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Offering Memorandum

**4621 RIPLEY DR.
EL PASO, TX 79922**

**23,575 SF BUILDING
FULLY LEASED**





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City Overview

El Paso, Texas—a dynamic border city where cultural heritage and modern commerce intersect—continues to emerge as a strategic hub for business and logistics in the Southwest. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a strong transportation network, a skilled workforce, and proximity to major trade routes, including Interstate 10 and the U.S.–Mexico border. The city’s business-friendly environment and ongoing investment in infrastructure have fostered steady industrial and commercial growth, creating a robust market for income-producing assets.

With a stable economy, low operating costs, and a thriving cross-border trade ecosystem, El Paso remains a prime location for investors seeking long-term stability and value appreciation. Its blend of accessibility, economic resilience, and regional connectivity continues to drive demand for quality flex, warehouse, and distribution properties throughout the market.



About This Property

Property Details

Located in West El Paso, 4621 Ripley Dr. presents an exceptional investment opportunity. This 23,575-square-foot Class B flex warehouse and office building, originally built in 1980 and renovated in 2020, is fully leased, offering immediate income stability. The property sits on a fenced lot with prominent signage and benefits from excellent accessibility via Interstate 10, Doniphan Drive, and Mesa Street. Its strong location and versatile design make it a reliable, low-maintenance asset in one of El Paso's most established commercial corridors.



4621 RIPLEY DR. - EL PASO, TX 79922



Property Details

FULLY LEASED 23,575 SF BUILDING FOR SALE

Total SF	23,575 SF
Tenants	Fully Leased
Lot Size	1.18 Acres
Building Class	B
Zoning	P-I
Sales Price	\$4,534,847.00
Cap Rate	6%





Tenant Overview



Purchase Green is a well-established tenant and local branch of a nationally recognized provider of artificial grass and surfacing solutions. The company operates a showroom and warehouse, offering a wide range of synthetic turf products for residential, commercial, and recreational applications. As part of a growing national network with a strong brand presence and customer base, Purchase Green attracts steady traffic from contractors, landscapers, and homeowners. The tenant's operations are stable, supported by consistent demand in the landscaping and outdoor improvement sectors, making it a reliable occupant and an appealing asset for potential investors.

El Paso Elite Volleyball Academy is a long-standing and reputable youth sports organization offering club teams, training programs, camps, and private lessons for athletes of all ages. Known for its commitment to skill development, teamwork, and sportsmanship, the academy has built a strong presence within the El Paso community since its founding in 2013. Operating year-round, the facility generates steady activity through consistent enrollment and events, contributing to regular foot traffic and dependable facility use. With its established reputation and loyal membership base, El Paso Elite represents a stable and community-driven tenant with enduring appeal.

Montecristo Furniture is a well-established local retailer specializing in high-quality home furnishings and décor. Known for its wide selection of stylish, affordable pieces and exceptional customer service, the store has earned a loyal following throughout the El Paso community. Operating from its showroom year-round, Montecristo Furniture attracts steady customer traffic through ongoing sales, seasonal promotions, and word-of-mouth referrals. Its long-standing presence and consistent business activity make it a reliable and community-oriented tenant.

EP Baseball is a respected youth sports organization dedicated to developing players' skills, discipline, and love for the game. Offering competitive teams, training programs, and seasonal camps, the program serves athletes across a range of ages and experience levels. With year-round operations and frequent practices, games, and events, EP Baseball generates consistent activity and community engagement at its facility. Its strong reputation, committed coaching staff, and loyal participant base make it a dependable and well-regarded tenant within the El Paso sports community.



