



FOR LEASE

10600 NORTH LOOP DRIVE
(Fiesta Mercado)

Socorro, Texas



Property Highlights

- Total lot size: ±24.75 AC
- Total building size: 199,000 SF
- Available SF: 750 - 27,000 SF
- Zoning: C2
- Year built: 2000
- Lease rate: \$10 - \$16/SF/YR (NNN)
- Plentiful parking
- National and regional stores
- Grocery store anchored
- Largest shopping center within a 3-mile radius
- An exceptional location in El Paso County's Lower Valley. This regional center serves a wide customer base in Socorro, TX where the center is located and the surrounding areas of Clint, San Elizario, Sparks, Horizon City and the city of El Paso.
- New four lane road connecting Horizon Boulevard with Loop 375 and Americas Avenue is now open.
- Wide variety of retail space available.

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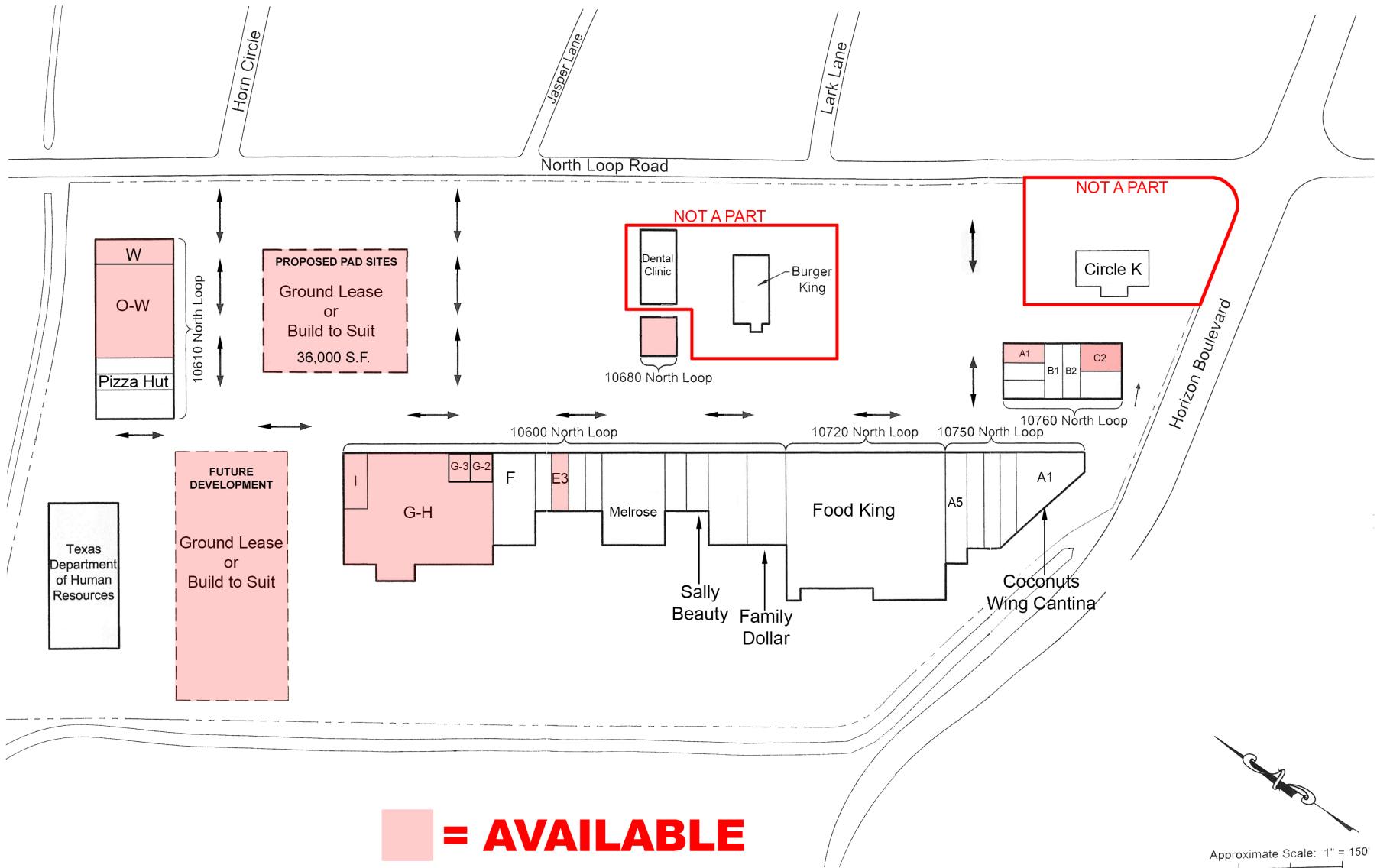
Photos



