



FOR SALE

# 1351 N. ZARAGOZA ROAD (BUILDING G)

El Paso, Texas

Investment  
Single-Tenant Net Lease



## Property Highlights

- Total lot size: 0.47 AC (20,634 SF)
- Total building size: 4,500 SF
- Zoning: C-4
- Year built: 2022
- 2024 NOI: \$117,000.00
- Sale price: \$1,450,000.00
- Prominently located in the established Palo Verde Business Park surrounded by hospital centers, professional medical offices and clinics
- Traffic Counts:
  - N. Zaragoza Road: 27,224 VPD
  - George Dieter Drive: 25,817 VPD
  - Henry Brennan Drive: 1,574 VPD

*(Source: Texas Department of Transportation AADT 2022)*

**Erik J. Anderson**  
Sales/Leasing Agent  
(915) 843 8888 ext. 804  
eanderson@piresintl.com

**Brett C. Preston, SIOR, CCIM**  
Managing Partner  
(915) 843 8888 ext. 801  
bpreston@piresintl.com

5-B Butterfield Trail Boulevard  
El Paso, Texas 79906-4920  
Main (915) 843 8888  
[www.piresintl.com](http://www.piresintl.com)

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Exterior Photos



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### Interior Photos



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## Annualized Operating Data\*

Rent Increase	Term	Date	Monthly Base Rent	Annual Base Rent	Rent Per SF
	Months 1 - 12	01/01/23 - 12/31/23	\$5,695.00	\$68,340.00	\$15.19
71%	Months 13 - 24	01/01/24 - 12/31/24	\$9,750.00	\$117,000.00	\$26.00
	Months 25 - 36	01/01/25 - 12/31/25	\$9,750.00	\$117,000.00	\$26.00
10%	Months 37 - 48	01/01/26 - 12/31/26	\$10,750.00	\$129,000.00	\$28.67
	Months 61 - 72	01/01/28 - 12/31/28	\$10,750.00	\$129,000.00	\$28.67
	Months 73 - 84	01/01/29 - 12/31/29	\$10,750.00	\$129,000.00	\$28.67
	Months 85 - 96	01/01/30 - 12/31/30	\$10,750.00	\$129,000.00	\$28.67
	Months 97 - 108	01/01/31 - 12/31/31	\$10,750.00	\$129,000.00	\$28.67
	Months 109 - 120	01/01/32 - 12/31/32	\$10,750.00	\$129,000.00	\$28.67

\* Annualized Operating Data provided by Seller

## Tenant Lease Terms

- Occupancy: 100%
- Lease Type: NNN lease (Condominium Development)
- Tenant: Early Bird Pediatric Therapy - East Campus
- Initial Term: 120 Months (9 Years Remaining; 2023 Commencement)
- Renewal Term: One (1) 5-Year Renewal Term

## Responsibilities Breakdown

<p><b>Taxes &amp; Insurance</b></p> <p><b>Paid by Tenant</b></p> <p>Tenant reimburses for all Insurance and Property Taxes</p>	<p><b>HVAC</b></p> <p><b>Paid by Tenant</b></p> <p>Tenant responsible for all repairs &amp; replacements</p>
<p><b>CAMs</b></p> <p><b>Paid by Tenant</b></p> <p>Tenant reimburses for all Common Area Maintenance charges</p>	<p><b>Utilities</b></p> <p><b>Paid by Tenant</b></p> <p>Tenant responsibility</p>
<p><b>Roof</b></p> <p><b>Paid by Landlord</b></p> <p>Landlord responsibility</p>	

