



Ventura Center

±1,500-11,200 SF

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FOR LEASING INFORMATION, PLEASE CONTACT



Will C. Brown, SIOR,
Managing Partner
+1 915-584-5511 Office
+1 915-479-5511 Mobile
will@sonnybrown.com



Michael McBroom, SIOR,
Senior Vice President
+1 915-584-5511 Office
+1 281-543-2350 Mobile
michael@sonnybrown.com

Disclaimer: 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 leasing plans represent conditions followed proposed improvements and are not representative of existing conditions. All images shown are conceptual and designs are subject to change.

PROFESSIONAL FLEX
OFFICE / RETAIL SPACE
AVAILABLE NOW



Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:
±1,500-11,200 SF

PROPERTY FEATURES

PROPERTY SUMMARY:

Ventura Center is a premier professional flex office and retail park in West El Paso. Built in 2020, the development is strategically positioned near I-10 and Loop 375, offering excellent accessibility and visibility in a high-traffic commercial corridor. With a strong surrounding population, established businesses, and convenient connectivity, Ventura Center provides a stable and strategic location for companies seeking a professional and well-positioned space.

PROPERTY DESCRIPTION:

- **Total Project Size:** ±45,700 SF
- **Available Space:**
 - **BLDG A ±5,600-11,200 SF**
 - Shell space with (2) ±5,600 SF bays totaling ±11,200 SF
 - ±16' Clear Height
 - Availability for Drive-In Door access to space
 - **BLDG B**
 - **Suite B-200: ±1,500 SF (RETAIL)**
 - Warm Vanilla Shell Condition
- **Year Built:** 2020
- **Zoning:** C-4
- **Signage:** Prominent building face signage as well as monument signage
- **Location:** Close proximity to N. Mesa, Interstate 10, Loop 375 access, heavy retail, dining, and commercial corridor



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

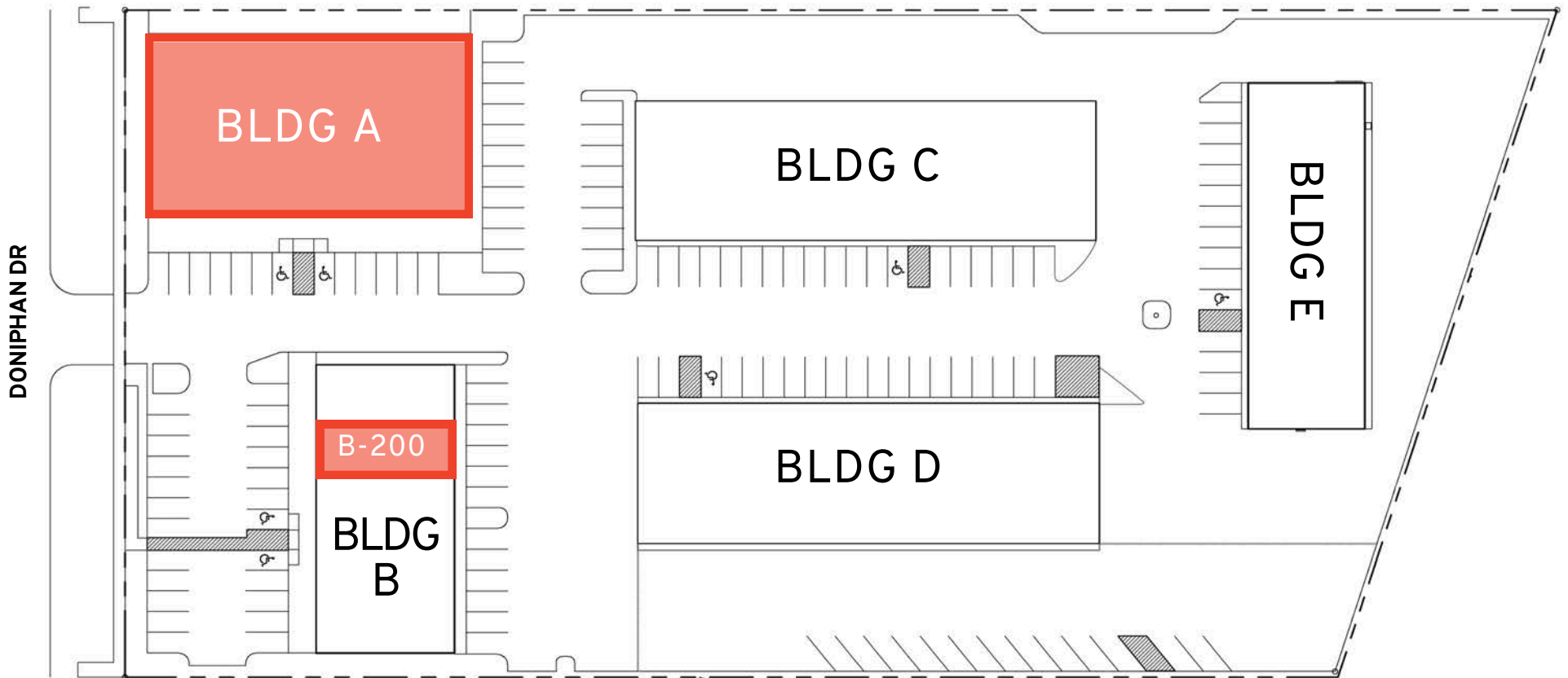
Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

SITE PLAN



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

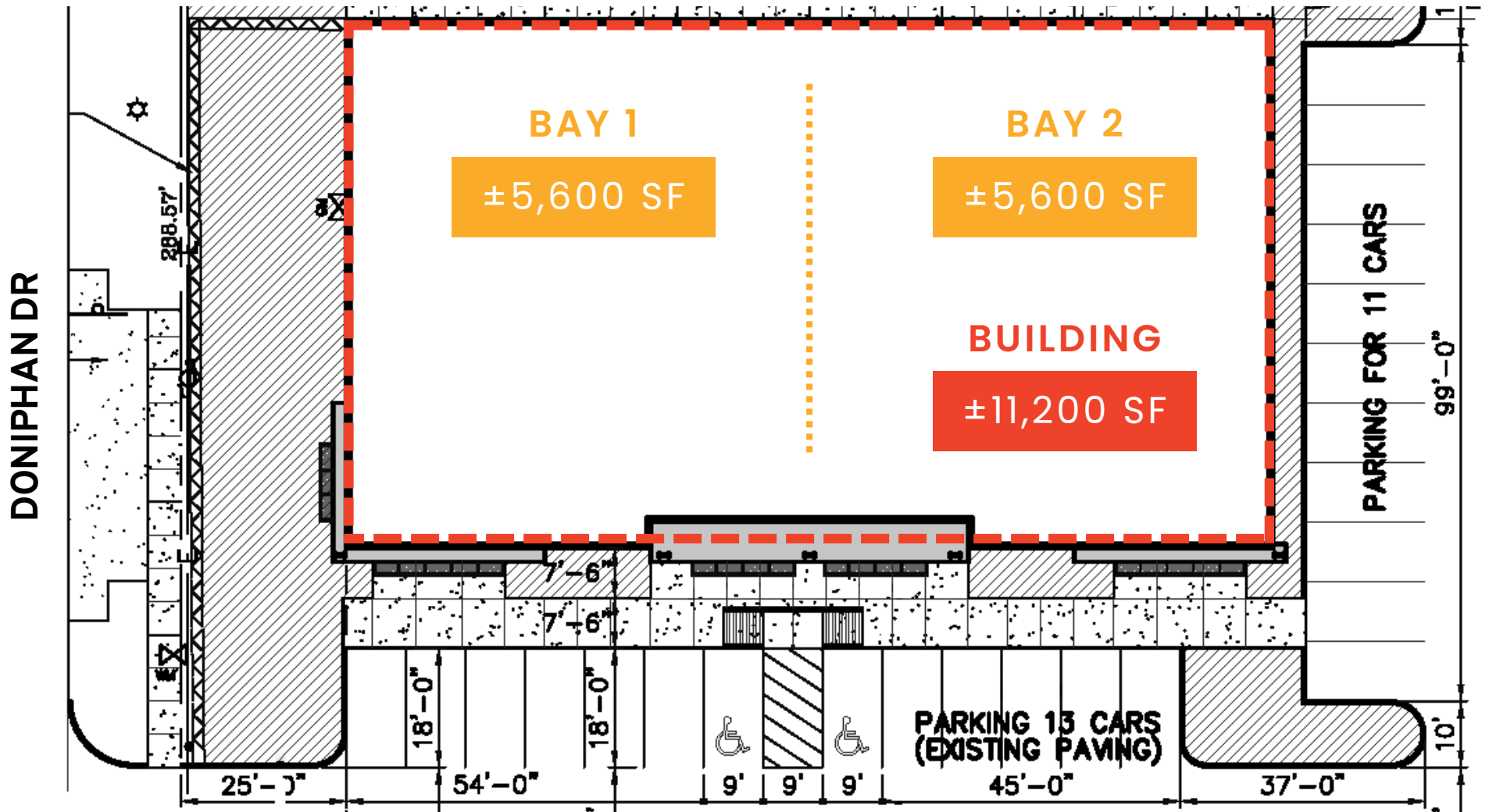
Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

FLOOR PLAN | BLDG A OPTIONS



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

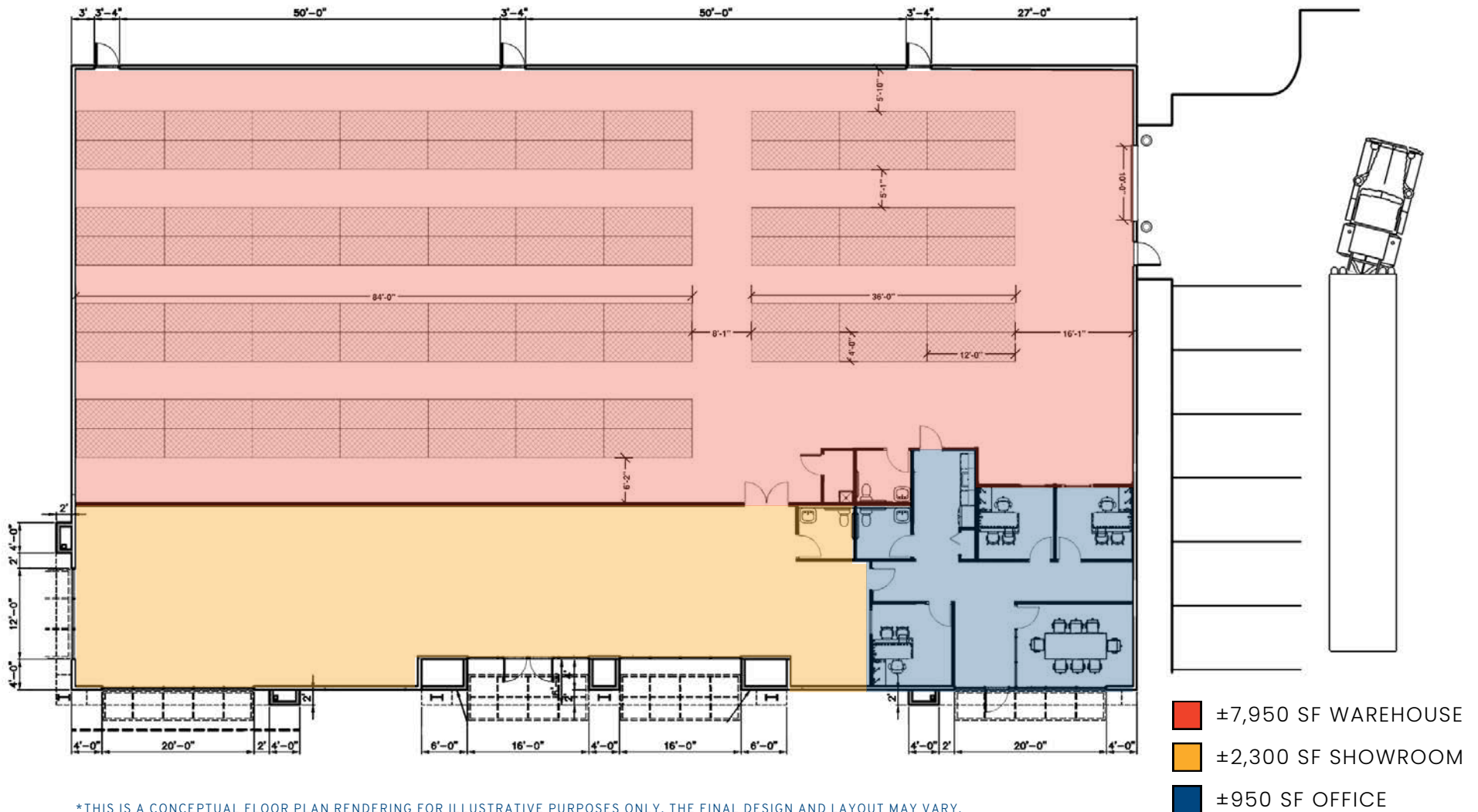
Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

BLDG A - CONCEPTUAL FLOOR PLAN



*THIS IS A CONCEPTUAL FLOOR PLAN RENDERING FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN AND LAYOUT MAY VARY.



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

Ventura Center

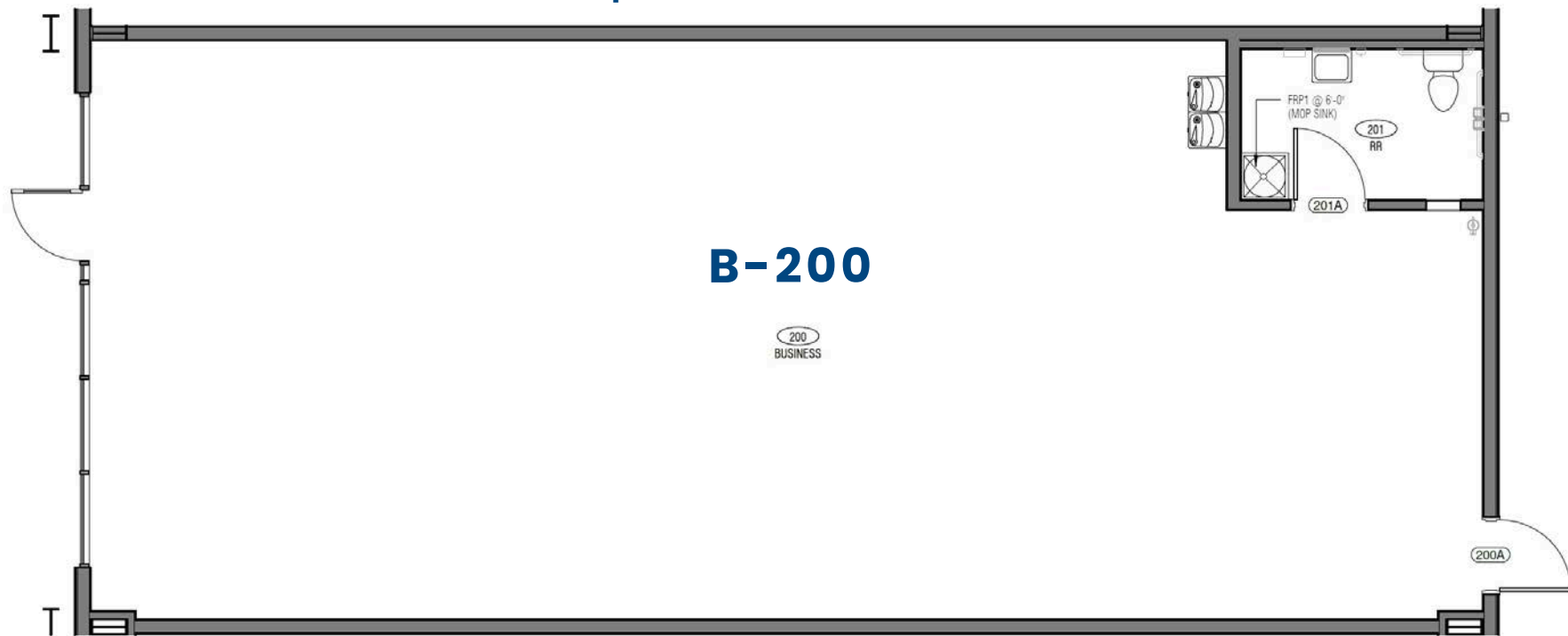
5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

VANILLA WARM SHELL | B-200

B-100 | PREMIER MARTIAL ARTS



B-300 | GROOMOLOGY PET SALON & SPA



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

AERIAL



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

PROXIMITY TO I-10



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com

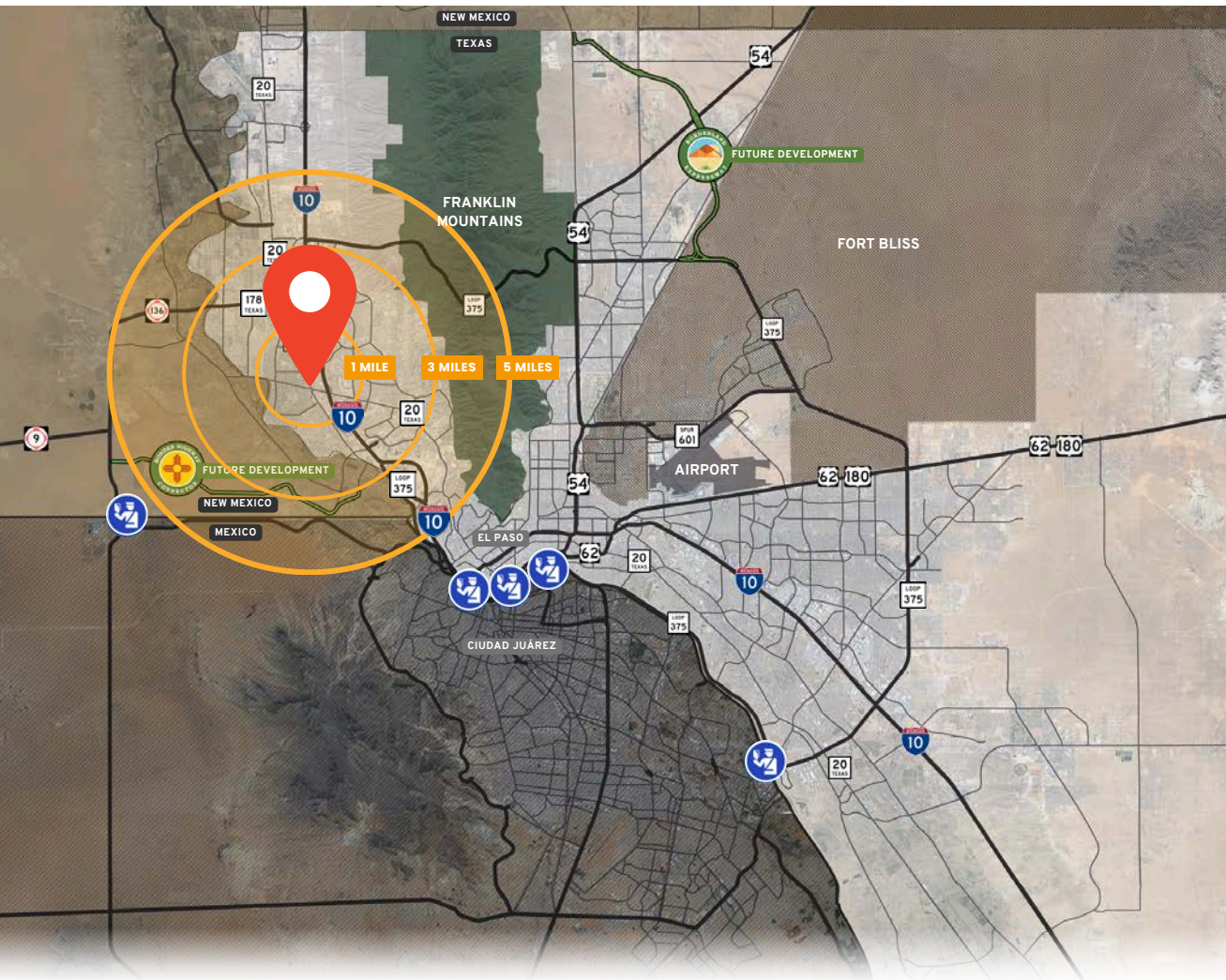
Ventura Center

5044 DONIPHAN DR, EL PASO, TEXAS 79932

FLEX & RETAIL SPACES FOR LEASE:

±1,500-11,200 SF

LOCATION IN MARKET



DEMOGRAPHICS

• 1 Mile Radius

- Population: 7,826
- Avg. Household Income: \$80,864
- Avg. Age: 41
- Total Households: 3,008
- Persons Per Household: 2.6

• 3 Mile Radius

- Population: 85,638
- Avg. Household Income: \$104,471
- Avg. Age: 40
- Total Households: 31,256
- Persons Per Household: 2.7

• 5 Mile Radius

- Population: 151,437
- Avg. Household Income: \$105,901
- Avg. Age: 39
- Total Households: 56,441
- Persons Per Household: 2.7



FOR LEASE INFORMATION, PLEASE CONTACT

WILL C. BROWN, SIOR, MANAGING PARTNER

+1915-584-5511 Office +1915-479-5511 Mobile will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT

+1915-584-5511 Office +1281-543-2350 Mobile michael@sonnybrown.com



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.

2-10-2025



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.

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 or subagent 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010301 License No.	will@sonnybrown.com Email	(915)584-5511 Phone
Will C. Brown, Broker, SIOR Designated Broker of Firm	042911 License No.	will@sonnybrown.com Email	(915)584-5511 Phone
Adin A. Brown, Broker, SIOR Licensed Supervisor of Sales Agent/ Associate	0346104 License No.	adin@sonnybrown.com Email	(915)584-5511 Phone
Michael McBroom Sales Agent/Associate's Name	648650 License No.	michael@sonnybrown.com Email	(915)584-5511 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov