



RETAIL SPACE FOR LEASE

4190 N Mesa St
±3,106 SF

EL PASO, TX 79902

FOR MORE INFORMATION, PLEASE CONTACT



Will Brown, SIOR
Managing Partner
915.213.7791 Office
will@sonnybrown.com



Michael McBroom, SIOR
Senior Vice President
915.350.7986 Office
michael@sonnybrown.com

SUITE B- FEDEX BUILDING OFFICE AND RETAIL SPACE WITH SIGNALIZED ACCESS, PROMINENT SIGNAGE, AND FLEXIBLE OPEN LAYOUT.

ASKING PRICE: NEGOTIABLE

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



FedEx Building

4190 N MESA ST, EL PASO, TX 79902

PROPERTY FEATURES

PROPERTY DESCRIPTION

4190 N Mesa St offers ±3,106 SF of office and retail space for lease within the FedEx Office building at N Mesa Street and Executive Center Boulevard. Suite B provides a mostly open layout with partial build out, giving tenants flexibility to adapt the space for retail, service, medical, office, showroom, or appointment based use.

The property benefits from N Mesa Street frontage, signalized access, pylon signage, and prominent building face signage. Its location near I-10, Loop 375, UTEP, Downtown El Paso, and surrounding West El Paso neighborhoods creates a practical setting for businesses seeking customer access along an established commercial corridor.

PROPERTY HIGHLIGHTS

- Mostly open floor plan with partial build out.
- N Mesa Street location with signalized access at Executive Center Boulevard.
- Building face signage and signage visible on high traffic Mesa available for tenant identification.
- Located within the recognizable FedEx Office building.
- Near I-10, Loop 375, UTEP, Downtown El Paso, and West El Paso neighborhoods.

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE



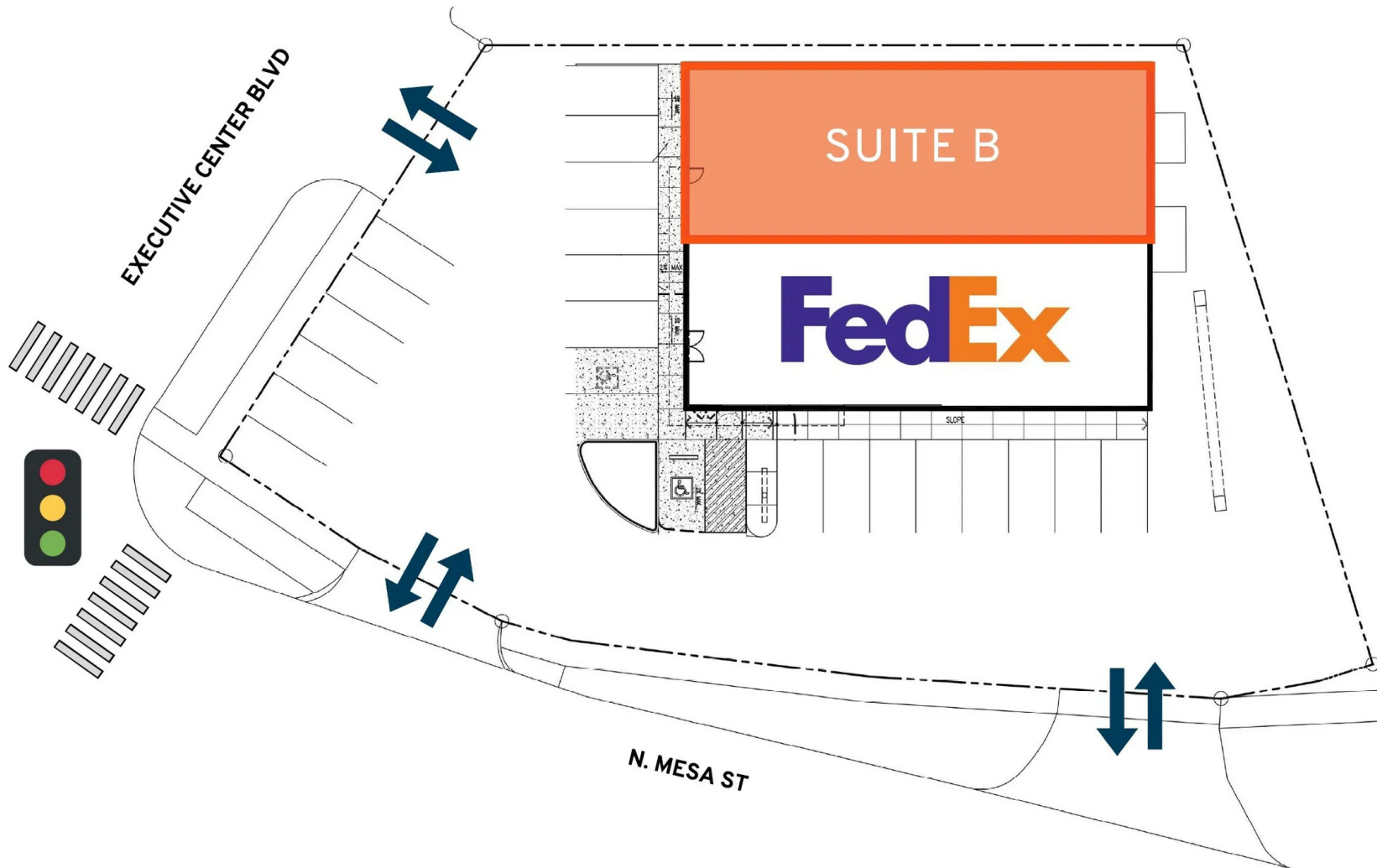
FedEx Building

4190 N MESA ST, EL PASO, TX 79902

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE

SITE PLAN



FedEx Building

4190 N MESA ST, EL PASO, TX 79902

ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE



FOR LEASE INFORMATION, PLEASE CONTACT
WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

FedEx Building

4190 N MESA ST, EL PASO, TX 79902

RETAIL MAP

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE



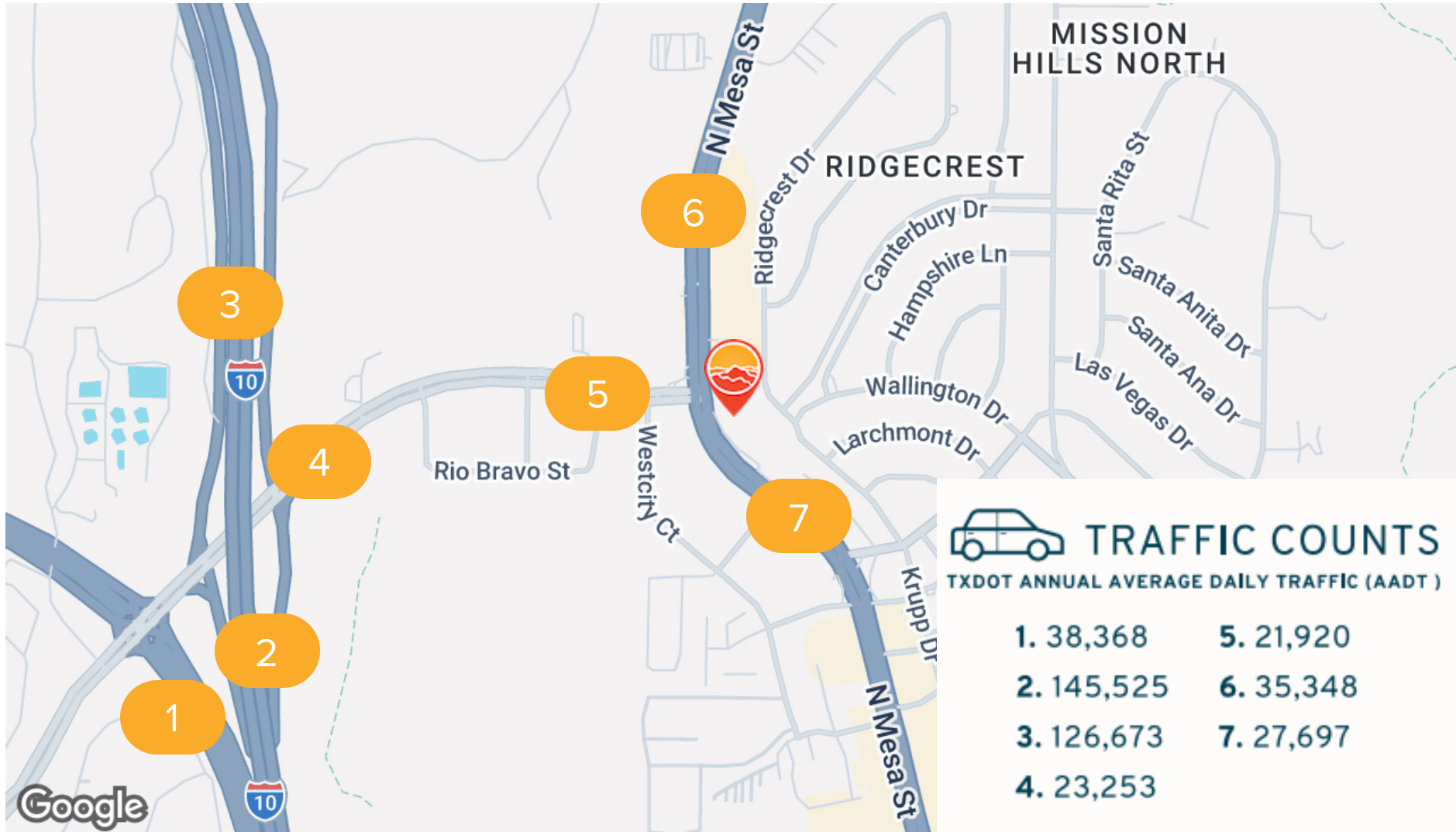
FedEx Building

4190 N MESA ST, EL PASO, TX 79902

LOCATION MAP

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE



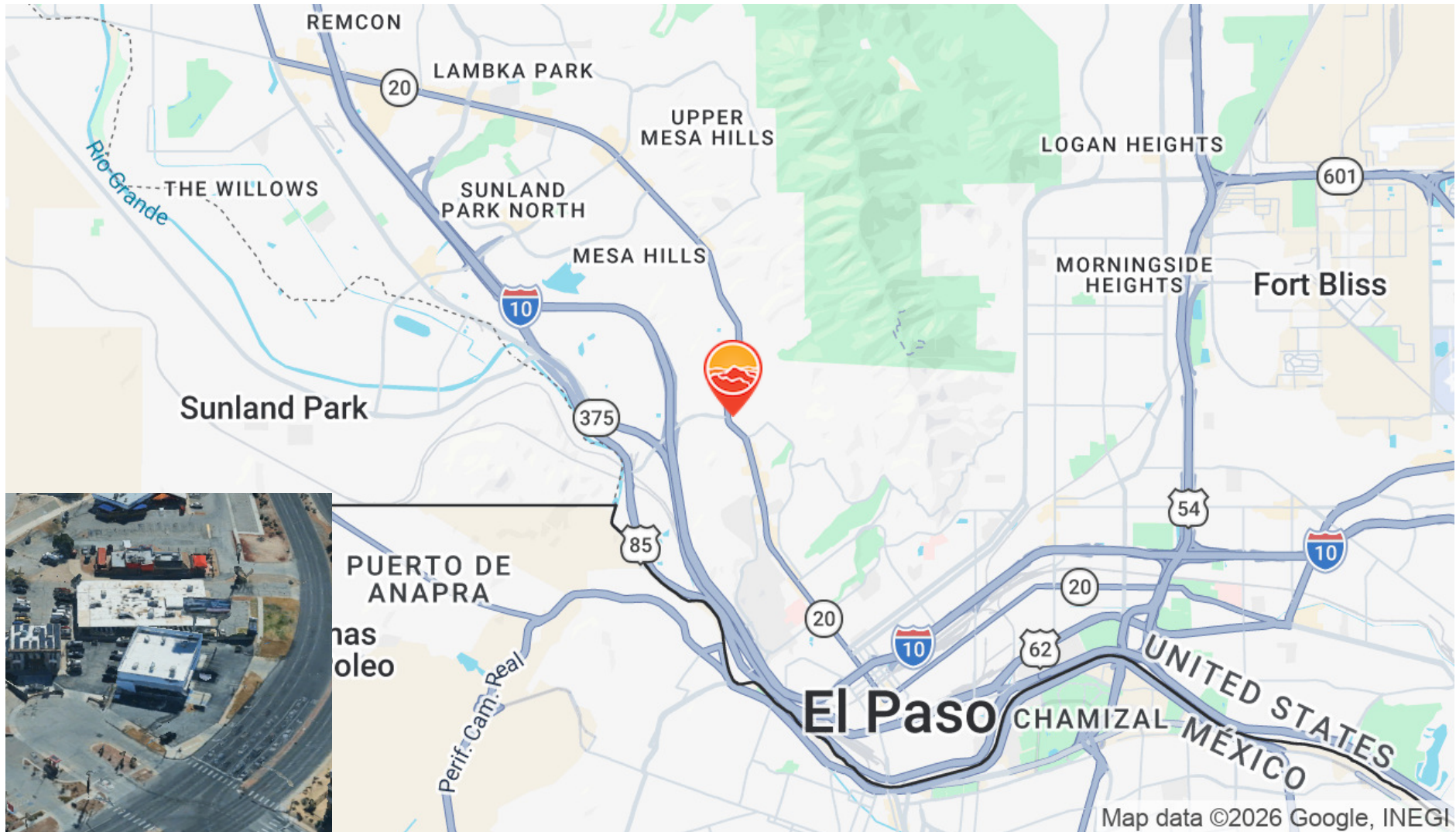
FedEx Building

4190 N MESA ST, EL PASO, TX 79902

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE

AERIAL MAP



FOR LEASE INFORMATION, PLEASE CONTACT
WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

FedEx Building

4190 N MESA ST, EL PASO, TX 79902

RETAIL PROPERTY FOR LEASE:

±3,106 SF | NEGOTIABLE

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

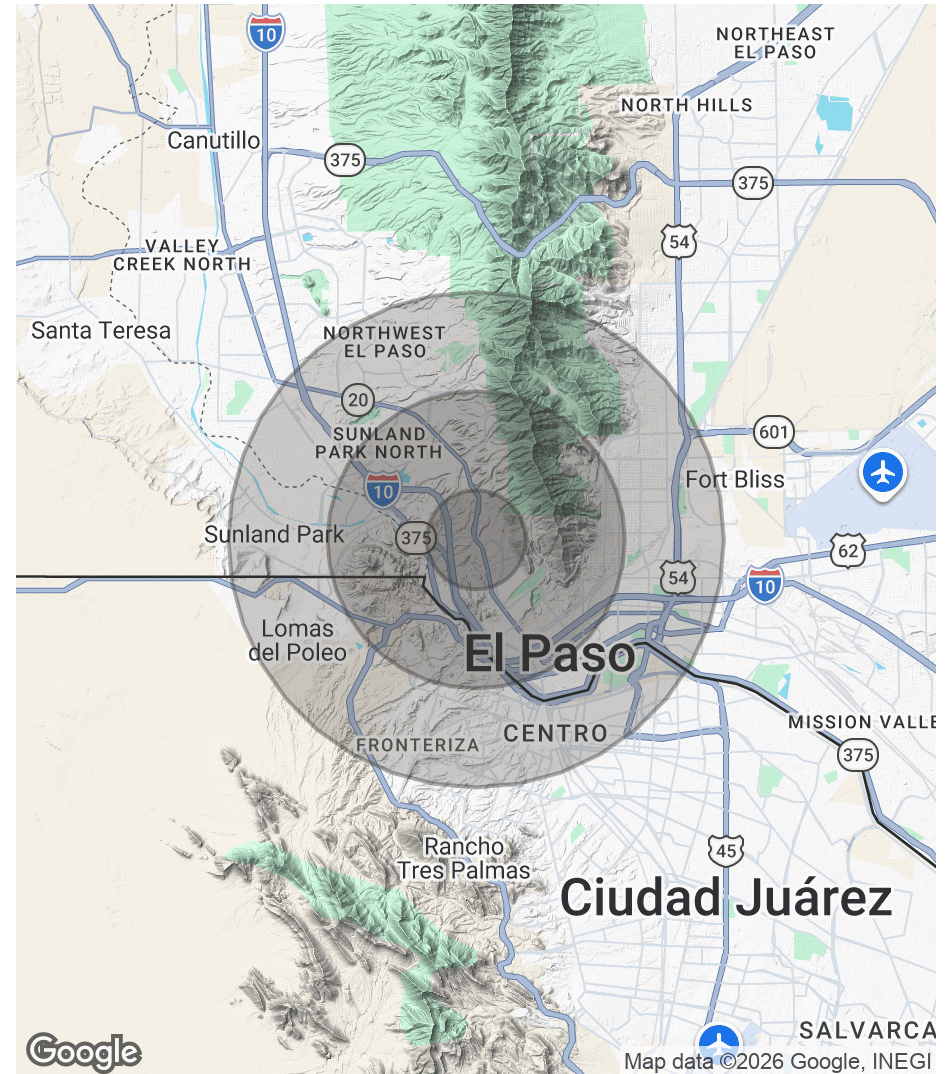
Total Population	7,202	56,003	153,211
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	3,357	25,114	62,493
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$77,497	\$71,350	\$70,075
Average House Value	\$270,964	\$280,560	\$234,445

2020 American Community Survey (ACS)





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Sonny Brown Associates, LLC	TX #9010301	-	915.584.5511
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Will Brown, SIOR	TX #042911	will@sonnybrown.com	915.213.7791
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date