



THE SAGE AT CIMARRON

A CLASS A COMMERCIAL CAMPUS



DEVELOPMENT & LEASE PROPOSAL

Your space at Sage. *Delivered fall 2026.*

A 3,600 SF freestanding building at The Sage at Cimarron — 3,000 SF of enclosed interior plus covered patio — Spanish Revival shell in El Paso's highest-income ZIP, delivered vanilla shell and ready for medical, office, retail, restaurant, or professional-service build-out. Ten of fourteen campus buildings are sold, leased, or under contract.

7345 Paseo Del Norte · El Paso, TX 79911

3,600

SF UNDER CANOPY · 3,000
SF INTERIOR

\$28.00

PSF BASE · + NNN · VANILLA
SHELL

Dec 2026

ESTIMATED COMPLETION

\$122,713

MEDIAN HHI · 79911 · ACS
2024





CLEAR-SPAN SHELL · STOREFRONT GLAZING · ARCHED WINDOWS

A column-free envelope with full storefront glazing on multiple elevations — a clean canvas for any build-out.

THE OPPORTUNITY

A vanilla-shell suite, *ready to make your own.*

7345 Paseo Del Norte is a freestanding suite at The Sage at Cimarron, offered for lease at **\$28.00 PSF + NNN** on a vanilla shell delivery. The building totals **3,600 SF under canopy** — 3,000 SF of enclosed interior plus roughly 600 SF of covered patio — with estimated completion **December 2026**. The building sits in a Class A Spanish Revival campus in El Paso's 79911 ZIP — the county's highest-income ZIP — where ten of fourteen buildings are sold, leased, or under contract.

A 3,600 SF footprint, *interior and covered patio.*

Three thousand square feet of clear-span enclosed interior, plus roughly 600 SF of covered patio under the same canopy — usable seating, waiting, or display area from day one. Vanilla shell delivery means restrooms, HVAC, electrical panel, and a finished interior envelope are in place; your build-out finishes the rest.

A campus *already drawing traffic.*

Nine committed tenants — spanning healthcare, professional, and service uses — put staff, patients, and customers on the campus every day. A new tenant inherits that built-in daytime base instead of building one from scratch.

Delivered *December 2026.*

The shell is up now; estimated completion is December 2026. Build-out can be sequenced to your schedule so finishes, fixtures, and equipment phase in as the shell completes — whether that's exam rooms, an open office, a showroom floor, or a kitchen and dining room.

El Paso's *highest-income ZIP.*

79911's median household income of \$122,713 is 56% above the national median, with family-aged households and a growing residential base in Cimarron and Enchanted Hills — premium spending power for retail, dining, medical, and professional uses alike.

3,600

SF UNDER CANOPY • 3,000
INTERIOR

\$28.00

PSF BASE LEASE • + NNN

Vanilla

SHELL DELIVERY • SPEC
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Dec 2026

ESTIMATED COMPLETION

3,600 SF UNDER CANOPY · 3,000 SF INTERIOR

One shell, *finished to your business.*

The suite delivers as a vanilla shell with the systems in place and the interior open — the same envelope supports medical, office, retail, restaurant, or professional-service build-outs. The building measures **3,600 SF under canopy** — **3,000 SF** of enclosed interior plus roughly 600 SF of covered patio.



7345 PASEO DEL NORTE · INTERIOR SHELL

01

Interior plus patio

Clear-span structure with no interior columns across the 3,000 SF interior, extended by roughly 600 SF of covered patio under the same canopy — storefront glazing and entries on multiple elevations open onto it.

02

Built for any use

Stubbed utilities and the vanilla shell envelope accommodate exam rooms, open office, a showroom floor, or a restaurant kitchen and patio (tenant-built) without the retrofit cost of an older box.

03

Delivered Dec 2026

Estimated completion December 2026. Build-out sequences to your schedule so finishes and equipment phase in as the shell completes.

Why this suite. *A Class A address you finish to your brand.* In El Paso's highest-income ZIP, inside a campus already drawing daily traffic, a vanilla-shell suite lets your build-out dollars go to the finishes your customers, patients, or clients see — not to base infrastructure.

FLEXIBLE BY DESIGN

Built for medical, office, retail, *or* restaurant.

Each available building delivers as a gray shell with high-capacity systems stubbed to the building, so the same envelope supports medical, office, retail, restaurant, or professional-service build-outs. The shell handles the structure, exterior, parking, and utility capacity; your build-out finishes the interior to your operation — exam rooms, open office, a showroom floor, or a kitchen and patio.

01

Utilities stubbed for flexible use

Water, power, and sewer are stubbed to each building. Plumbing and waste capacity supports everything from exam-room sinks to a restaurant's kitchen and grease-interceptor requirements (tenant-built), without slab retrofit typical of older conversions.

03

HVAC & acoustic separation

HVAC capacity available with filtration options; soundproofed demising walls support private consultation, quiet office, or separated dining environments. Two-hour fire-rated demising between spaces.

05

Connectivity & access

High-speed internet infrastructure throughout the campus. Controlled access and parking-field surveillance support early-morning, after-hours, and extended-hours operations.

02

Electrical capacity to upsize

100-amp service panel per space as standard, with the option to upsize for imaging and lab equipment, commercial kitchen loads, or a high-density office. The shell is sized to grow with the tenant's requirement.

04

Parking that fits any use

5+ parking spaces per 1,000 SF — above retail, office, and medical standards. ADA-compliant stalls and drop-off zones at the building face. Pedestrian-friendly site design across the campus.

06

Service access & signage

Service corridors handle deliveries, waste pickup, and supply access without crossing the customer entry. A campus-managed signage program puts your wordmark on the building face plus directory presence at each entry.

The build-out math. Converting an older retail box to a new use typically runs \$150–\$300 per SF for plumbing rework, slab cutting, and electrical upgrades. Sage's gray shell, with utilities stubbed and capacity built in, lets a tenant's dollars go to finishes and equipment — not infrastructure remediation.

\$28.00 PSF + NNN · 10-YEAR · VANILLA SHELL

\$28.00 PSF base, *vanilla shell delivered.*

Building B is offered at **\$28.00 PSF + NNN** on a **10-year term**, with the landlord delivering a complete vanilla box shell finish (spec at right). Annual escalation is **2.5%**, with **one 5-year renewal option at the same terms**. Estimated completion is **December 2026**.

LEASE OFFERING

Building	B · 7345 Paseo Del Norte
Building size	3,600 SF under canopy
Enclosed interior	3,000 SF · + ~600 SF covered patio
Base rate	\$28.00 PSF + NNN
Delivery	Vanilla shell finish
Lease term	10 years
Annual escalation	2.5%
Renewal option	One 5-yr · same terms
Estimated completion	December 2026

LANDLORD-PROVIDED VANILLA SHELL

Restrooms	Two · in place
Certificate of occupancy	In place at delivery
HVAC	5-ton Carrier per 1,500 SF
Ceiling	Exposed · spiral ducts
Electrical	100-amp panel per space
Walls	Level 5 flat finish
Demising	2-hr fire rated
Lighting	LED linear standard

BASE RENT SCHEDULE · 3,600 SF · 2.5% ANNUAL ESCALATION (EXCL. NNN)

LEASE YEAR	RATE	ANNUAL BASE	MONTHLY
Year 1	\$28.00 PSF	\$100,800	\$8,400
Year 2	\$28.70 PSF	\$103,320	\$8,610
Year 3	\$29.42 PSF	\$105,903	\$8,825
Year 4	\$30.15 PSF	\$108,551	\$9,046
Year 5	\$30.91 PSF	\$111,264	\$9,272
Year 6	\$31.68 PSF	\$114,046	\$9,504
Year 7	\$32.47 PSF	\$116,897	\$9,741
Year 8	\$33.28 PSF	\$119,820	\$9,985
Year 9	\$34.12 PSF	\$122,815	\$10,235
Year 10	\$34.97 PSF	\$125,885	\$10,490

Escalation: base rent grows 2.5% each year of the 10-year term; figures above are base rent on 3,600 SF, excluding NNN. **Open items:** tenant-improvement allowance; NNN reconciliation; exclusive-use language; signage rights; after-hours access; and reserved parking are confirmed in the LOI.

REAL, NOT A RENDER

December 2026 delivery, *buildings up now.*

Construction is in progress. The campus has moved from steel framing through stucco, tile roof, and storefront glazing on the northern row. Building B is estimated for completion December 2026; phased campus buildout follows. Tenant build-outs are sequenced to the buyer or lessee's schedule, allowing each operator to phase interior finish, equipment, and fixtures during shell completion.



ARCHITECTURE

Spanish Revival · terracotta clay tile roofs · white stucco · stone base · arched arcades with iron sconces · designed to read as a destination, not a strip.

INFRASTRUCTURE

High-capacity electrical · plumbing & waste stubbed for a wide range of uses · HVAC capacity available · soundproofed demising walls · systems stubbed for tenant build-out.

SITE

88,500 SF total across 14 buildings · 6.5 acres · 5+ parking per 1,000 SF (exceeds retail, office, and medical norms) · Franklin Mountains backdrop · adjacent to Sage Park.

ARCHITECTURAL VISION

Spanish Revival, *built to draw people in.*

Every elevation, arcade, courtyard, and tile detail is engineered to serve a customer- and patient-facing environment that feels nothing like a strip center. Terracotta clay tile rooflines, white stucco walls, stone wainscot, arched arcades with iron lantern sconces, and shaded arrival zones. Renderings below show the finished campus — the construction photos on page 4 show the same elevations under build.



The experience starts at the curb. Spanish Revival architecture, lush xeriscape, shaded arcades, and Franklin Mountain views — a campus designed to make customers, patients, and clients want to arrive. This is not a strip center. It is a destination.

MASTER SITE RENDER

Fourteen buildings, six and a half acres,
designed as one.



14

BUILDINGS ON THE CAMPUS

6.5

ACRES ON PASEO DEL NORTE

88,500

TOTAL CAMPUS SF

5+/*1,000*

PARKING • EXCEEDS NORMS

THE FILLING CAMPUS

Ten committed. *Four remain.*

The Sage campus is structured as 14 buildings on 6.5 acres. The plan below shows the current site layout; lease terms for Building B appear on page 7. The operators already committed span healthcare, professional, and service uses — a tenant joining now slots into a campus that is already drawing daily traffic.



SOLD / UNDER CONTRACT

8 buildings

Cardiology • Gastroenterology •
Pulmonology • Primary Care x2 • General
Surgery • +2 (use TBA)

LEASED

2 buildings

Building A • Primary Care
Building C • Occupational Therapy

AVAILABLE

4 buildings

B • I • L • N
3,600–5,200 SF • Sale or Lease

WHO'S ALREADY HERE

Nine tenants already committed — *and traffic to match.*

A new tenant at Sage doesn't open into an empty lot. Nine buildings are already sold or leased to operators who put staff, patients, and customers on the campus every day. For an office tenant, that's a built-in professional neighborhood. For retail or restaurant, it's a steady daytime population walking the same arcades. For a medical or professional practice, it's a network of complementary uses a short walk away.

BLDG A • LEASED

Primary Care

Walk-in volume and after-hours traffic every day of the week.

BLDG C • LEASED

Occupational Therapy

Recurring rehab appointments — repeat foot traffic, scheduled and steady.

BLDG D • SOLD

Cardiology

Specialty practice drawing a steady, higher-income patient base.

BLDG E • SOLD

Gastroenterology

Consults and procedures — consistent weekday patient and staff presence.

BLDG F • SOLD

Pulmonology

Testing and follow-up visits anchoring weekday traffic.

BLDG G & H • SOLD

Primary Care ×2

The highest-volume daily traffic generators on the campus.

BLDG J • SOLD

Use TBA

Operator confirmed at closing; use disclosed by Wolf upon LOI.

BLDG K • SOLD

General Surgery

Procedural volume bringing patients, families, and staff to the campus.

The co-tenancy advantage. *Day one, the foot traffic is already here.* The two primary-care practices alone generate the kind of recurring daily volume most centers spend years building. A retail, restaurant, office, or service tenant joining now captures that population instead of competing to create it — and a complementary medical or professional practice slots into an established neighborhood of referral-friendly uses.

INSIDE THE SHELL

A blank canvas, *finished to a Class A standard.*

The gray-shell delivery gives you a clean canvas. The example fit-out renderings below show the caliber of interior the shell supports — both achievable within standard build-out budgets and the building's stubbed plumbing, electrical, and HVAC. Whether the finished space is a treatment suite, a professional office, a boutique showroom, or a restaurant dining room, the envelope is built to carry a premium interior.



