

FOR LEASE
1,700 SF AVAILABLE



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PROPERTY INFORMATION

Location:	403 EL Paso St.
Lease Rate:	Contact Broker
Retail Space Available (Sq ft):	1,700 Sq ft

IDEAL TENANT USES

- Boutique Retail
- Apparel & Fashion
- Specialty Shops
- Gift & Souvenir Concepts
- Beauty & Wellness Services
- Coffee, Dessert, or Grab-and-Go Concepts

AREA TRAFFIC GENERATORS



**SANTA FE
INTERNATIONAL
BRIDGE**



PROPERTY HIGHLIGHTS

- 1,700 SF Retail Opportunity
- • Prime Downtown El Paso Location
- • Storefront Visibility Along El Paso Street
- • Located in a High-Traffic Retail Corridor
- • Walking Distance to San Jacinto Plaza and Plaza Theatre
- • Minutes from the Santa Fe International Bridge
- • Surrounded by Retail, Restaurants, Hotels, and Entertainment Venues
- • Excellent Opportunity for Retail, Service, or Specialty User

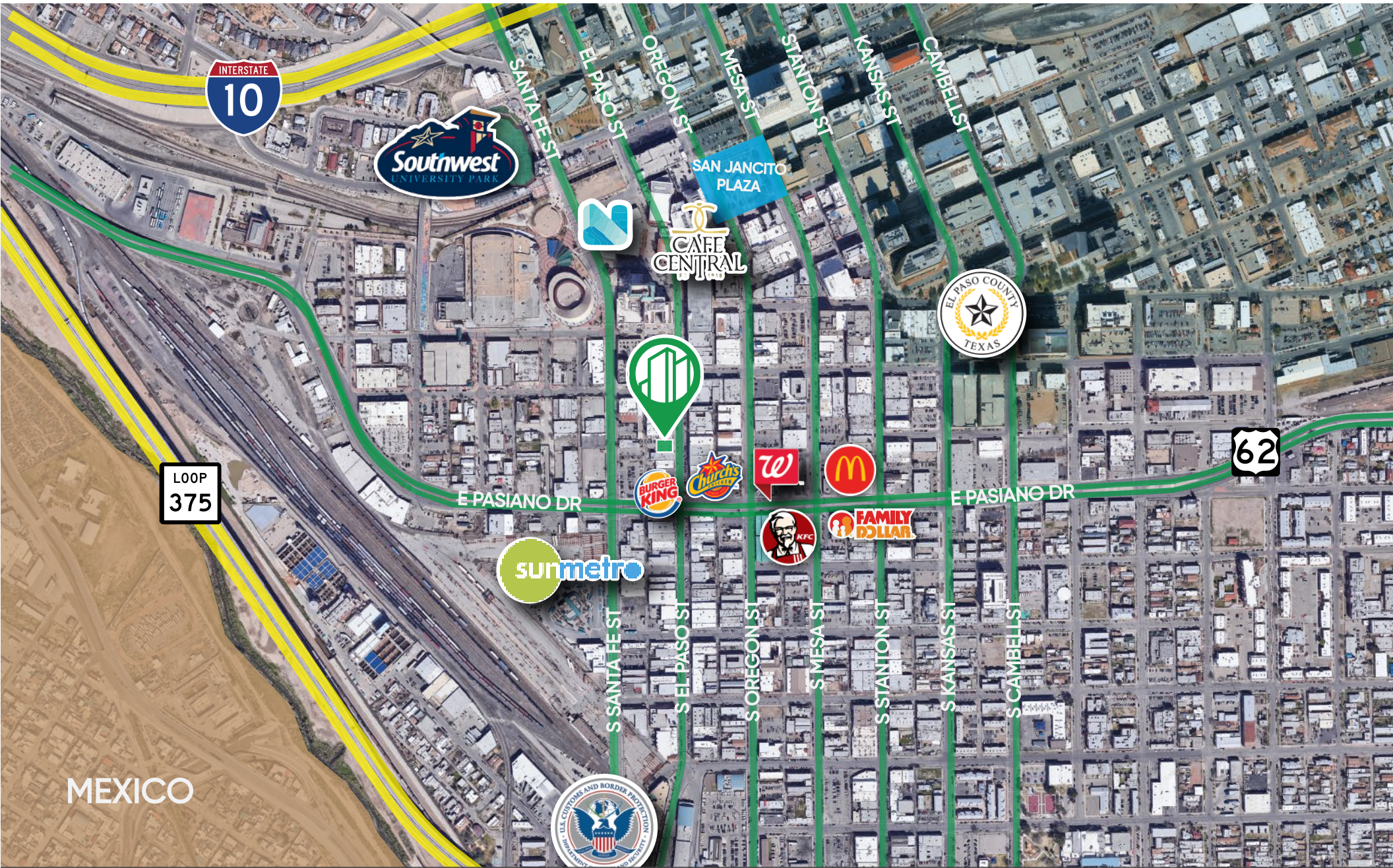
WHY THIS LOCATION WORKS

Position your business in the heart of Downtown El Paso's thriving retail corridor. Surrounded by major attractions, restaurants, entertainment venues, and cross-border traffic from the Santa Fe International Bridge, this location offers strong visibility, consistent foot traffic, and access to a diverse customer base.



AERIAL

403 EL PASO ST.



MEXICO

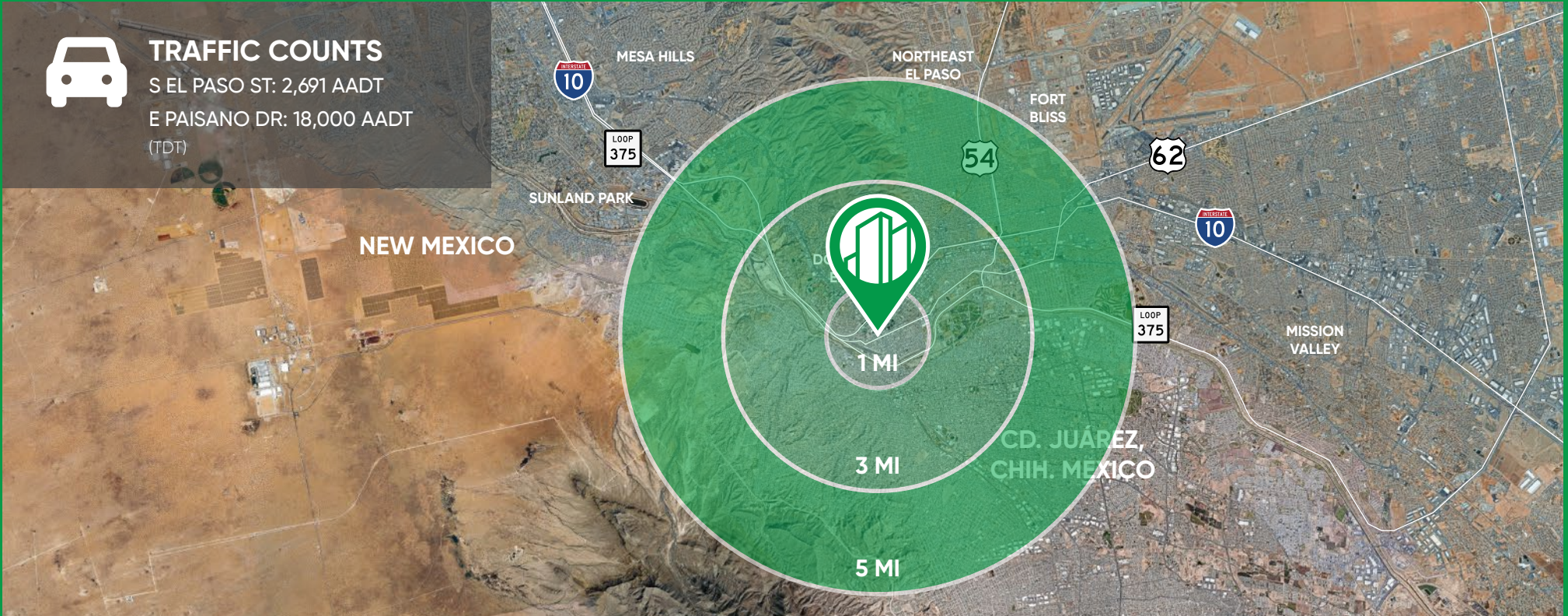


LOCAL DEMOGRAPHICS



TRAFFIC COUNTS

S EL PASO ST: 2,691 AADT
 E PAISANO DR: 18,000 AADT
 (TDT)



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	15,067	43,322	109,968
	2030 PROJECTED POPULATION	15,416	44,231	111,559
	2025 ESTIMATED HOUSEHOLDS	6,636	17,817	44,474
	2030 PROJECTED HOUSEHOLDS	6,800	18,227	45,172
	2025 MEDIAN HH INCOME	\$17,771	\$29,071	\$35,983

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CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS

 **875,784**
POPULATION

 **403,141**
LABOR FORCE

 **2,500**
AVG POPULATION
GROWTH PER YEAR

 **\$59,866**
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

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
_____ Associate's Name	_____ License No.	_____ Email	_____ Phone

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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