



FOR SALE OR LEASE

4171 N. MESA STREET (BUILDING C)

El Paso, Texas

The Commons



### Property Highlights

- Total building size: ±37,791 SF
  - First floor: ±12,080 RSF\*
  - Second floor: ±12,879 RSF\*
  - Third floor: ±12,832 RSF\*
- \*Floor plate leases only
- 127 parking spaces; 17 covered parking spaces
- Zoning: C-3 SP

- Easy access to Interstate 10 and Mesa Street
- Mature lush landscaping
- Sale price: Please call for price
- Lease rate: Please call for rate
- Traffic Counts:
 

Mesa Street	41,380 ADT
Executive Center Blvd	25,830 ADT
<small>(source: 2023 Kalibrate Technologies Q4 2023)</small>	

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Conceptual future building entrance



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Aerial



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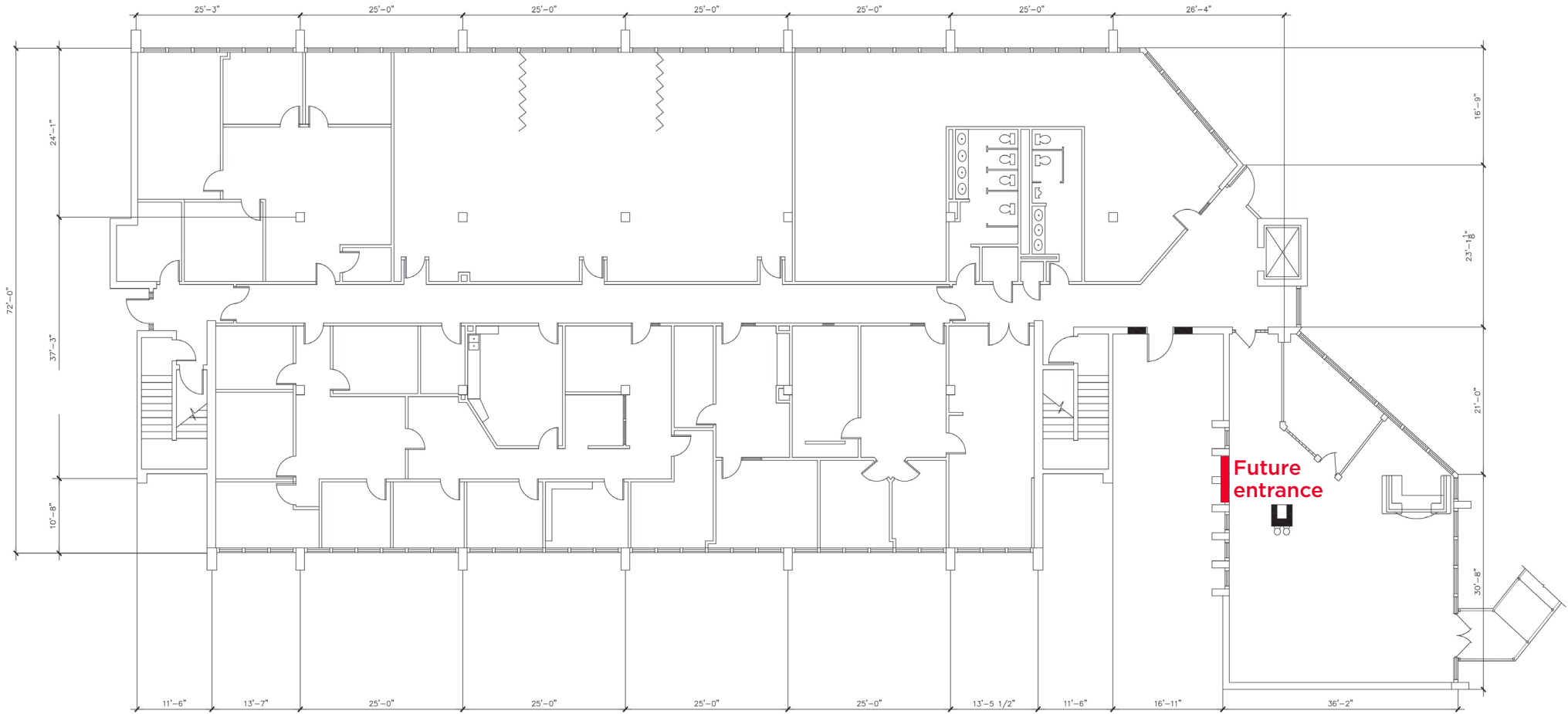
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Office Floor Plan