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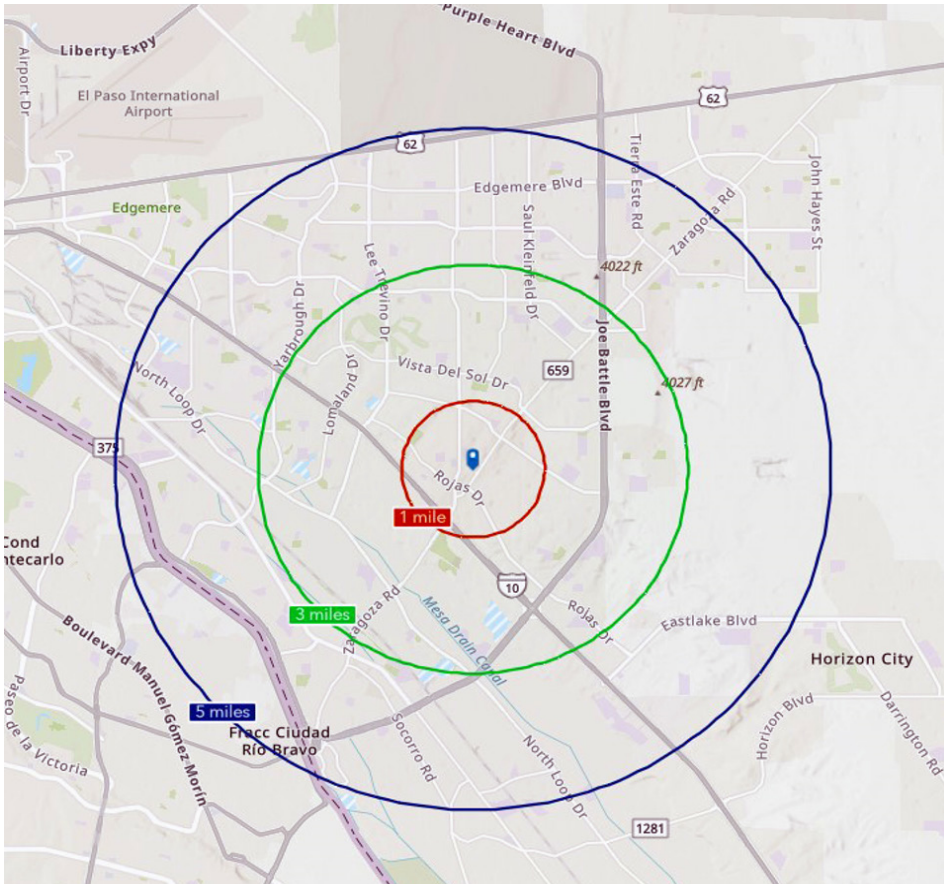


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## Demographics



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>			
2028 Summary	9,876	112,206	306,658
2023 Summary	9,846	110,526	301,011
2020 Census	9,787	108,962	294,554
Trends 2023-2028	0.06%	0.30%	0.37%
<b>HOUSEHOLDS</b>			
2028 Summary	3,582	40,564	108,153
2023 Summary	3,503	39,234	104,322
2020 Census	3,441	38,119	100,717
Trends 2023-2028	0.45%	0.67%	0.72%
<b>2023 MEDIAN HOUSEHOLD INCOME</b>	\$61,212	\$54,820	\$54,377
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$79,009	\$75,516	\$75,857

Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2023 and 2028.

