

FOR LEASE

FORMER SEARS

750 SUNLAND PARK DRIVE, EL PASO, TX 79912

RETAIL



PROPERTY OVERVIEW

CBRE is pleased to offer up to \pm 34,001 SF for lease in the former Sears at Sunland Park Mall. Sunland Park Mall is an iconic indoor mall located in the heart of west El Paso. The trade area is dense and established with a 3-mile radius population of \pm 78,861 with some of the strongest household incomes in El Paso, Texas. Cinemark Movie Bistro, Dillard's and Star Western Wear are the dominant anchors for Sunland Park Mall and generate exceptional daily and weekly trips from the surrounding neighborhoods, driving traffic counts in excess of \pm 35,880 vehicles (per day) at the South Mesa Hills and Sunland Park Drive intersection.

Beyond the desirable neighborhood customer profile and traffic counts, the former Sears space faces I-10 with excellent visibility from both I-10 and Sunland Park Drive, which is a key intersection in West El Paso and provides convenient and regional access to the entire El Paso market. Given the prominence of Sunland Park Mall and its current tenants, the location is ideal for a restaurant, call center, medical, and general retail uses.

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PROPERTY FEATURES

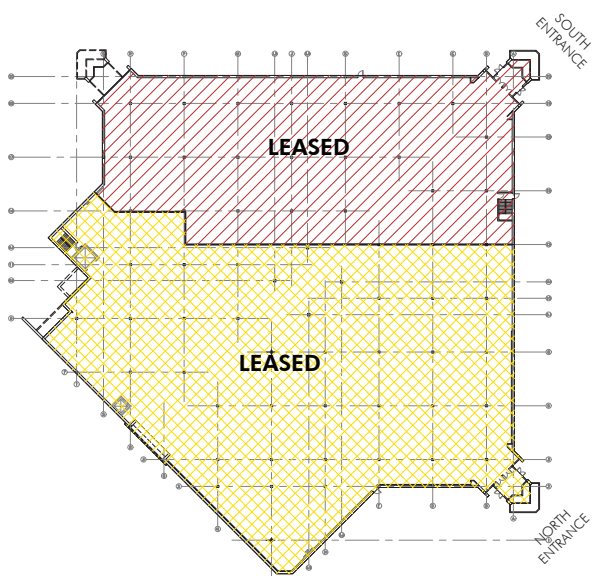
- + Available Space: $\pm 34,001$ SF on the 2nd Floor (divisible by $\pm 10,000$ SF)
- + Lease Rate: Call for rate
- + Lease Type: NNN
- + Zoning: C-3 SC
- + Join one of west El Paso's premier shopping destinations
- + Surrounded by a dense population with a highly desirable economic profile
- + Excellent visibility with over $\pm 35,880$ vehicles/day
- + Building signage available and terrific on-site parking
- + Join a diverse lineup of high-quality tenants
- + Within minutes of iFly and Top Golf



SECOND FLOOR SOUTHEAST ENTRANCE



SECOND FLOOR SOUTHEAST MALL ENTRANCE



1 FIRST FLOOR
SCALE: 1/32"=1'-0"



AVAILABLE
 $\pm 34,001$ SF
(DIVISIBLE BY $\pm 10,000$ SF)

2 SECOND FLOOR
SCALE: 1/32"=1'-0"

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Traffic Counts

Intersection of S. Mesa Hills Drive & Sunland Park Drive -
± 35,880 average daily traffic volume*

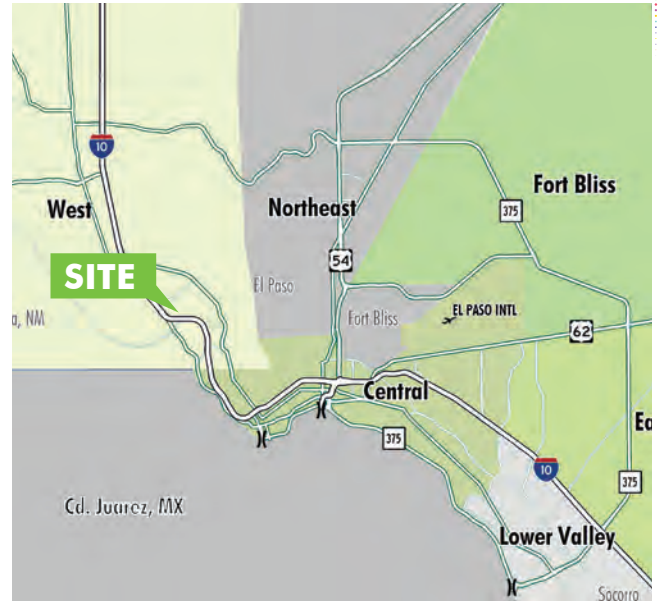
Intersection of Interstate 10 & Sunland Park Drive -
± 127,000 average daily traffic volume*

Source Date: March 2019

2018 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	± 8,056	± 78,861	± 148,412
Daytime Population	± 12,823	± 83,923	± 151,940
Average HH Income	± \$66,848	± \$74,468	± \$79,707

Source Date: March 2019



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CONTACT US

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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.

11-2-2015



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.

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Michael Caffey	437641		(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Scott Senese	404094		(512) 499-4900
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