



FOR LEASE

AVAILABLE SPACE

6,740 SF

ZONING

T5

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PROPERTY HIGHLIGHTS

Modern standalone former restaurant/bar with large outdoor patio

- 6,740 Building with 800 SF outdoor patio
- Comfortable seating arrangements for both casual and formal dining
- Private room to host events, private parties, and corporate gatherings.
- Fully equipped high-quality kitchen with walk-in refrigerators and freezer
- Convenient on-site parking for guests and staff
- High visibility from Interstate 10
- Ideal suite for Bar/Retail/Office
- Fronting Topgolf El Paso and adjacent to Escapology, iFLY, Mutts Canine Cantina, and The Elmont Resort, Event Center and Swim Club.
- Surrounded by residential homes, apartments, other restaurants, thriving business, entertainment venues, movie theaters, fitness, wellness, and professional offices.
- Positioned in a prime commercial district with strong pedestrian and vehicular traffic, enhancing exposure and foot traffic



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



56,200
POPULATION
3-MILE RADIUS



\$80,269
AVG HH INCOME
3-MILE RADIUS



\$54,474
MEDIAN HH INCOME
3-MILE RADIUS

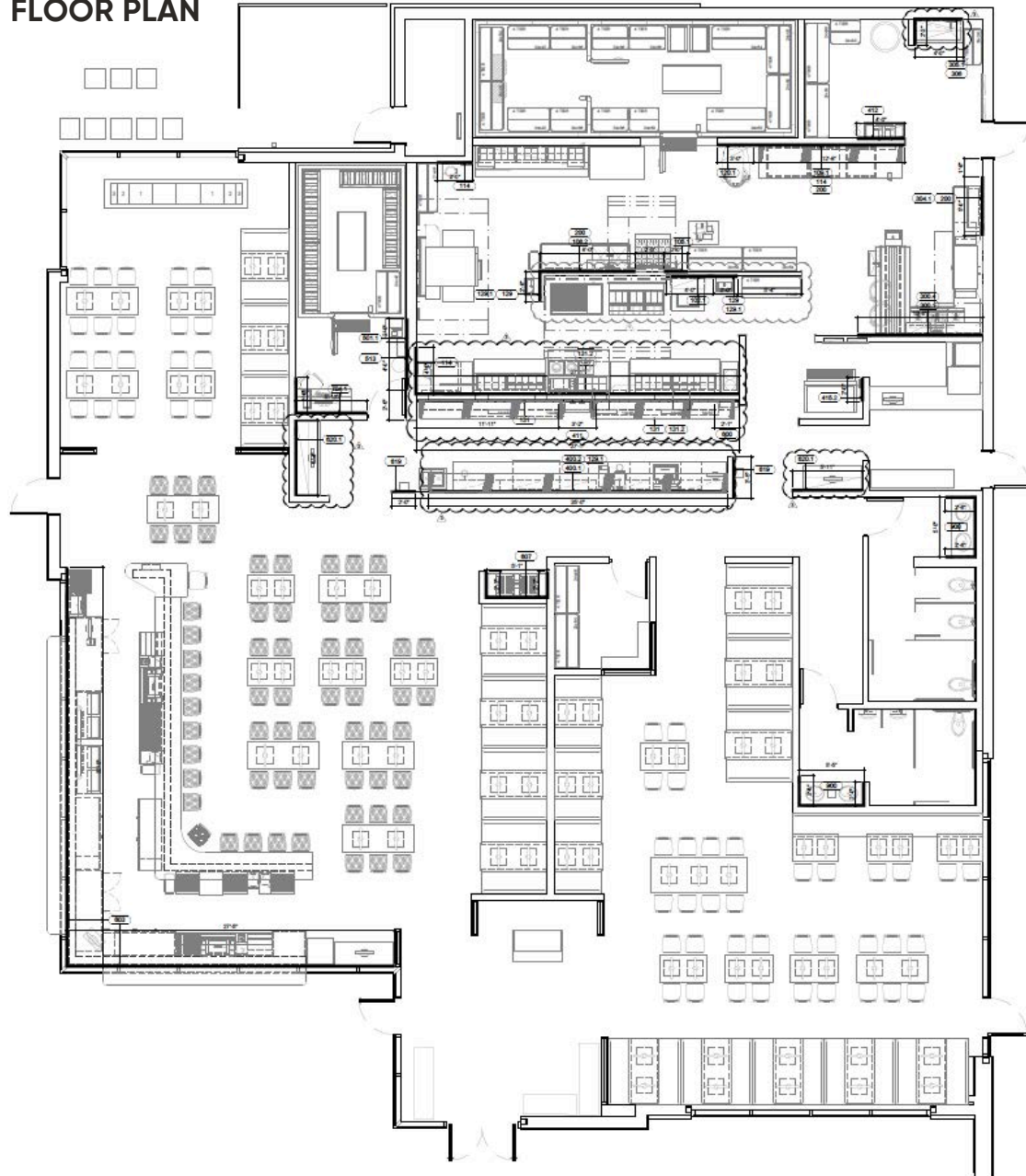


TRAFFIC COUNTS
340 VIN RAMBLA DR: 42,377 VPD
I-10: 129,859 AADT
(TDT)