Tenant Overview

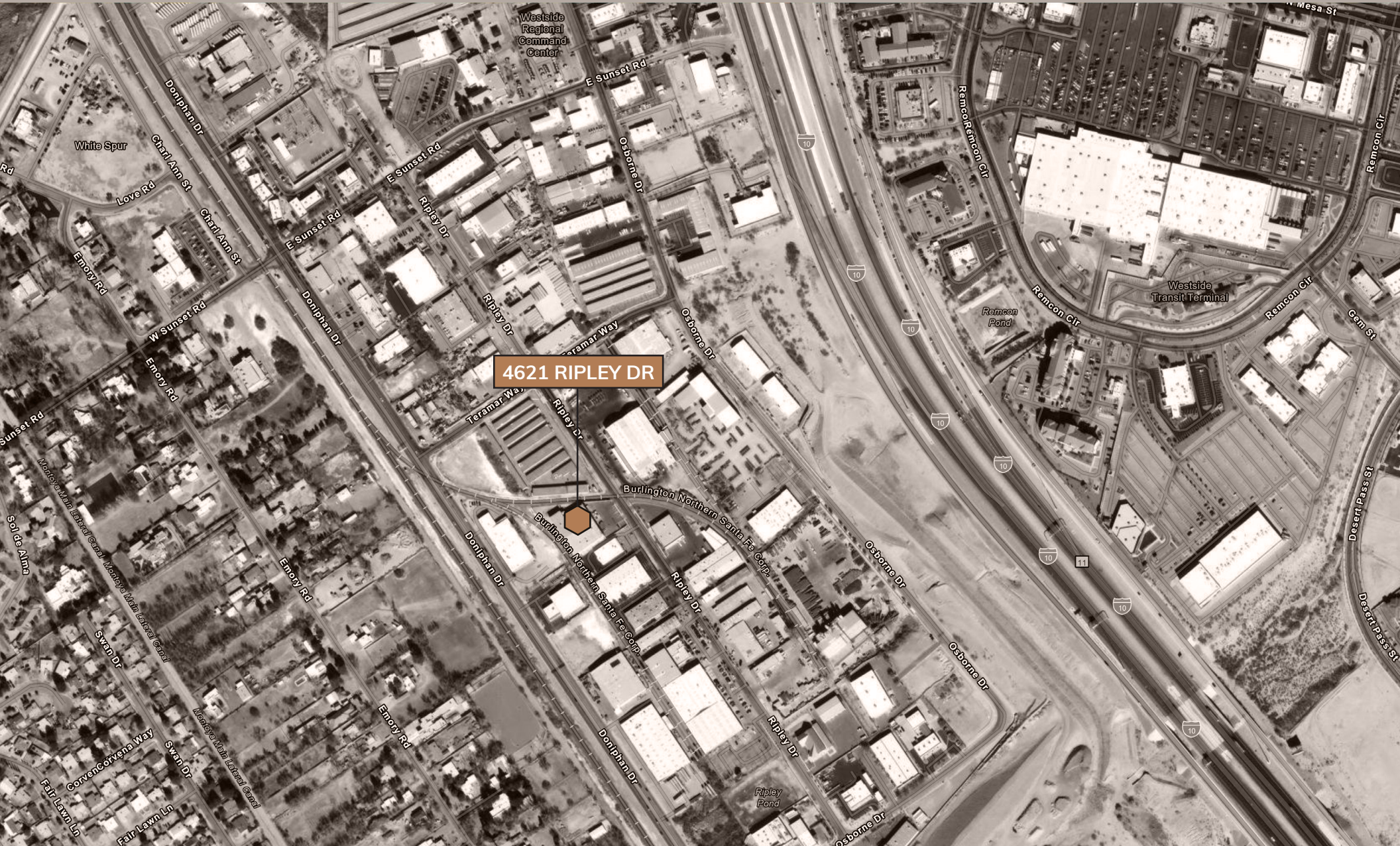
NOI & CAP RATE

Suite	Tenant	Square Feet	Lease Term	Rental Rate	Annual Rent
A	Purchase Green	8,369 SF	10 Years	\$10.88/SF	\$91,032.79
B	El Paso Elite Volleyball Academy	3,750 SF	1 Year	\$11.20/SF	\$42,000.00
B	Montecristo Frurniture	4,250 SF	3 Years	\$10.00/SF	\$42,500.04
C	EP Baseball	8,778 SF	3 Years	\$11.00/SF	\$96,558.00
Total Net Operating Income		23,575	17 Years	\$42.08/SF	\$272,090.83
Cap Rate	6%				\$4,534,847.32

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Site Aerial



4621 RIPLEY DR. - EL PASO, TX 79922



Site Aerial

WITH SURROUNDING BUSINESSES



sam's club

Walgreens

HOBBY LOBBY



N. MESA ST.

GECU
WE'RE WITH YOU

Chick-fil-A

DONIPHAN DR.

4621 RIPLEY DR

THE HOME DEPOT

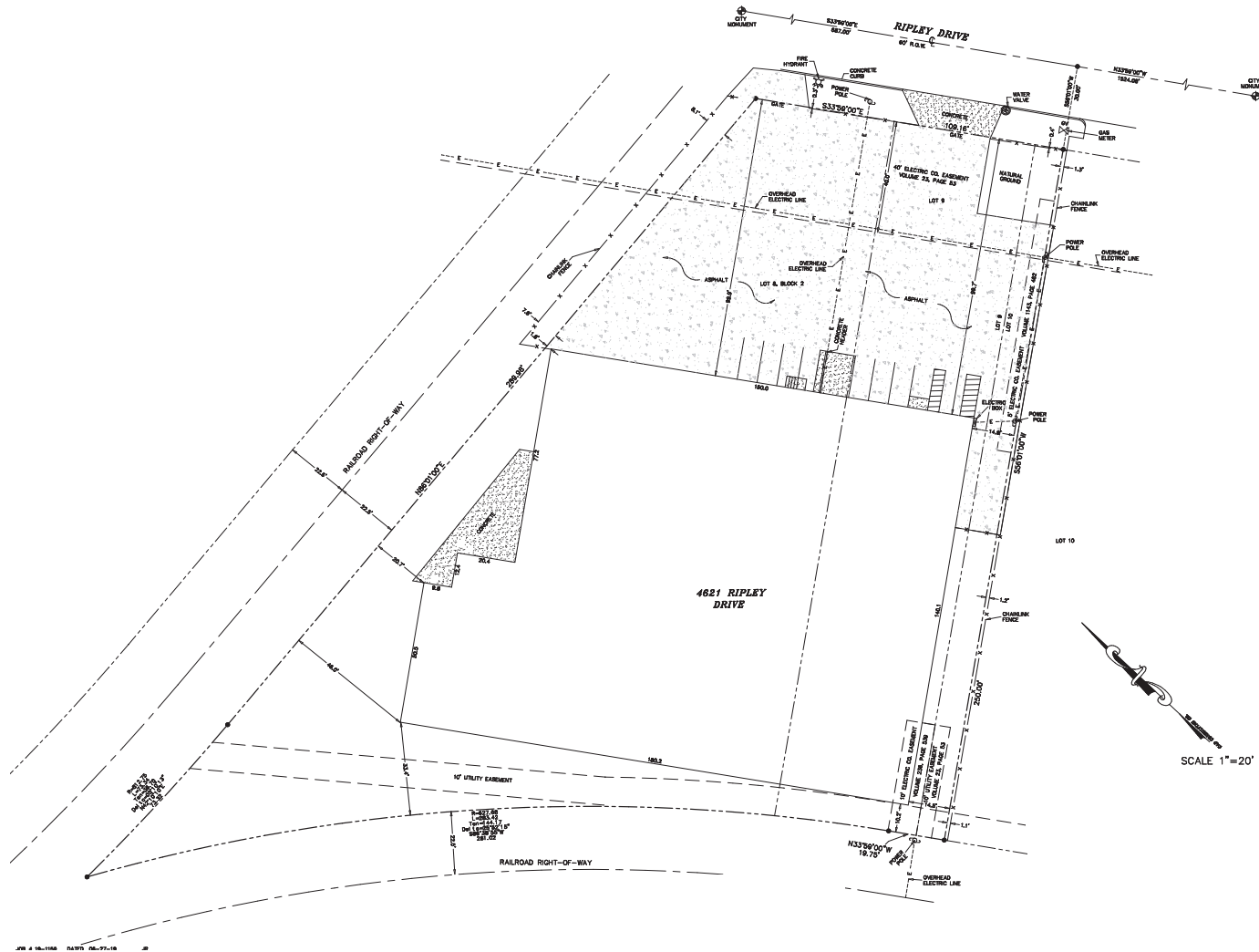


Walmart



Site Plan

TOTAL 23,575 SF
LOT SIZE: 1.18 ACRES



4621 RIPLEY DR - EL PASO, TX - 79922



Property Photos

EXTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	7,969	7,900
3 miles	81,462	81,790
5 miles	142,711	144,606



Households

1 mile	3,443	3,510
3 miles	31,838	32,752
5 miles	55,444	57,551



Median HH Income

1 mile	\$59,744	\$65,547
3 miles	\$69,323	\$76,164
5 miles	\$76,578	\$83,435

SITE AERIAL MAP



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