The lasting impression is the room they sit in. A business operating out of a Class A campus, in El Paso's highest-income ZIP, with this caliber of interior is the kind of address customers, patients, and clients remember. Uses that depend on perceived quality — specialty medical, professional services, boutique retail, and full-service dining — are the direct beneficiaries.

Renderings are illustrative of finish potential and do not depict a specific committed tenant or build-out. Interior finishes are tenant-designed, permitted, and built.

ADDRESS & ACCESS

7255 Paseo Del Norte, at the heart of *Cimarron*.

Sage sits on the south side of Paseo Del Norte where it meets the Cimarron community, with the Franklin Mountains as a north-facing backdrop. Loop 375 (Transmountain) carries east-west traffic across the Franklins; I-10 is two miles south via Paseo Del Norte's full-access interchange. The campus sits inside one of West El Paso's most active daily-traffic nodes.

West Town Marketplace + Cimarron retail node

~ 0.5 mi west

Walmart Supercenter, HomeGoods, T.J. Maxx, Cabela's, Five Below, PetSmart, Flix Brewhouse, plus 20+ daily F&B operators (Chick-fil-A, Starbucks, Cheddar's, Panera, Raising Cane's, Chipotle).

Hospitals of Providence Transmountain Campus

~ 1.0 mi north

Acute-care hospital with full ER — the largest medical destination in West El Paso and a major daytime employment center.

Cimarron & Enchanted Hills residential base

adjacent

800-acre Hunt Communities master plan, 2,000+ homes built, with Enchanted Hills adding thousands more households into the same trade area.

Texas Tech Physicians & West-side clinics

~ 1.0 mi

Multispecialty academic medical group and surrounding clinics north of Loop 375 — concentrated professional employment nearby.

Schools · family base

all < 2 mi

Reyes ES, Tippin ES, Brown MS, and Franklin HS serve the immediate trade area. The new Alderete MS (CISD, \$106.8M, opens 2027) is on Resler Dr.

Why this matters for your business. The families driving daily to West Town Marketplace, the staff and patients arriving at the medical campus, and the thousands of households in Cimarron and Enchanted Hills all move through this node. A tenant here inherits traffic that is already coming — whether that customer is a patient, a diner, a shopper, or a client.



An 800-acre community, with
Enchanted Hills next door.

[illegible]

Reyes ES · Tippin ES · Brown MS · Franklin HS · Alderete MS (new
CISD school · \$106.8M · opens 2027)

79911 MEDIAN HHI ·
HIGHEST IN COUNTY

THE TRADE AREA

79911 is the county's highest-income ZIP, *and young.*

The trade area combines premium spending power with family-aged households — the profile that supports daily retail and dining, professional and office demand, and the higher-margin specialty medical mix alike. The 79911 ZIP's median household income of \$122,713 is 56% above the U.S. median and the highest of any ZIP in El Paso County.

PRIMARY ZIP • SAGE'S HOME

79911 • Cimarron / NW

Population	8,023
Households	2,787
Persons per HH	2.83
Median age	34.8
Median HHI	\$122,713
Family HH median income	\$129,375
Median home value	\$377,760
Median gross rent	\$1,528

FOR CONTEXT

Comparison • US national median

79911 median HHI	\$122,713
US median HHI	\$78,538
79911 advantage	+56%
79911 median age	34.8
US median age	38.8
Texas state median age	35.6
79911 home value	\$377,760
El Paso metro median HHI	~\$59,700

Why this matters for business. A median HHI of \$122,713 with family-aged households (median 34.8, 2.83 persons/HH) drives recurring demand across the board — daily retail and dining spend, professional and office services, and an elective-specialty medical mix that depends on premium spending power. Premium income plus a growing daytime base is the combination most uses look for.

Sources: ACS 5-Year Estimates 2024 (via city-data.com / Census Reporter); U.S. Census Bureau ACS 2023 1-Year national median. El Paso metro figures from U.S. Census Bureau QuickFacts. Income figures are nominal 2024 dollars.



SCAN FOR PROPERTY PAGE
SAGEATCIMARRON.COM

DEVELOPMENT & LEASE PROPOSAL · 7345 PASEO DEL NORTE

Your business's next *Landmark location.*

George M. Dipp

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