First Floor: 12,080 RSF



4171 NORTH MESA- THE COMMONS C FIRST FLOOR PLAN



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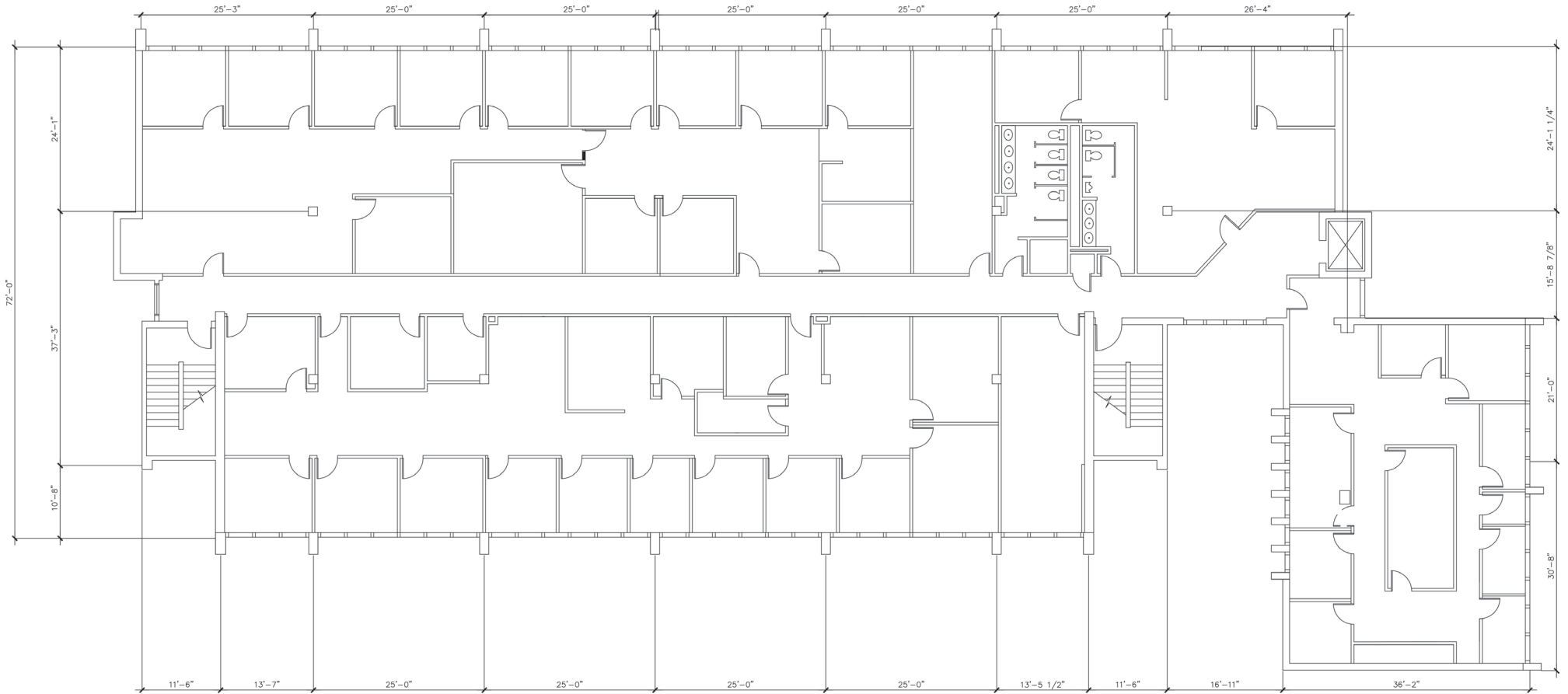
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Office Floor Plan