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Aerial



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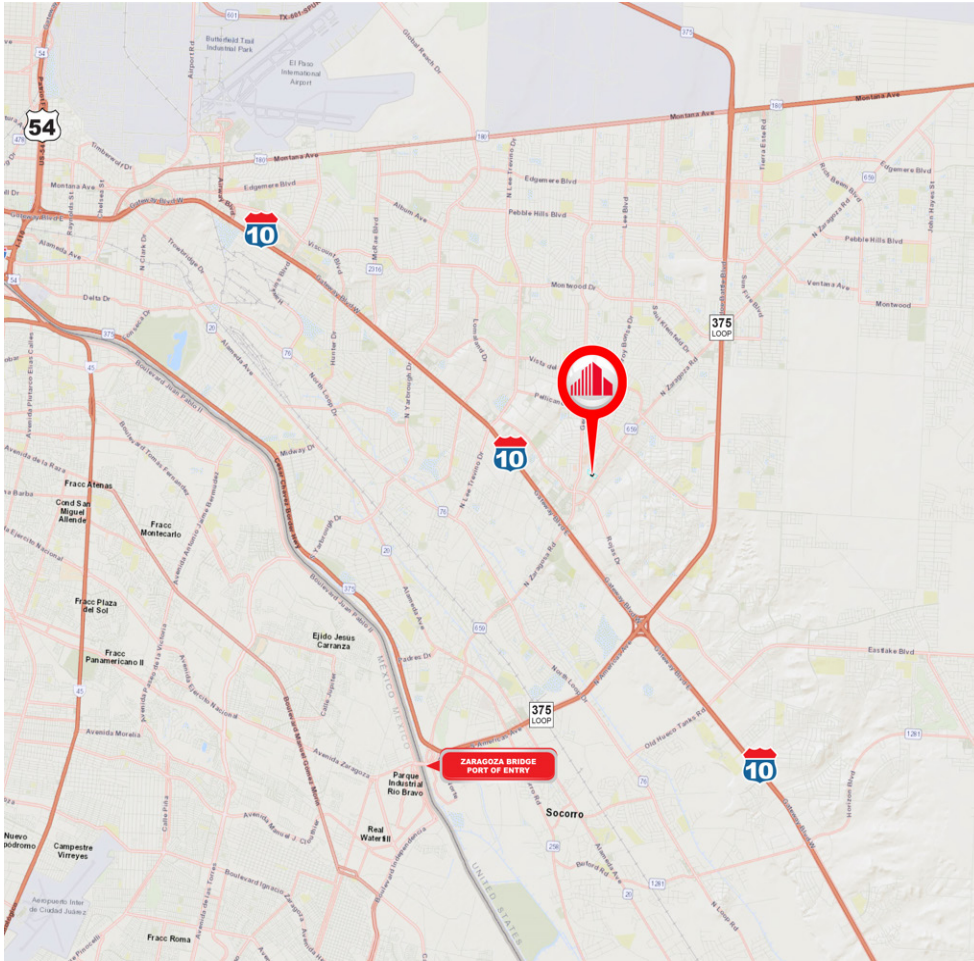
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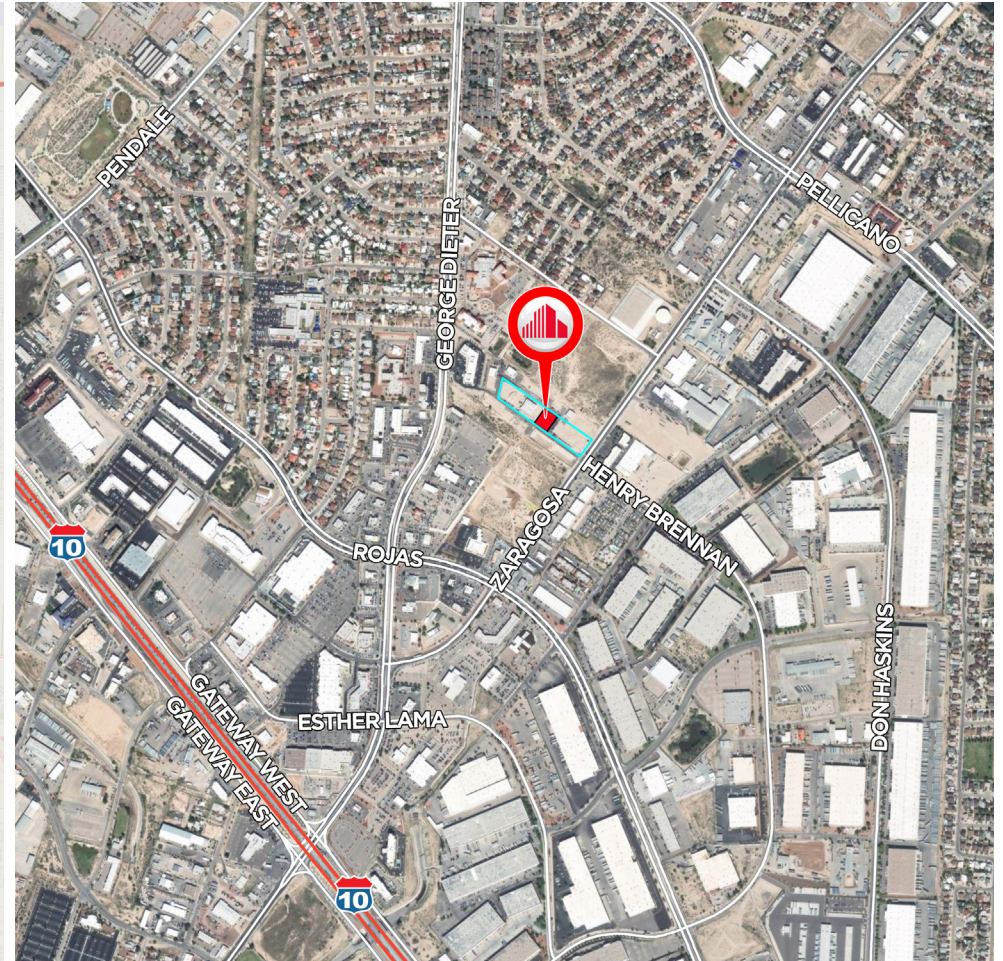
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MAP



AERIAL

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# Information About Brokerage Services

Texas law requires all real estate license holders 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 A 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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cushman & Wakefield   PIREs	9003421	bpreston@piresintl.com	915-843-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett C. Preston, SIOR, CCIM	414041	bpreston@piresintl.com	915-843-8888
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Erik J. Anderson	742318	eanderson@piresintl.com	915-843-8888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date