

SUN RIDGE PLAZA

1478 George Dieter Dr | El Paso, TX 79936

AVAILABILITY

- Suite B: 3,000 SF
\$13.00/psf (\$3,250.00/month)

ZONING

- C-4 (Commercial)

TAX, INSURANCE & CAM (ESTIMATED - 2026)

- \$5.50 p.s.f./annum (\$1,375/month estimated)

TENANT IMPROVEMENT ALLOWANCE

- Yes; to be amortized over the base lease term at 11% interest, subject to landlord approval of tenant financials

BASE TERM

- Three (3) Year minimum

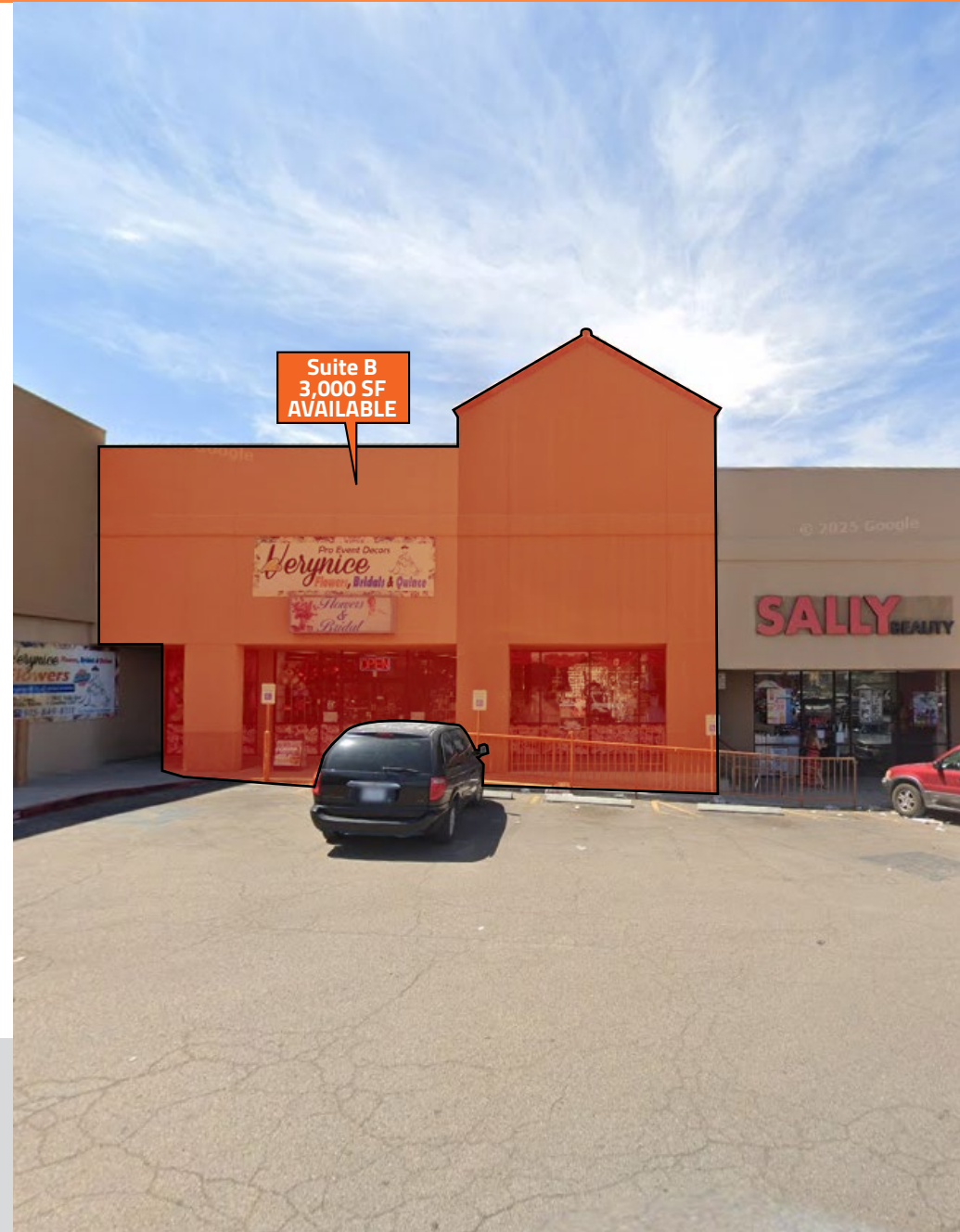
COMMENTS

- Great location for retail or office

FOR MORE INFORMATION PLEASE CONTACT:

CHRISTOPHER STANLEY
EpTex Real Estate Partners, Inc.
214 E. Baltimore Dr.
El Paso, TX 79902

C | (915) 241-0459
O | (915) 544-8131
F | (915) 544-8135
chris@eptexas.com



SITEPLAN



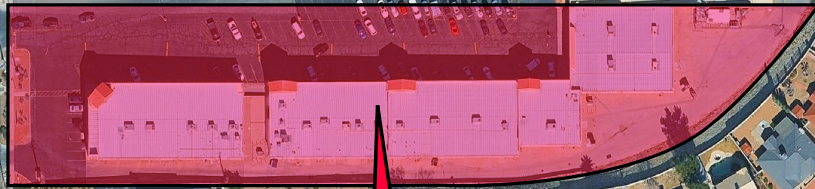
CLOSEUP AERIAL



PELLICANO DR



PENDALE RD



MARKET AERIAL



THE FOUNTAINS AT FARAH
T.J. maxx HomeGoods BEST BUY ULTA
NORDSTROM RACK BARNES & NOBLE RACK ROOM SHOES PartyCity MATTRESS FIRM

J.M. HANKS EARLY COLLEGE HIGH SCHOOL

TARGET

MONTWOOD SQUARE
Albertsons PAPA JOHN'S

Walmart
Save money. Live better.
sam's club

CIELO VISTA MALL
±1,244,987 SF GLA | ±117 STORES