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Site Plan





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Space Available

SPACE	SUITES	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	DESCRIPTION
10680 North Loop	A-C	Office/Medical/ Retail	\$15.00/SF/YR	NNN	2,400 (divisible)	60 to 120 months	Free standing building, former pharmacy and office
10600 North Loop	G-H	Retail	\$10.00/SF/YR	NNN	12,500 - 27,000 SF	60 to 120 months	180' of store front and 150' depth. All or part
10600 North Loop	H	Ballroom	\$10.00/SF/YR	NNN	19,740 SF	36 to 60 months	Former ballroom with seperate kitchen area
10600 North Loop	G-2	Retail	\$16.00/SF/YR	NNN	1,000	36 to 60 months	Small retail space
10600 North Loop	G-3	Retail/Medical	\$16.00/SF/YR	NNN	750 SF	36 to 60 months	Small retail space
10600 North Loop	E3	Restaurant	\$14.00/SF/YR	NNN	2,578 SF	36 to 60 months	Former restaurant with kitchen hood and large restrooms
10610 North Loop	N2	Retail	\$16.00/SF/YR	NNN	750 SF	36 to 60 months	Small Retail space
10610 North Loop	O-W	Retail/Medical	\$10 - \$15/SF/YR	NNN	3,000 - 18,000 SF	36 to 120 months	End cap location on a padsite building fronting North Loop Drive. Great exposure and visibility to traffic in both directions
10610 North Loop	W	Office/Retail	\$15/SF/YR	NNN	3,000	36 to 120 months	Former Credit Union
10610 North Loop	A1	Retail	\$15.00/SF/YR	NNN	1,510	36 to 60 months	Liquor store space
10760 North Loop	C2	Medical Office	\$14.00/SF/YR	NNN	2,314	36 to 60 months	Former medical office space

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Demographics

	1 Mile	3 Mile	5 Mile
Total Households	2,031	11,566	28,490
Total Population	7,350	42,587	102,983
Average HH Income	\$45,799	\$44,983	\$52,415

Traffic Counts

Horizon Blvd.	19,200 VPD
North Loop	23,000 VPD

(Source: Kalibrate Technologies Q3 2019)



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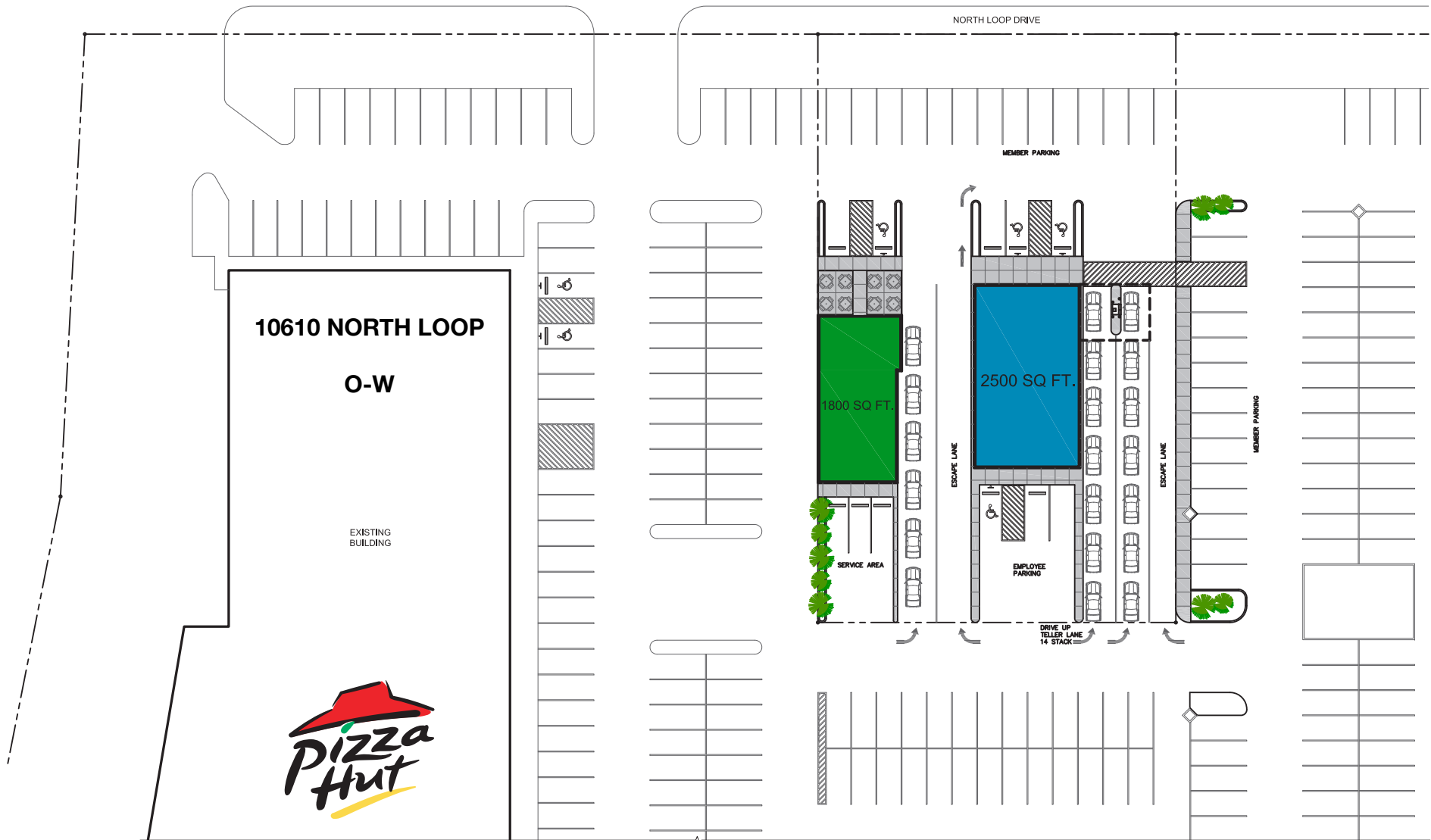
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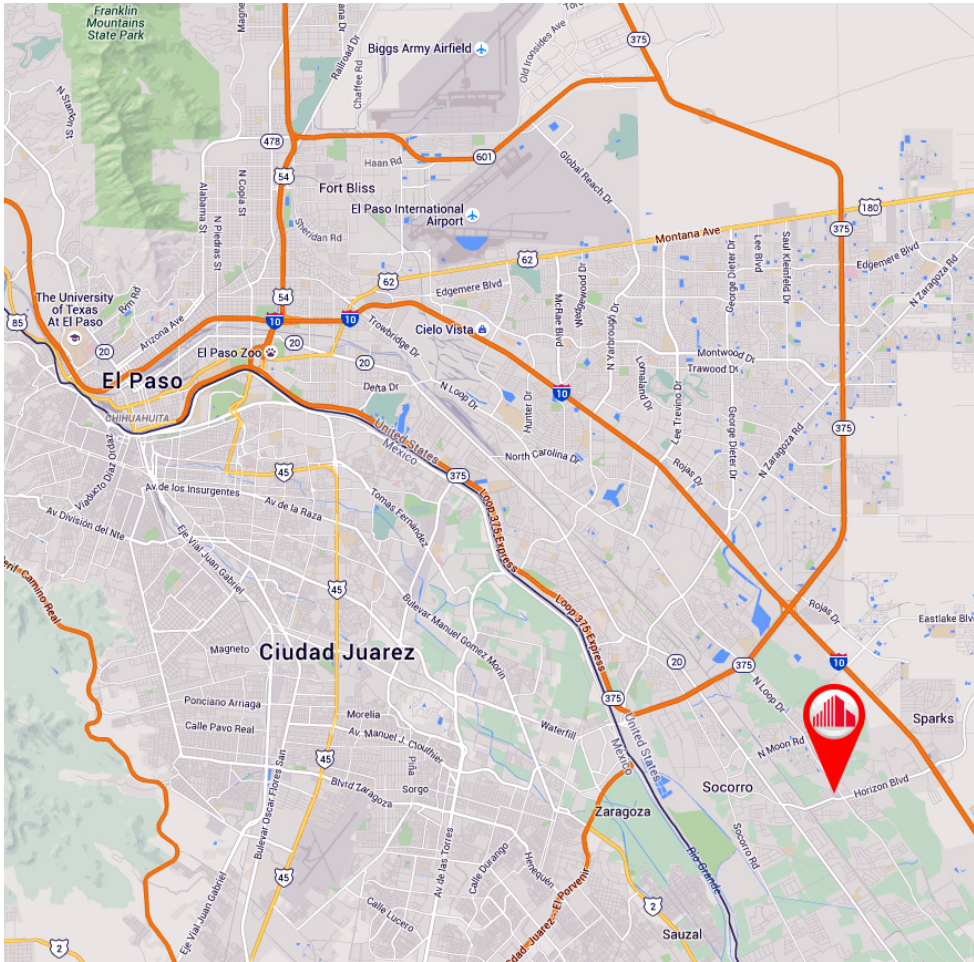
Proposed Pad Sites



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MAP



AERIAL

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