

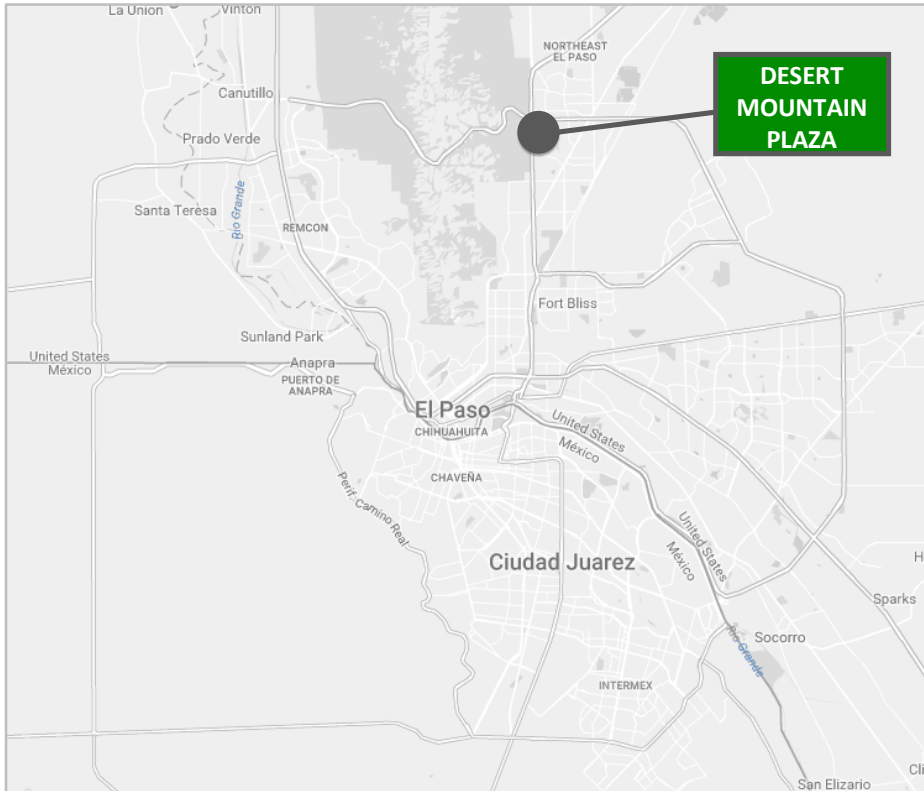


## DESERT MOUNTAIN PLAZA

SWQ OF WOODROW BEAN TRANSMOUNTAIN DR & PATRIOT FWY  
4650 Woodrow Bean Transmountain Dr, El Paso, TX 79924

## FOR LEASE

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## HIGHLIGHTS

- + At Heavily-Trafficked Intersection with National Retailers
- + Adjacent to Walmart; Across from Lowe's Home Improvement
- + Pad Restaurants Whataburger and Denny's Increase Foot Traffic
- + Limited Retail Opportunities in Immediate Area
- + Strong Mix of National Retailers Within The Shopping Center
- + National Tenants Regularly Report Highest Sales Across El Paso

## DESCRIPTION

- Size: 22,380 SF Retail Center on 174,240 SF Land
- Built: 1998
- Parking: 132 Spaces (5.90 Spaces per 1,000 SF)
- Addtl: Monument Sign; Canopy Walkway Along Storefronts
- Mgmt: KM Realty

## NOTABLE CO-TENANTS

**GameStop**

**OneMain**  
Financial.

**Sprint**

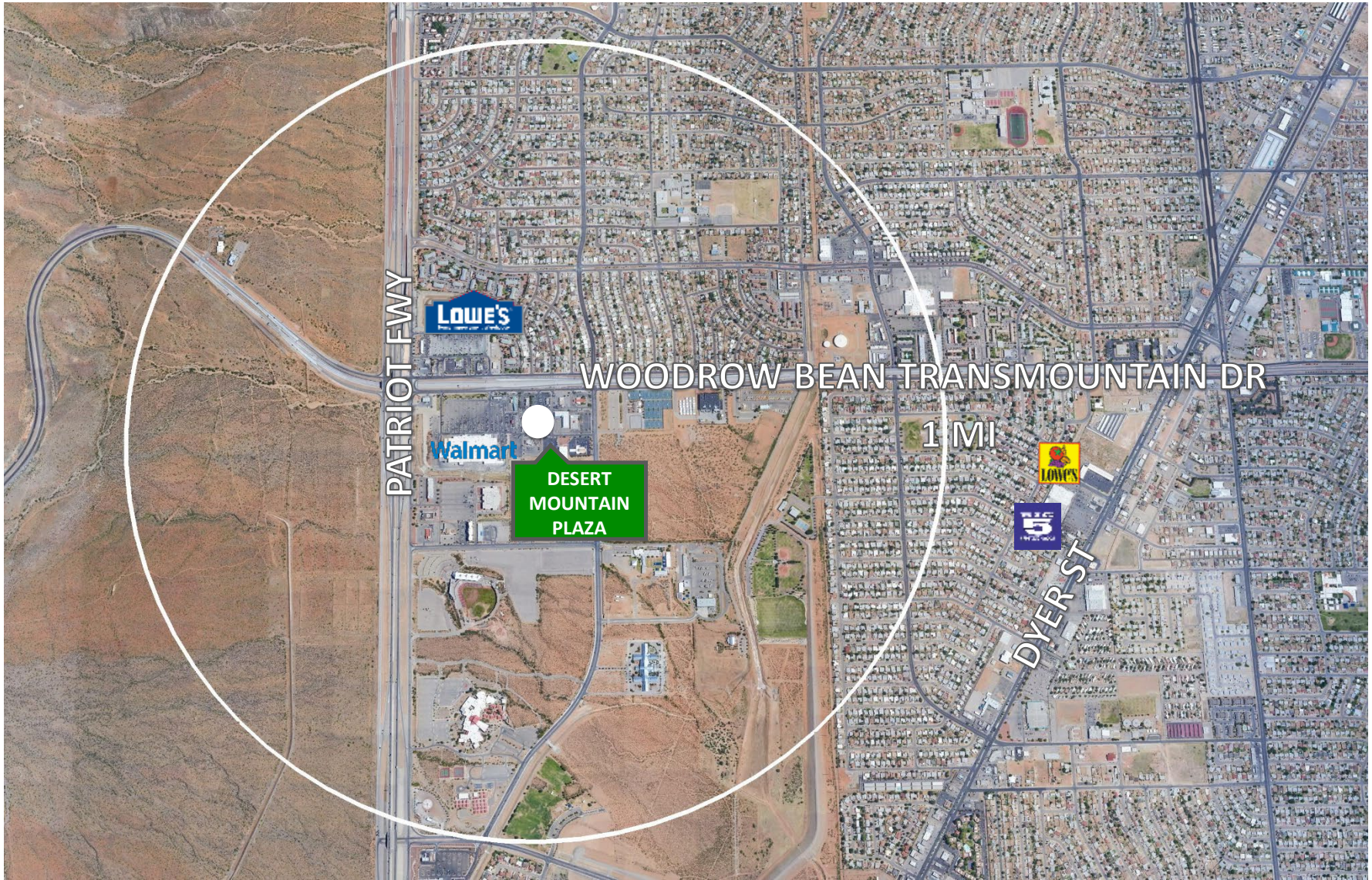
**LESLIE'S** SWIMMING POOL SUPPLIES.

**GNC**  
LIVE WELL

**CashAmerica**



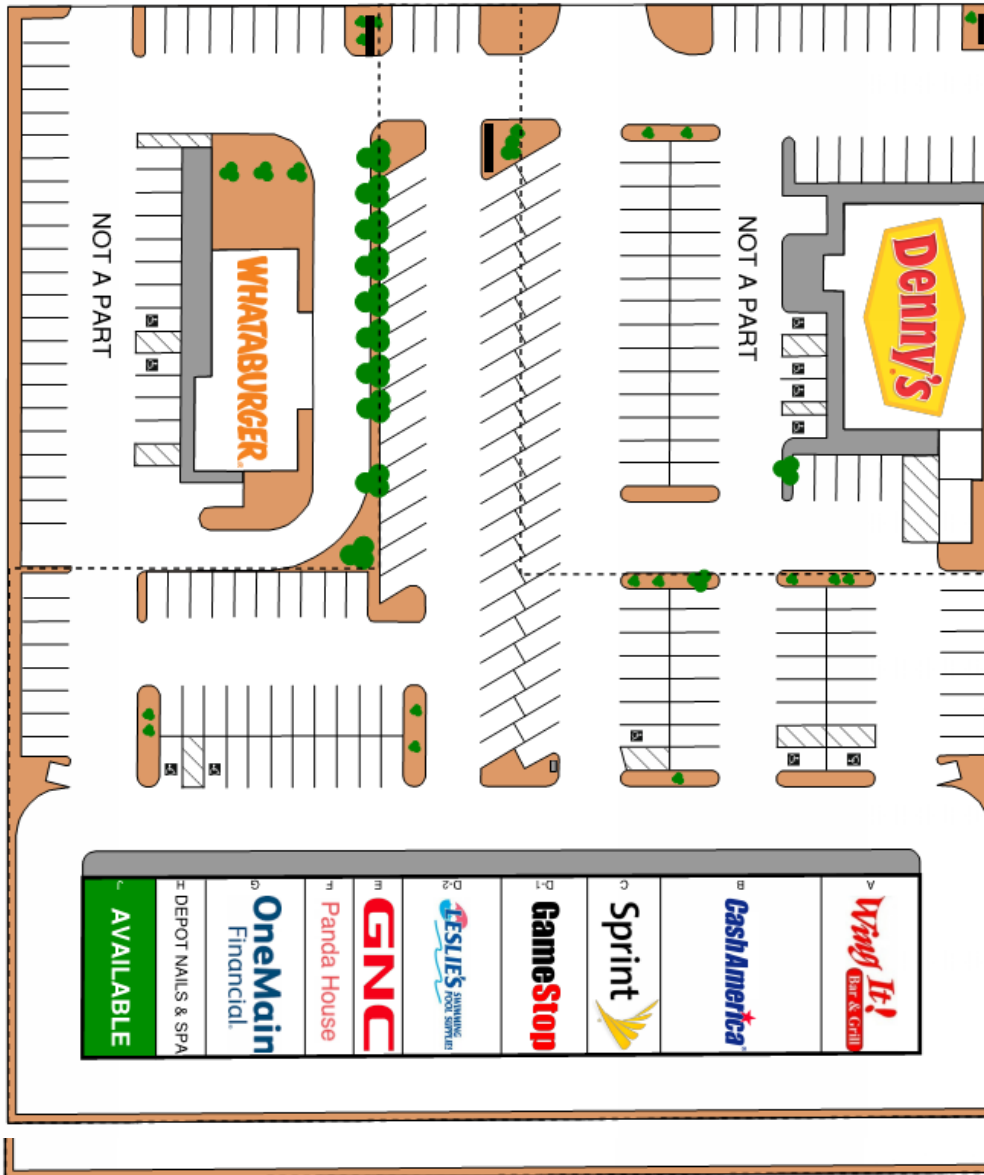








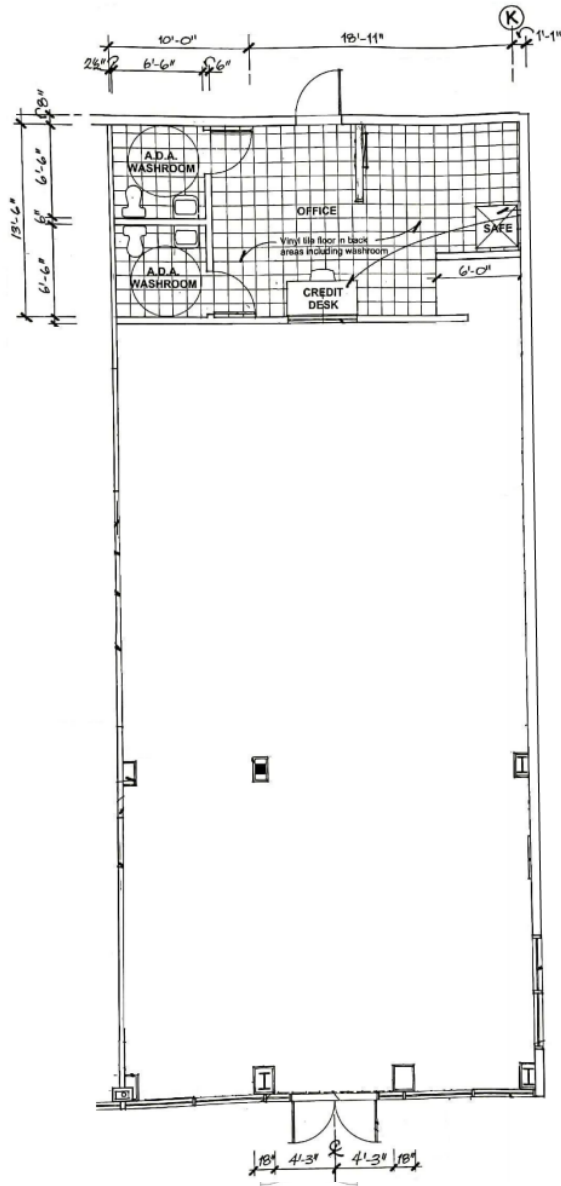
# SITE PLAN



## TENANT KEY

#	Tenant	SF
A	Wing It!	2,800
B	Cash America	4,550
C	Sprint	2,100
D-1	GameStop	2,450
D-2	Leslie's Pool	2,800
E	GNC	1,400
F	Panda House	1,400
G	OneMain	2,800
H	Depot Nails	1,400
J	Available	2,100





## SUITE J

- Size: 2,100 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Check Cashing
- Notes: Space is located on the endcap of the shopping center



STOREFRONT

# DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2018 Population	7,615	90,395	117,914
2023 Population	7,636	91,412	119,549
Est. 5yr Growth	0.28%	1.13%	1.39%
Average Age	37.60	35.60	34.90

## 2018 Population by Race

White	6,190	75,233	97,640
Black	885	9,157	12,241
Am. Indian & Alaskan	99	1,106	1,492
Asian	193	2,043	2,532
Hawaiian & Pacific Island	25	380	633
Other	224	2,477	3,375

## Households

2018 Total Households	2,851	30,742	39,639
HH Growth 2018 - 2023	0.32%	1.13%	1.39%
Median Household Inc	\$45,460	\$43,058	\$43,251
Avg Household Size	2.70	2.90	3.00
2018 Avg HH Vehicles	2.00	2.00	2.00

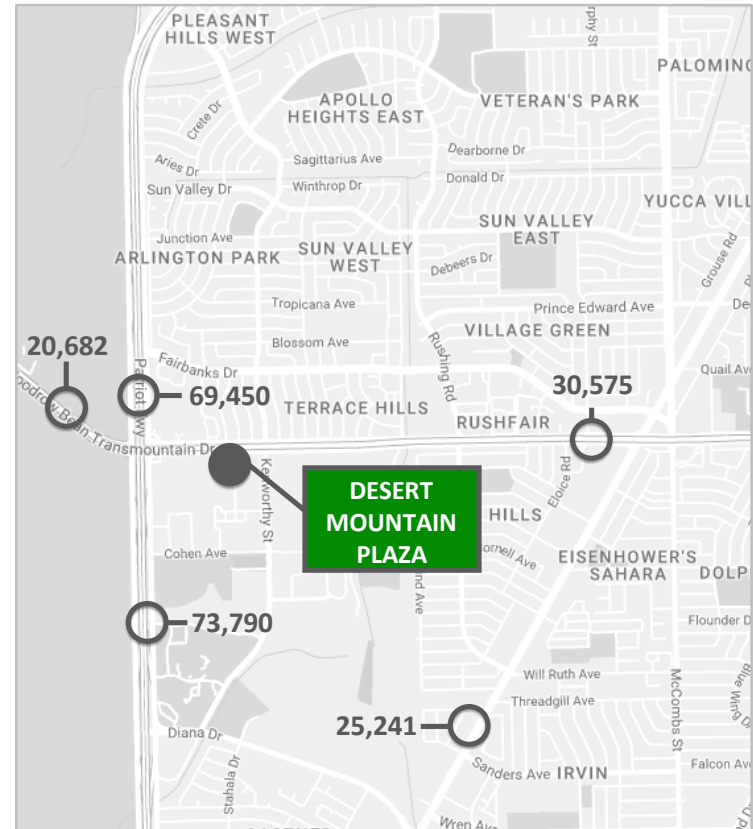
## Housing

Median Home Value	\$113,959	\$116,063	\$118,251
Median Year Built	1969	1975	1976

## Employment

Daytime Employment	3,859	16,087	19,343
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## TRAFFIC COUNTS



Sources: 2016 TxDOT El Paso District Map







EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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