Dillard's macy's JCPenney sears

Food King

SPROUTS FARMERS MARKET
in the box CRUCKE & CHEESE'S

at home
The Home Décor Superstore
Walgreens Carls Jr.

Del Sol
MEDICAL CENTER

YARBROUGH PLAZA
El Super ROSS DRESS FOR LESS SALLY
JOANN DOLLAR TREE BUFFALO WILD WING

ROSS
DRESS FOR LESS
DOLLAR TREE

SUN RIDGE PLAZA
FAMILY DOLLAR SALLY
Cash America VERSATILE FITNESS Little Caesars

ROSS
DRESS FOR LESS DOLLAR TREE
HOBBY LOBBY PLATOS
Aaron's TACO BELL

ACURA

Applebee's Pizza-Hut

QUALITY TV

El Paso Community College
VALLE VERDE CAMPUS

BEL AIR HIGH SCHOOL

Burlington
coat factory
Wendy's LONG JOHN SILVER'S AT&T McDonald's

LEXUS TOYOTA

Goodwill McDonald's

sam's club

DOLLAR GENERAL DOLLAR TREE Food King

THE HOME DEPOT Ford Bank of America

Food King

LAQUINTA Denny's
HAWK'S SUITES
6 WHATABURGER

HARLEY-DAVIDSON
SCRAMPER

ALANEDA AVE

N YARBROUGH DR
Walgreens

YOUNG WOMEN'S LEADERSHIP ACADEMY

Jeep RAM

STARR
WESTERN WEAR

LAS PALMAS MARKETPLACE
KOHLS' CINEMARK LOWE'S
Office DEPOT Burlington
ROSS DRESS FOR LESS ULTA five BELOW

RIVERSIDE HIGH SCHOOL

Walmart
Neighborhood Market

TownePlace SUITES
Marriott

planet fitness

Chick-fil-d

STARBUCKS
PAPA JOHN'S

mazda

