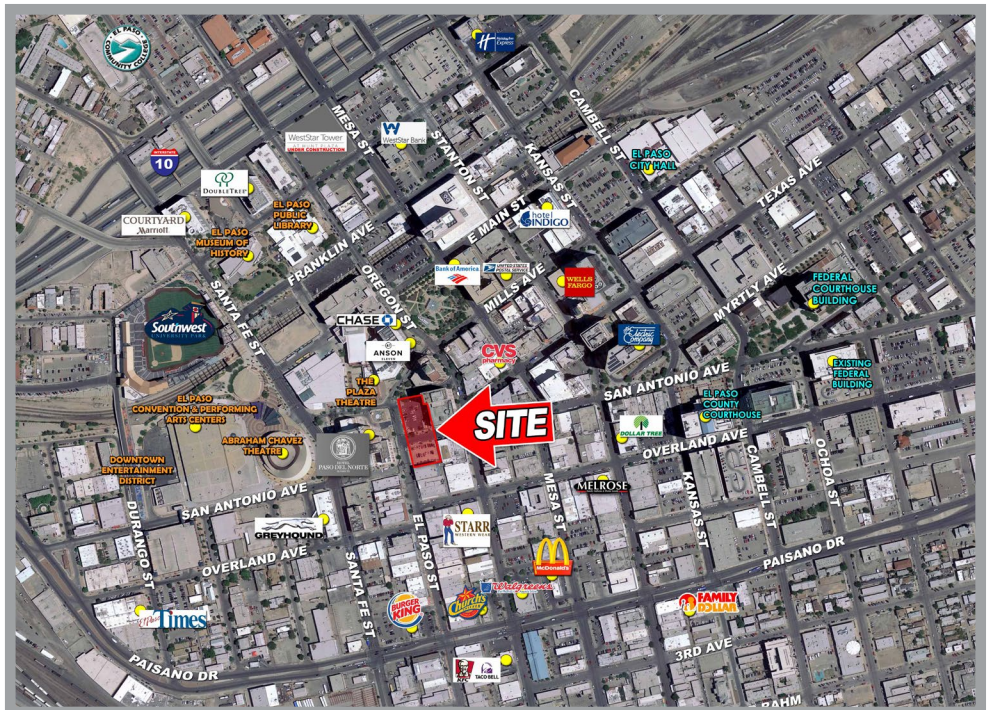
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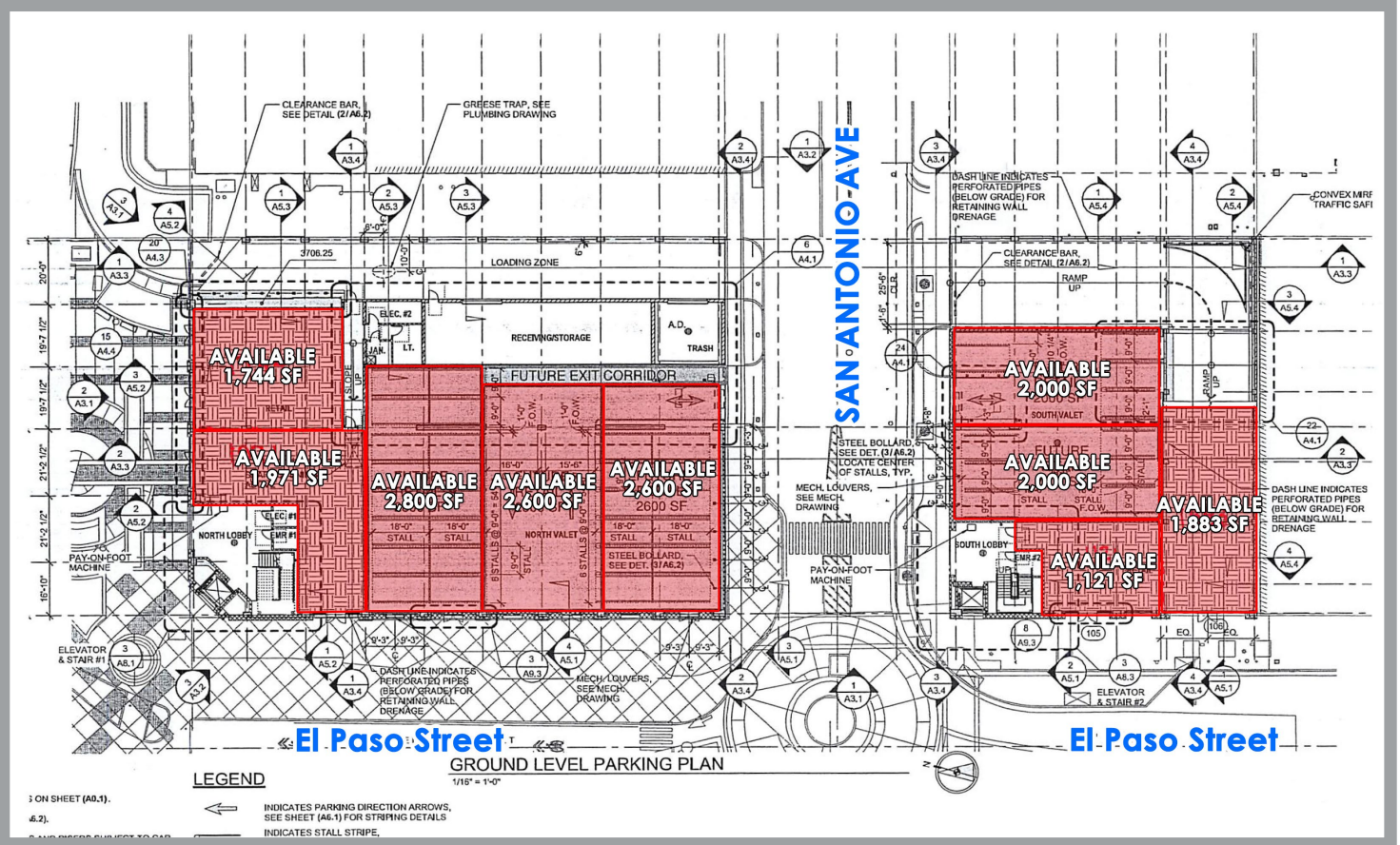
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RJL Real Estate Consultants
123 W. Mills Ave.
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SITE PLAN



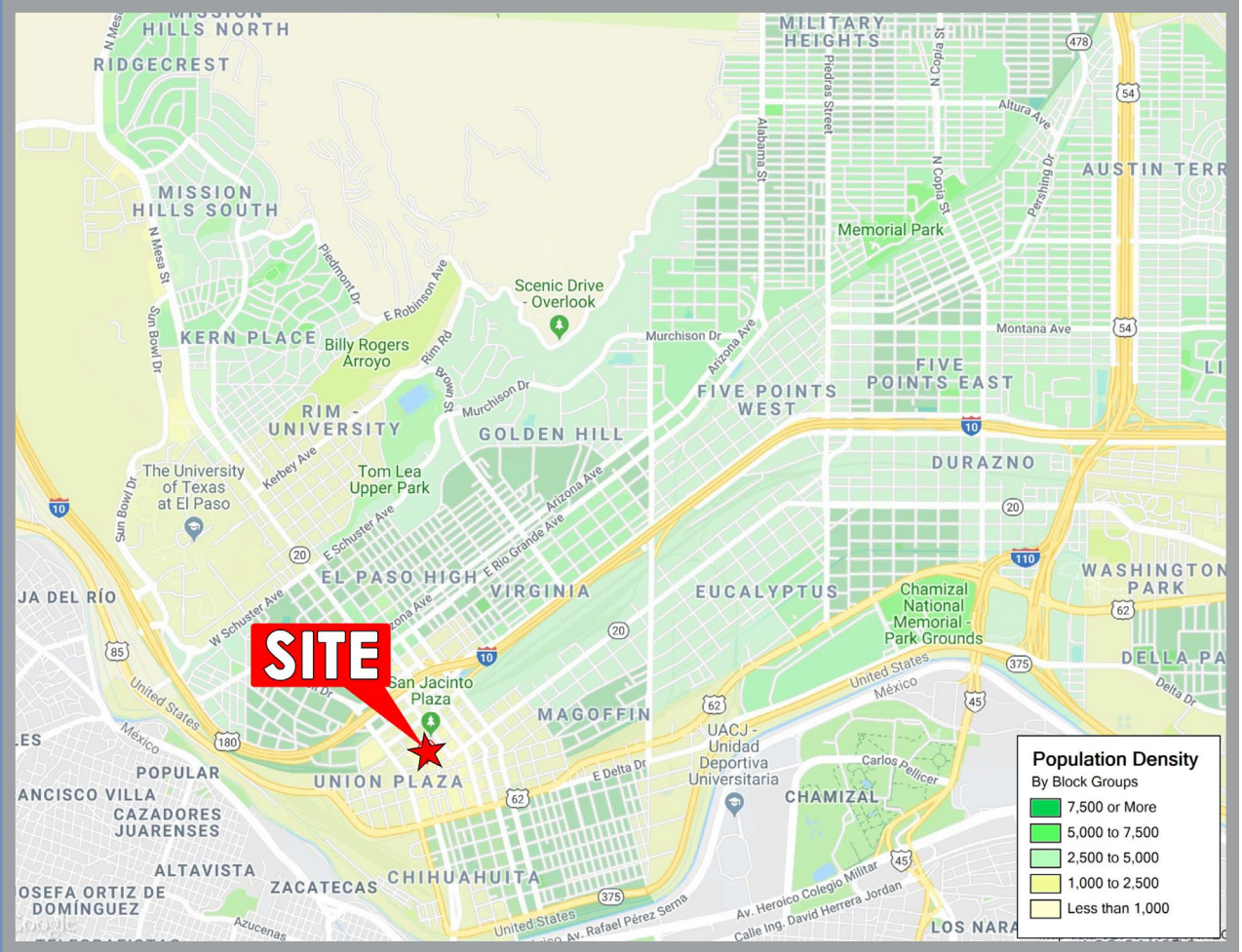
PROPERTY INFORMATION & HIGHLIGHTS

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Location: NEC & SEC San Antonio Ave & El Paso St
Building Size: ±18,719 SF
Lease Rate: Call for Quote
Zoning: C-5

- Located below a busy parking garage
- Walking distance to City Hall, County & Federal Courthouse, Convention Center, Double Tree Hotel, Southwest University Ballpark, & San Jacinto Plaza.
- Downtown redevelopment underway with many new construction projects such as WestStar Tower, The Plaza Hotel at Pioneer Park, & Hotel Paso Del Norte: Autograph Collection.
- Plaza Hotel at Pioneer Park: 130 Rooms (Opening Date Spring 2020)
- Hotel Paso Del Norte: 375 Rooms (Opening Date Summer 2020)
- WestStar Tower: 19-story office building with 262,000 SF of office and 13,000 sf of retail (Opening Date 2020)

CITY MAP



DEMOGRAPHICS

POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2023 Projection	19,074	50,884	122,837
2018 Estimate	18,349	48,843	118,293
2010 Census	17,664	48,546	120,146
Growth 2018-2023	0.8%	0.8%	0.8%
Growth 2010-2018	0.5%	0.1%	-0.2%

HOUSEHOLDS

2023 Projection	8,361	21,036	49,913
2018 Estimate	7,700	19,383	46,170
2010 Census	6,932	17,965	43,834
Growth 2018-2023	1.7%	1.7%	1.6%
Growth 2010-2018	0.3%	0.3%	0.5%

2018 EST. AVERAGE HOUSEHOLD INCOME

\$27,906 \$41,262 \$45,247

2018 EST. MEDIAN HOUSEHOLD INCOME

\$19,778 \$29,709 \$32,959

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CITY FACTS

- #1 most affordable city in Texas
- #9 Best Places to live in the U.S. for Quality of Life (*US News, Jun. 2016*)
- #16 Top Metro Areas to start a Business in America List (*CNBC.com, Aug. 2016*)
- Top 25 of Nation's Major Metro Economies – (*Brookings metro monitor, Jan. 2016*)
- Top 10 Metropolitan Areas by Change in Prosperity (*Brookings metro monitor, Feb. 2016*)
- Top High Performing City - (*Governing and Living Cities, 2017*)
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.3 million
- Estimated State of Chihuahua Population: 4.8 million
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnológico de Estudios Superiores de Monterrey
- 6th largest city in Texas and the 19th largest in the United States
- One of the nation's Best Large Cities for Families (*Apartment List, Jan. 2017*)
- El Paso/Juarez is the second largest borderplex in the nation
- El Paso Gross Retail Sales in 2017: \$12.2 billion
- El Paso ranks #2 in Top 25 Foreign Trade Zone
- Approximately 20 million inbound border crossings
- Fort Bliss - 166,000 Total population, including - Active Duty, Reserves, Family, Civilians & Retirees
- Fort Bliss - \$5.7 billion additional economic impact annually
- Over \$2 billion of annual retail trade in El Paso is spent by Mexican Nationals
- #1 Lowest Crime Rate in the U.S. for a Population of 500,000 & Over for the 5th Year in a row (*FBI - Crime in the United States by MSA 2015, Nov. 2016*)
- #3 Best Run (Managed) Cities in America (*Wallethub.com, 2015*)
- #5 Best Small Cities in America under 1 million people (*bestcities.org, 2018*)

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