Second Floor: 12,879 RSF



4171 NORTH MESA THE COMMONS C SECOND FLOOR PLAN  
SCALE: 1/8" = 1' - 0"



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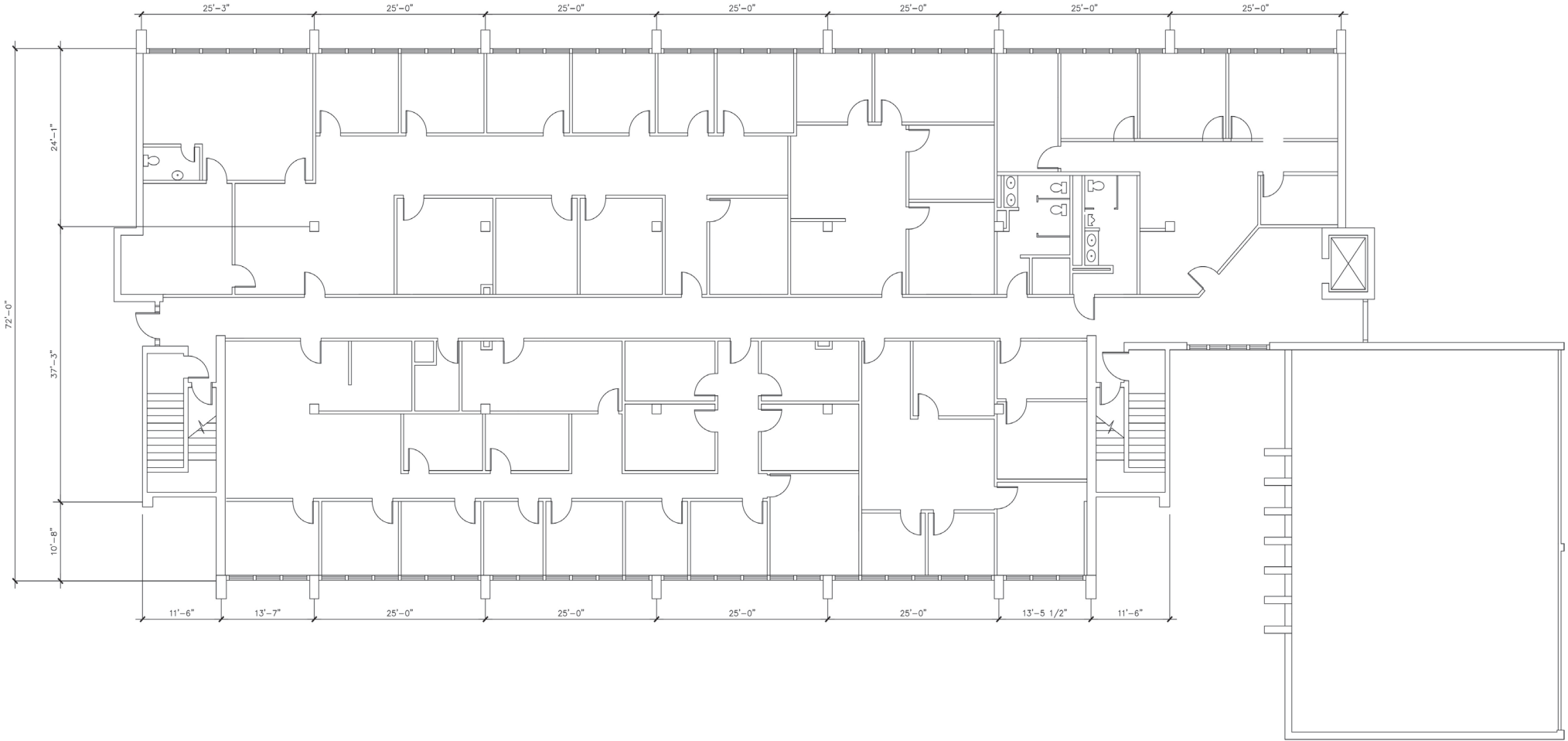
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Office Floor Plan

Third Floor: 12,832 RSF



4171 NORTH MESA- THE COMMONS C THIRD FLOOR PLAN  
SCALE: 1/8" = 1' - 0"



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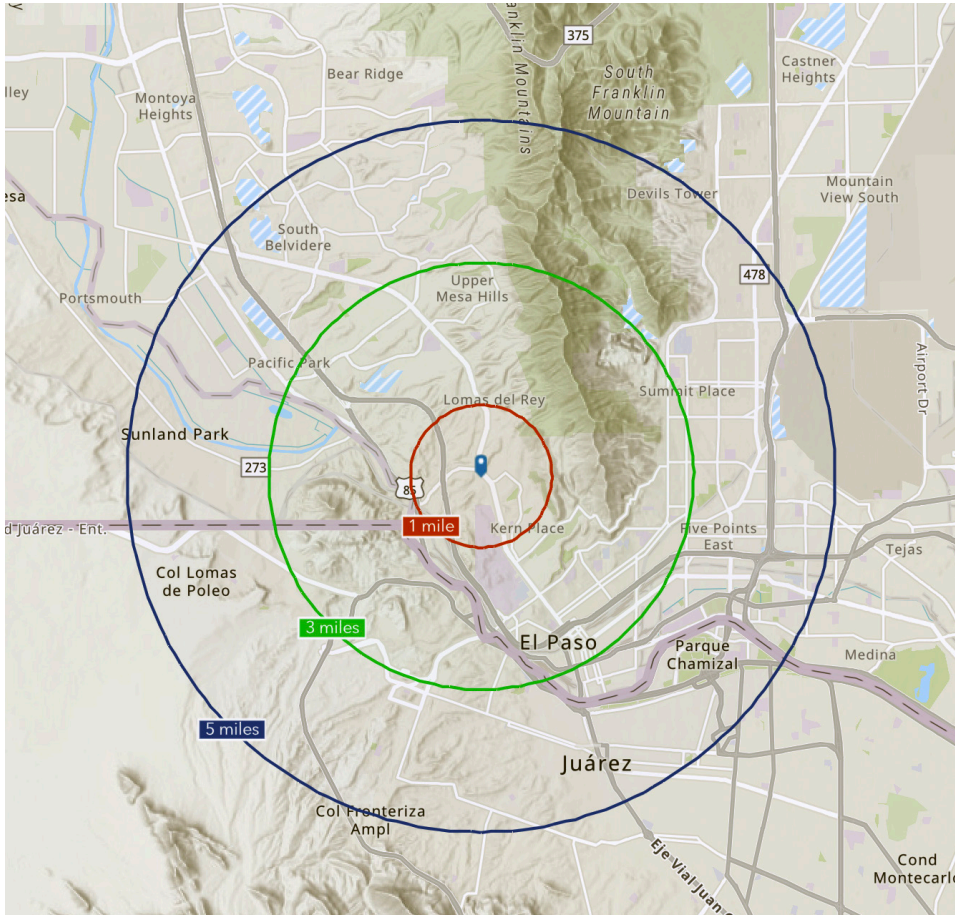


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## Demographics



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2028 Summary	6,837	57,372	156,590
2023 Summary	6,654	56,689	154,966
2020 Census	6,520	55,397	153,377
Trends: 2023-2028 Annual Rate	0.54%	0.24%	0.21%
<b>HOUSEHOLDS</b>			
2028 Summary	3,098	25,888	64,652
2023 Summary	2,946	25,118	62,899
2020 Census	2,820	24,458	61,401
Trends: 2023-2028 Annual Rate	1.01%	0.61%	0.55%
<b>2023 EST. MEDIAN HOUSEHOLD INCOME</b>	\$44,956	\$44,668	\$43,015
<b>2023 EST. AVERAGE HOUSEHOLD INCOME</b>	\$76,553	\$74,645	\$73,891

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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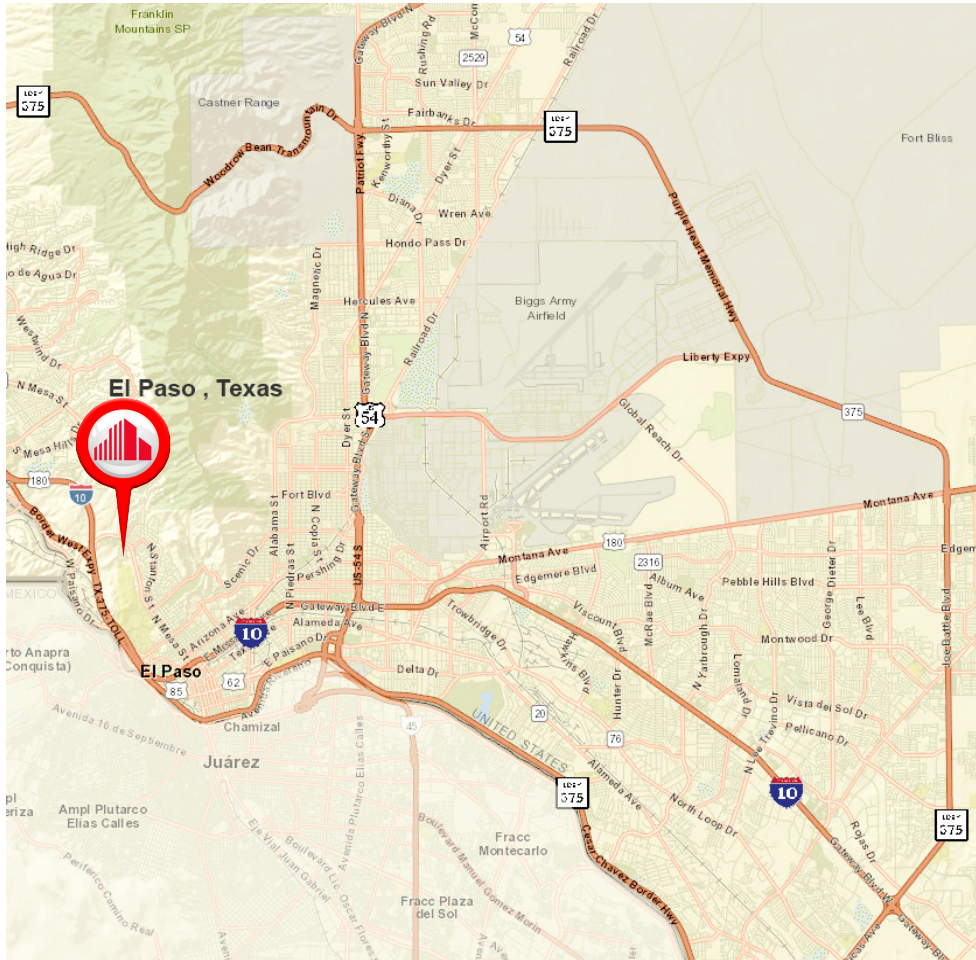




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MAP



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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