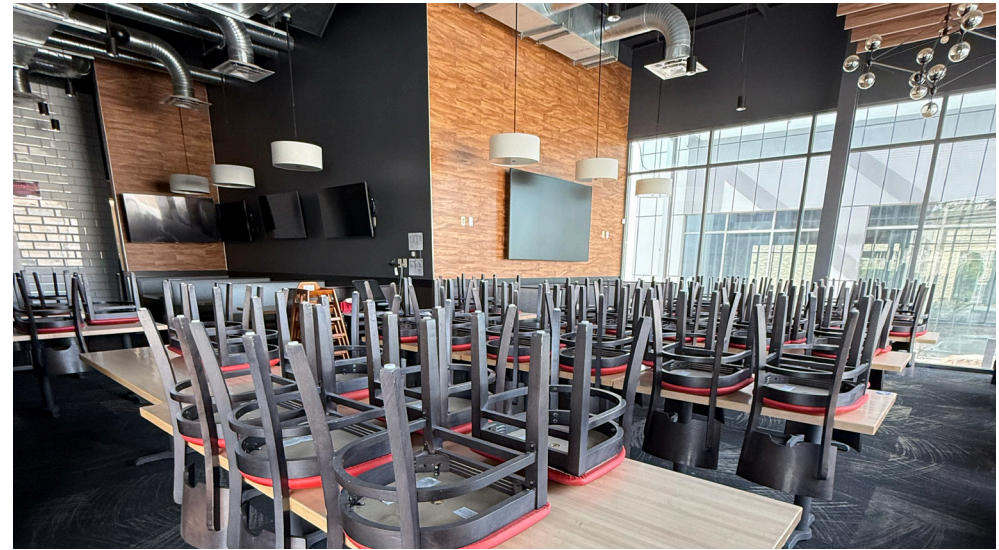
EXECUTIVE SUMMARY

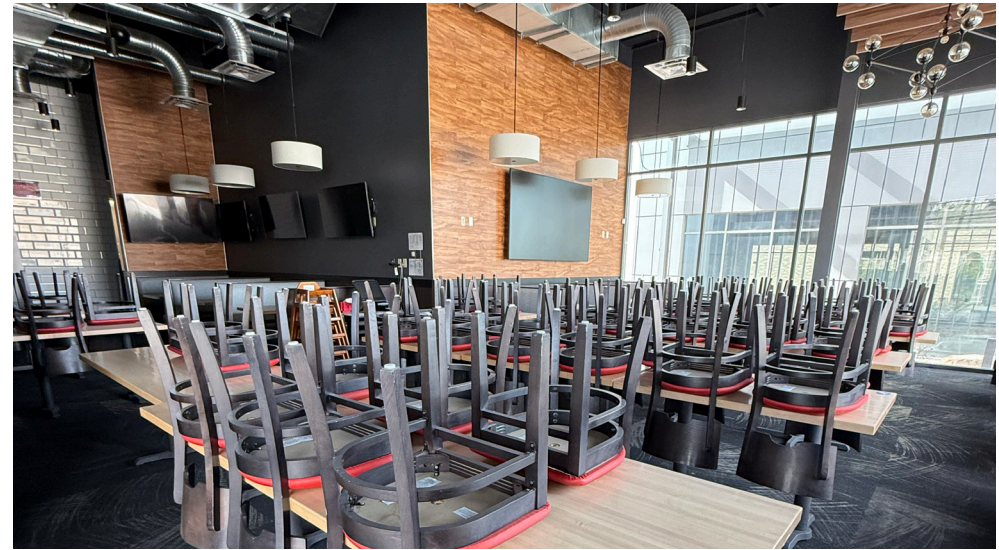
The property at 340 Vin Rambla Dr. is in the Montecillo master planned community and presents a premier destination in a strategic location ensuring excellent visibility, convenient access, and proximity to thriving retail, residential, and entertainment hubs. Featuring a modern interior, a fully equipped kitchen, and a spacious layout. This location stands out as an ideal investment opportunity for restaurateurs and entrepreneurs looking to tap into El Paso's growing dining scene.

FLOOR PLAN















INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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 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.

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.

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.

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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

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| 915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov