



FOR SALE

AVAILABLE SPACE
5,820

CALL LISTING AGENT FOR
MORE INFORMATION

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

Jorge E. Nieves
JNieves@REPcre.com
915.790.9757

PROPERTY HIGHLIGHTS

This office building is located on the corner of Viscount Blvd. and Larry Mahan Dr. in the heart of large office, commercial, retail, residential, multi-family, and commercial developments. Easy access and egress to and from the property, just 1 block away from Interstate-10 and between 2 major freeway intersections (Hawkins Blvd. and Viscount Blvd.). This property is conveniently situated and within a couple of minutes from Cielo Vista Mall which is owned and operated by Simon Properties and it is considered one of their highest grossing shopping malls in the US. The Fountains at Farrah is also just two blocks away in addition to many other food and shopping options.

*All leases are Gross

Suite A, will be incorporated as part of Suite C and will be leased by the seller with a new 5-year term plus two 5-year renewal options. New lease term will commence upon successfully closing a sale with a new buyer.

Suite B, is a dental practice, the lease expires September of 2027. Tenant currently pays \$2,686.00 per month with increase of 2% per year. Contract allows for one 5-year extension to renew.

Suite C, is a medical practice currently occupied by the owner of the property. Seller will sign a new 5-year term with two 5-year options to renew, to include Suite A as part of their expansion plan.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



99,640
POPULATION
3-MILE RADIUS



\$ 59.6K
AVG HH INCOME
3-MILE RADIUS



\$47.6K
MEDIAN HH
INCOME



TRAFFIC COUNTS
VISCOUNT BLVD: 17,631 VPD
INTERSTATE 10: 131,254 VPD
(TDT)

LOCATION:

9398 VISCOUNT BLVD.
EL PASO, TX 79925

OFFERING SUMMARY:

INCOME:

SUITE A & C \$ 8,324
SUITE B \$ 2,686

MONTHLY GROSS INCOME: \$11,010

ANNUAL GROSS INCOME: \$132,120

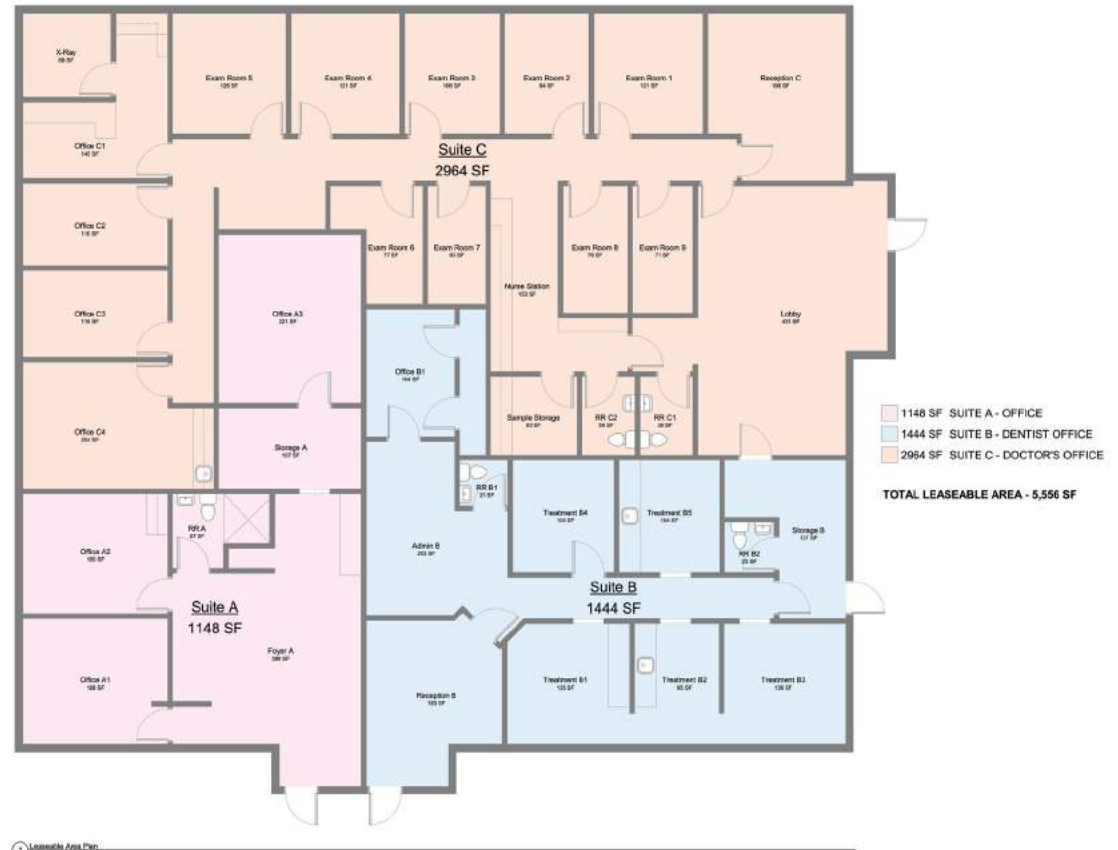
EXPENSES:

PROPERTY TAXES: \$ 15,392
BUILDING INSURANCE: \$ 3,469
GENERAL LIABILITY INSURANCE: \$ 778
WATER: \$ 1,764.61
ELECTRIC: \$ 164.44
TRASH: \$ 4,357.14
MAINTENANCE: \$ 2,922

TOTAL EXPENSES: \$ 28,847.19

NET ANNUAL INCOME: \$ 103,273

CAP: 7.53% @ \$1,370,000









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>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS GAMBOA</u> Designated Broker of Firm	<u>693047</u> License No.	<u>CGAMBOA@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 | El Paso, TX 79912 | 915.422.2242

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov