

# The Mission Smart Business Center

**Negotiable**  
PRICE

11860 Vista Del Sol



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# The Mission Smart Business Center

11860 Vista Del Sol  
El Paso, TX 79936

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# Executive Summary

11860 Vista Del Sol · El Paso, TX 79936

- A curated mix of live, work and place spaces, the The Mission Smart Business Center offers pristine office spaces along Vista Del Sol Dr. Surrounded by many cultural and shopping districts, The Mission Smart Business Center offers a vibrant and convenient working setting with state-of-the-art technology. Enjoy up to 18,853 sq.ft. of immaculate, developed executive suites.
- Surratt Real Estate Holdings is pleased to present the opportunity to purchase an exclusive investment opportunity, The Mission Smart Business Center. Improvements consist of a 18,853 Square Foot, Class A , 100% occupied, multi-tenant office building located in a rapidly growing MSA of El Paso, TX. with a diverse mix of Medical, Real Estate and Insurance tenants.

We are pleased to present The Mission Smart Business Center, a Class A professional office building located at 11860 VISTA DEL SOL DR in El Paso, Texas. This premier asset offers investors a rare opportunity to acquire an institutional-quality office property in one of the market's most sought-after business corridors.

| PROPERTY DATA |                       |
|---------------|-----------------------|
| Building SqFt | 18,853 SqFt           |
| Year Built    | 2007                  |
| Lot Size (SF) | 112,820.00 SqFt       |
| Parcel ID     | V893-999-3680-0100    |
| Zoning Type   | Commercial            |
| County        | El Paso               |
| Frontage      | 0.00 Ft               |
| Coordinates   | 31.745386,-106.287952 |

# Investment Highlights

- The office center models innovation, from the Spanish style architecture to the robust mix of modern technology

## KEY METRICS



Building SF

**18,853 SqFt**

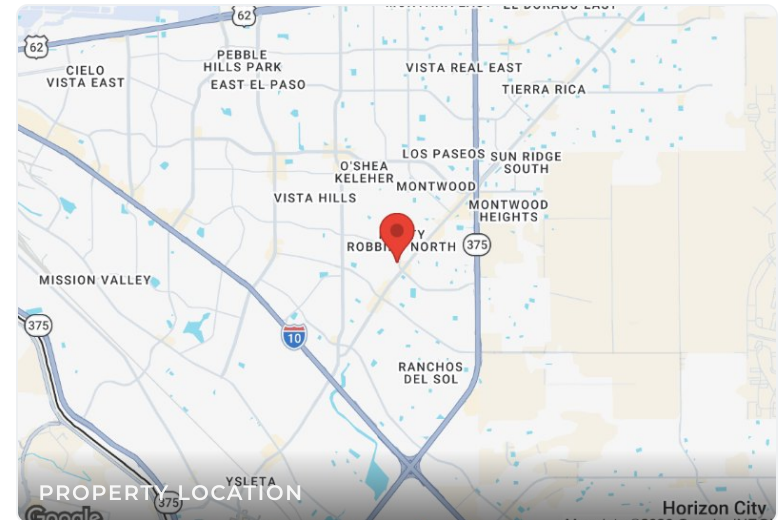


Year Built

**2007**

## Location Highlights

- Convenient access to El Paso's major roads and is highly accessible for incoming visitors, proving excellent ingress and egress.



### LOCATION

|                |                        |
|----------------|------------------------|
| Address        | 11860 VISTA DEL SOL DR |
| City           | El Paso                |
| State          | Texas                  |
| Zip Code       | 79936                  |
| APN / Parcel # | V893-999-3680-0100     |
| Coordinates    | 31.745386, -106.287952 |

### TRANSIT

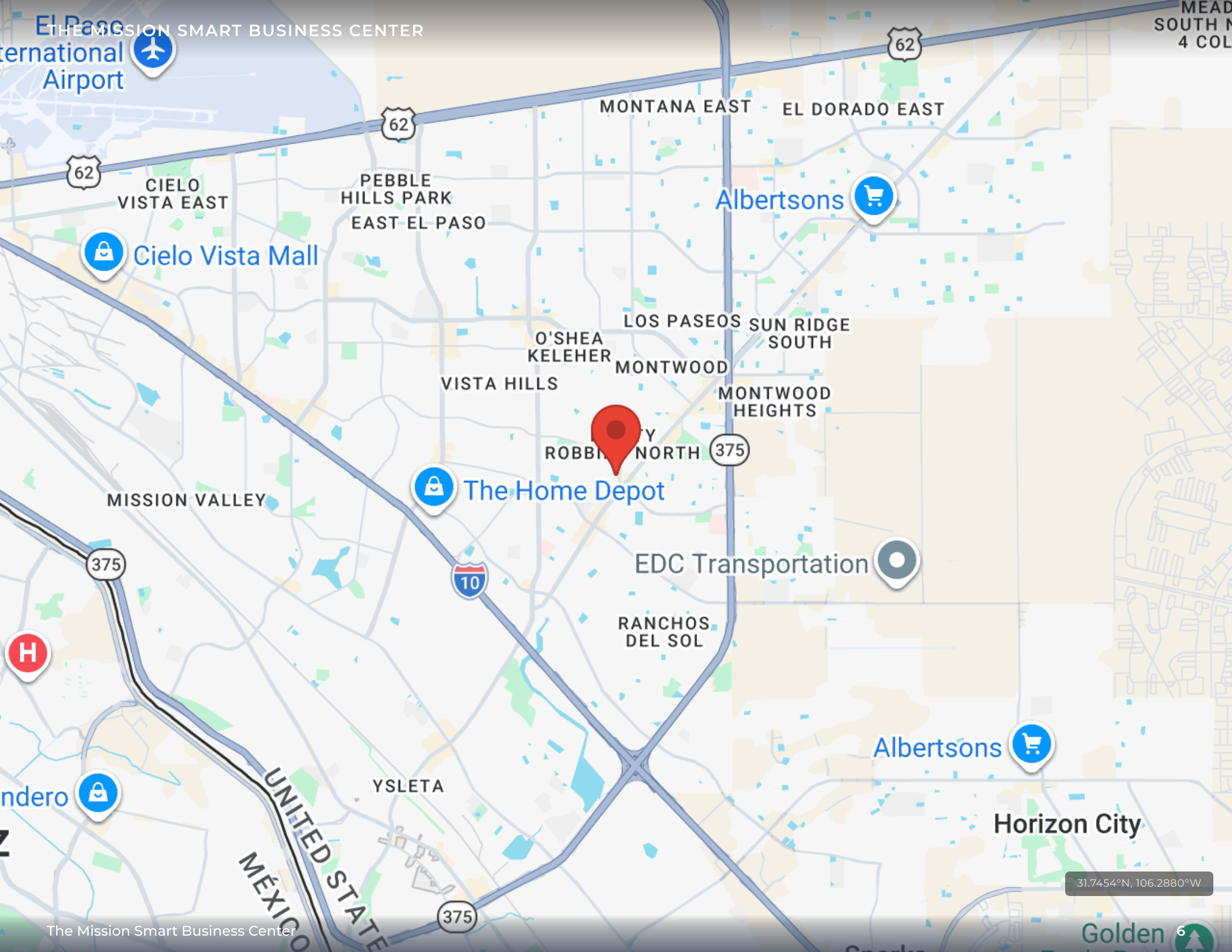
|                          |        |
|--------------------------|--------|
| Zaragoza\Vista Del Sol   | 0.2 mi |
| Zaragoza\Pali Dr.        | 0.4 mi |
| Vista Del Sol\Doug Olson | 0.7 mi |

### AIRPORTS

|                                     |         |
|-------------------------------------|---------|
| El Paso International Airport       | 6.4 mi  |
| Ciudad Juárez International Airport | 11.0 mi |
| Doña Ana County At Santa Teresa     | 25.9 mi |

### HIGHWAYS

|                                   |        |
|-----------------------------------|--------|
| TX 375 Loop                       | 1.2 mi |
| I 10                              | 1.9 mi |
| Montana Avenue                    | 4.0 mi |
| Arturo Benavides Memorial Freeway | 4.0 mi |



El Paso International Airport  
THE MISSION SMART BUSINESS CENTER

MEAD SOUTH M 4 COL

62  
CIELO VISTA EAST  
PEBBLE HILLS PARK  
EAST EL PASO

MONTANA EAST EL DORADO EAST

Albertsons

Cielo Vista Mall

LOS PASEOS SUN RIDGE SOUTH  
O'SHEA KELEHER  
MONTWOOD  
VISTA HILLS  
MONTWOOD HEIGHTS

The Home Depot

ROBBIN NORTH

MISSION VALLEY

EDC Transportation

RANCHOS DEL SOL

Albertsons

Horizon City

ndero

YSLETA

UNITED STATES  
MEXICO

The Mission Smart Business Center

31.7454°N, 106.2880°W

Golden 6





## Gallery Page 1



## Market Overview

El Paso (; Spanish: [el 'paso]; lit. 'the pass' or 'the step') is a city in and the county seat of El Paso County, Texas, United States. The 2020 population of the city from the U.S. Census Bureau was 678,815, making it the 22nd-most populous city in the U.S., the most populous city in West Texas, and the sixth-most populous city in Texas. Its metropolitan statistical area covers all of El Paso and Hudspeth counties in Texas, and had a population of 868,859 in 2020.



### KEY FACTS

|              |                |
|--------------|----------------|
| Population   | 678,815        |
| Area         | 256.3 sq mi    |
| Elevation    | 3,740 ft       |
| County       | El Paso County |
| Incorporated | 1680           |
| State        | Texas          |

### DEMOGRAPHIC SNAPSHOT

#### 1-MILE RADIUS

|                  |          |
|------------------|----------|
| Population       | 22,136   |
| Median HH Income | \$60,477 |
| Households       | 8,261    |

#### 3-MILE RADIUS

|                  |          |
|------------------|----------|
| Population       | 114,772  |
| Median HH Income | \$70,216 |
| Households       | 42,040   |

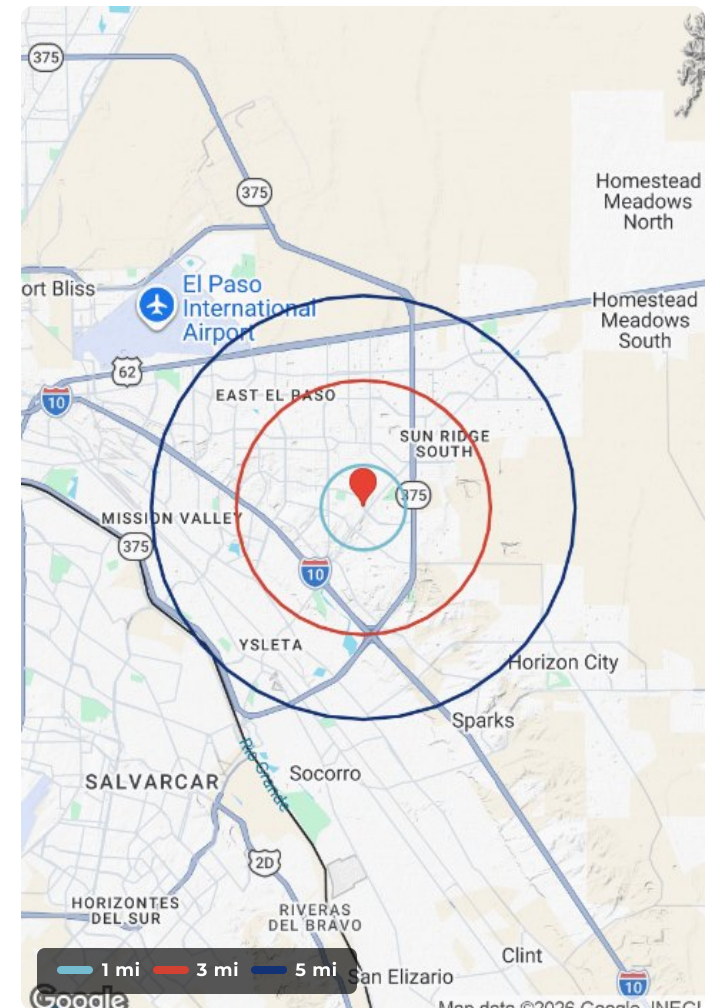
#### 5-MILE RADIUS

|                  |          |
|------------------|----------|
| Population       | 306,441  |
| Median HH Income | \$67,658 |
| Households       | 110,164  |

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

| POPULATION                   | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------|----------|----------|----------|
| 2000 Population              | 22,619   | 94,891   | 223,617  |
| 2010 Population              | 25,644   | 116,849  | 274,162  |
| 2026 Population              | 22,136   | 114,772  | 306,441  |
| 2031 Population              | 21,964   | 114,914  | 308,646  |
| 2026-2031 Growth Rate        | -0.16 %  | 0.02 %   | 0.14 %   |
| 2026 Daytime Population      | 17,908   | 114,065  | 261,488  |
| HOUSEHOLDS                   | 1 MILE   | 3 MILE   | 5 MILE   |
| 2000 Total Households        | 6,391    | 27,985   | 67,279   |
| 2010 Total Households        | 7,975    | 36,684   | 86,491   |
| 2026 Total Households        | 8,261    | 42,040   | 110,164  |
| 2031 Total Households        | 8,452    | 43,298   | 113,920  |
| 2026 Avg. Household Size     | 2.66     | 2.72     | 2.77     |
| 2026 Owner Occupied Housing  | 5,252    | 28,320   | 74,493   |
| 2031 Owner Occupied Housing  | 5,437    | 29,520   | 77,761   |
| 2026 Renter Occupied Housing | 3,009    | 13,720   | 35,671   |
| 2031 Renter Occupied Housing | 3,015    | 13,779   | 36,159   |
| 2026 Vacant Housing          | 273      | 1,316    | 4,229    |
| 2026 Total Housing           | 8,534    | 43,356   | 114,393  |
| 2026 HOUSEHOLD INCOME        | 1 MILE   | 3 MILE   | 5 MILE   |
| less than \$15,000           | 582      | 2,931    | 9,133    |
| \$15,000-\$24,999            | 801      | 3,440    | 8,661    |
| \$25,000-\$34,999            | 823      | 3,640    | 9,832    |
| \$35,000-\$49,999            | 1,089    | 4,251    | 12,548   |
| \$50,000-\$74,999            | 1,777    | 7,985    | 19,788   |
| \$75,000-\$99,999            | 1,213    | 5,382    | 13,952   |
| \$100,000-\$149,999          | 1,317    | 7,855    | 19,482   |
| \$150,000-\$199,999          | 480      | 4,298    | 10,642   |
| \$200,000 or greater         | 180      | 2,257    | 6,126    |
| Median HH Income             | \$60,477 | \$70,216 | \$67,658 |
| Average HH Income            | \$73,025 | \$89,430 | \$87,625 |



**\$60,477**  
MEDIAN HH INCOME (1-MI)

**\$73,025**  
AVG HH INCOME (1-MI)

**63.6%**  
OWNER OCCUPIED (1-MI)

**36.4%**  
RENTER OCCUPIED (1-MI)

**3.2%**  
VACANCY RATE (1-MI)

**-0.16 %**  
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION



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