



FOR SALE

AVAILABLE SPACE

5,820 SF

LOT SIZE

2.7 AC

**CALL LISTING
AGENT FOR
MORE
INFORMATION**

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PROPERTY HIGHLIGHTS

This office building is ideally located at the corner of Viscount Blvd. and Larry Mahan Dr., in the heart of a thriving commercial and residential area featuring office, retail, multi-family, and other commercial developments. The property offers easy access to and from Interstate-10, just one block away, and is conveniently positioned between two major freeway intersections: Hawkins Blvd. and Viscount Blvd.

The location is highly accessible and just a few minutes from Cielo Vista Mall, one of Simon Property Group's highest-grossing malls in the U.S. Additionally, The Fountains at Farrah is only two blocks away, along with a variety of dining, shopping, and service options nearby.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2023



99,640
POPULATION
3-MILE RADIUS



\$ 59.6K
AVG HH INCOME
3-MILE RADIUS



\$47.6K
MEDIAN HH
INCOME



TRAFFIC COUNTS
VISCOUNT BLVD: 17,631 VPD
INTERSTATE 10: 131,254 VPD
(TDT)

FINANCIAL ANALYSIS

LOCATION:

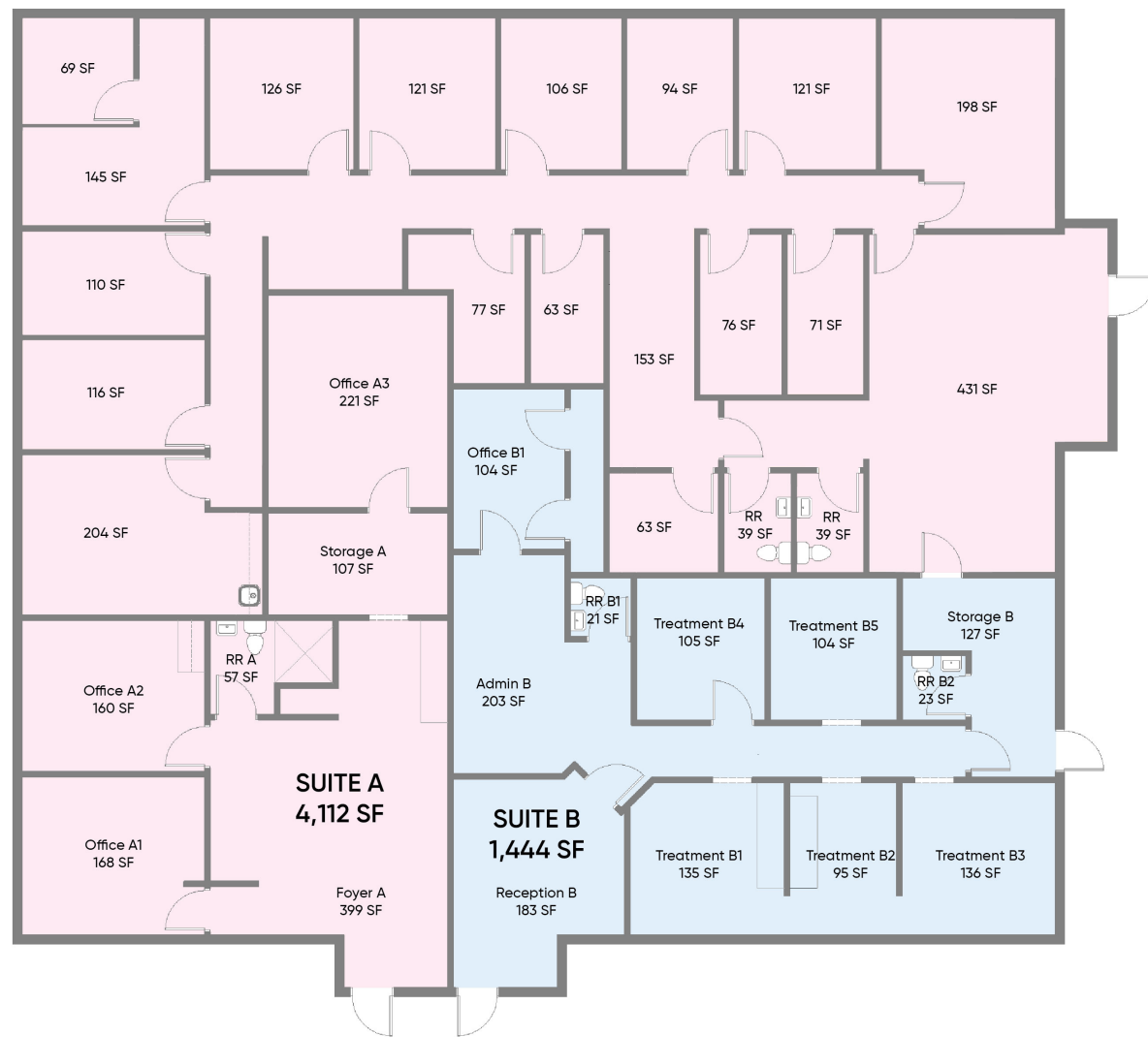
9398 Viscount Blvd.
El Paso, TX 79925

INCOME AND EXPENSES:

Income:	
Suite A	\$ 8,824
Suite B	\$ 2,795
Monthly Income:	\$ 11,619
ANNUAL RENT INCOME:	\$ 139,431
Expenses:	
Property Taxes:	\$ 14,154
Building Insurance:	\$ 4,584
Water:	\$ 1,200
Electricity:	\$ 180
Maintenance:	\$ 2,400
Trash Services:	\$ 4,182
Janitorial:	\$ 2,400
ANNUAL EXPENSES:	\$ 29,100
Annual Base Rent Income:	\$ 139,431
Annual Reimbursement Income:	\$ 26,700
Total Annual Income:	\$ 166,131
Total Annual Expenses:	\$ 29,100
TOTAL NET INCOME:	\$ 137,031

CAP RATE:

ASKING PRICE:	\$ 1,850,000
NET ANNUAL INCOME:	\$ 137,031
CAP RATE:	7.41%



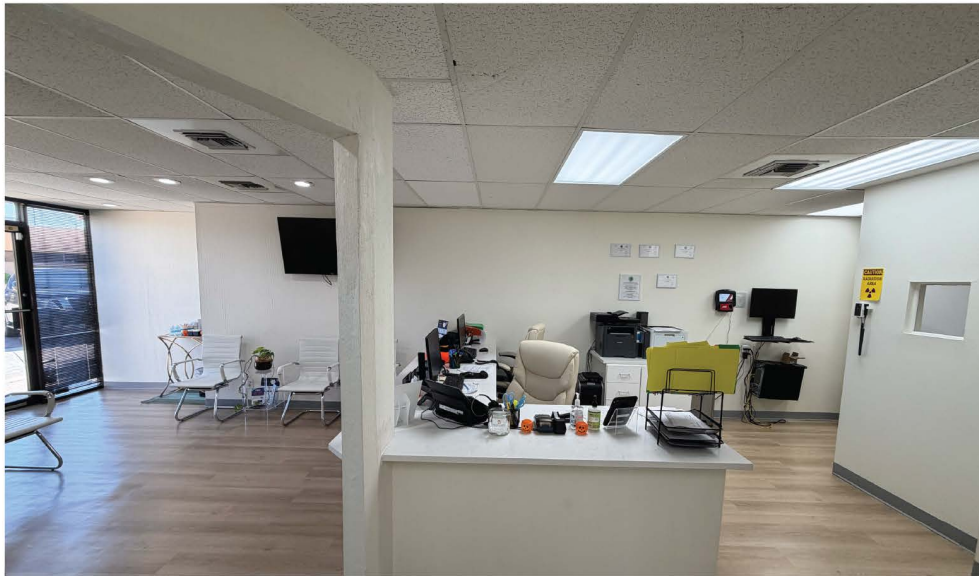
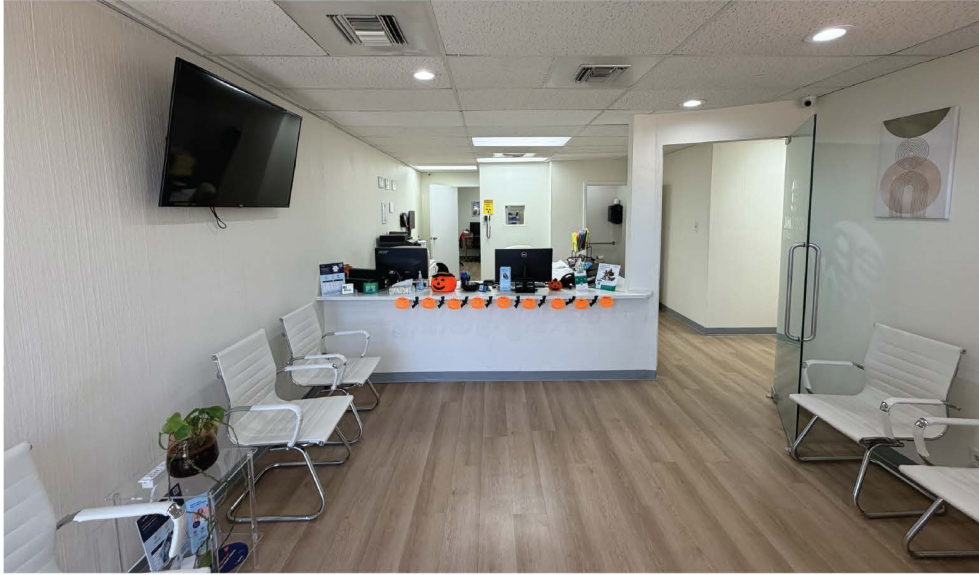
4,112 SF SUITE A - OFFICE
1,444 SF SUITE B - DENTIST OFFICE

TOTAL LEASABLE AREA - 5,556 SF





SUITE B



SUITE B





