

# FORMER ER FOR SALE EL PASO, TX

FOR SALE

1540 N ZARAGOZA RD | EL PASO, TX 79936



# PROPERTY SUMMARY

## LOCATION INFORMATION

- ± 8,771 SF former emergency room building located within one of El Paso's most densely populated neighborhoods.
- Easy access to site from highly traveled N Zaragoza Rd.
- 25 total parking spaces
- 8 exam rooms
- Asking Price: \$2,000,000

- ± 8,771 SF building
- 0.969 AC

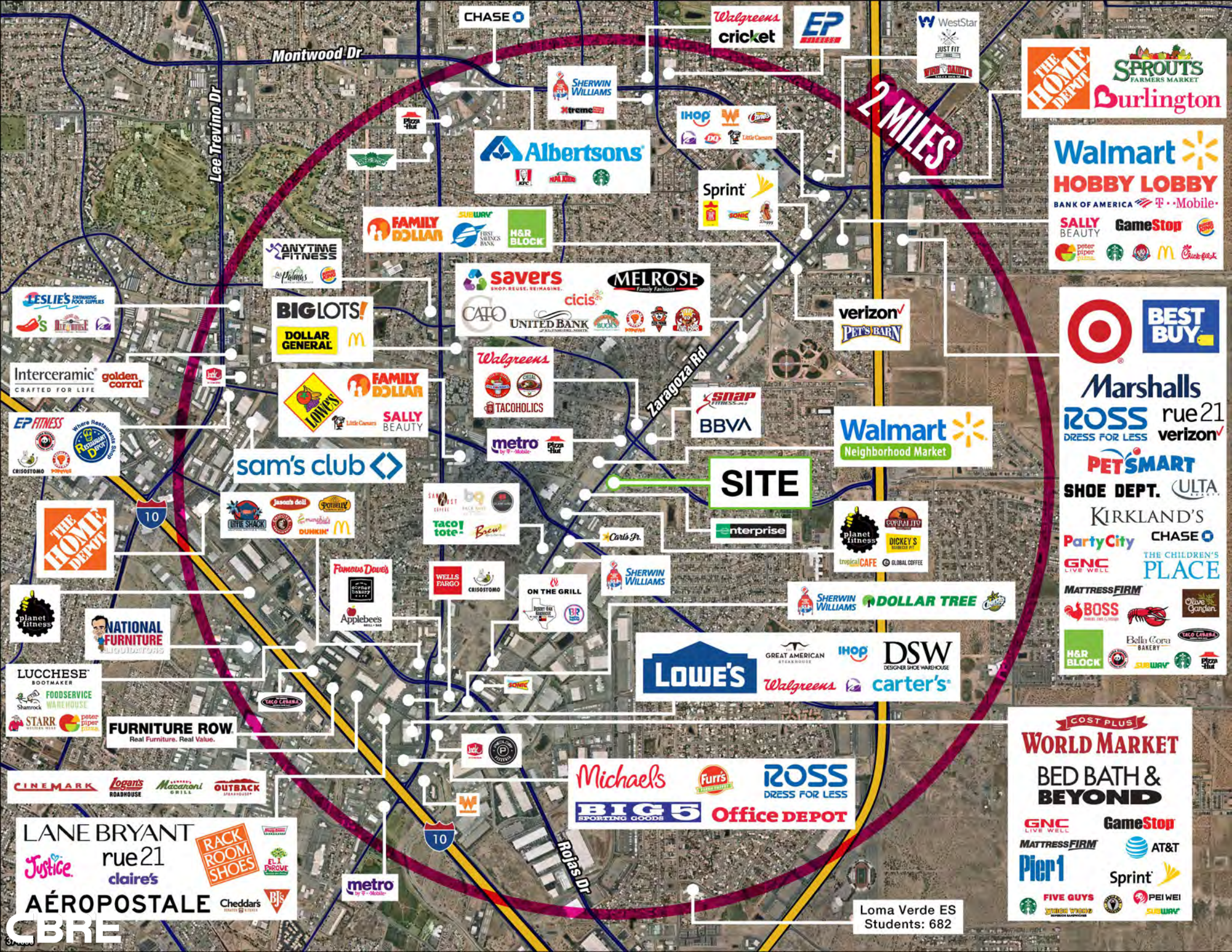


## 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	21,602	115,741	304,140
<b>DAYTIME POPULATION</b>	17,504	119,814	270,356
<b>AVERAGE HOUSEHOLD INCOME</b>	\$65,451	\$69,493	\$63,221
<b>MEDIAN AGE</b>	31.8	32.8	32.7

## TRAFFIC COUNTS

STREET NAME	COUNT
<b>ZARAGOZA RD</b>	27,605 vpd
<b>VISTA DEL SOL DR</b>	15,614 vpd



2 MILES

SITE

Loma Verde ES  
Students: 682

CHASE

Walgreens  
cricket

EP  
ELECTRICAL

WestStar  
JUST FIT  
WIP TO BAITTY

THE HOME DEPOT  
SPROUTS  
FARMERS MARKET  
Burlington

Walmart  
HOBBY LOBBY  
BANK OF AMERICA  
T-Mobile  
SALLY BEAUTY  
GameStop  
peter piper  
McDonald's  
Coke

Target  
BEST BUY

Marshalls  
ROSS  
DRESS FOR LESS  
rue21  
verizon

PET SMART  
SHOE DEPT.  
ULTA

KIRKLAND'S  
PartyCity  
CHASE  
THE CHILDREN'S PLACE  
GNC  
LIVE WELL

MATTRESS FIRM  
BOSS  
H&R BLOCK  
Bellini CORSA  
BAKERY  
SUNWAY  
Pizz Hut

COST PLUS  
WORLD MARKET  
BED BATH &  
BEYOND

GNC  
LIVE WELL  
MATTRESS FIRM  
Pier 1  
GameStop  
AT&T  
Sprint

FIVE GUYS  
PEI WEI  
SUNWAY

Lee Trevino Dr

Montwood Dr

10

Rojas Dr

Zaragoza Rd

ESLIE'S  
SWIMMING POOL SUPPLIES

Interceramic  
golden corral

EP FITNESS  
Where Restrooms  
Count

THE HOME DEPOT

planet fitness

NATIONAL  
FURNITURE  
LIQUIDATORS

LUCCHESI  
BOOTMAKER

FOODSERVICE  
WAREHOUSE

STARR  
WATER WAX

FURNITURE ROW  
Real Furniture. Real Value.

CINEMARK  
Logan's  
ROADHOUSE

LANE BRYANT  
rue21  
claire's

RACK  
ROOM  
SHOES

AÉROPOSTALE  
Cheddar's  
BJS

CBRE

ANYTIME  
FITNESS

BIG LOTS!  
DOLLAR  
GENERAL

LOWE'S  
FAMILY DOLLAR  
SALLY  
BEAUTY

sam's club

Jason's  
deli  
SANTITAS  
LITTLE SHACK  
DUNKIN'  
McDonald's

Famous Dave's  
Applebees

STARR  
WATER WAX

CINEMARK  
Logan's  
ROADHOUSE

LANE BRYANT  
rue21  
claire's

RACK  
ROOM  
SHOES

AÉROPOSTALE  
Cheddar's  
BJS

CBRE

Albertsons  
KFC  
McDonald's  
Starbucks

FAMILY DOLLAR  
SUNWAY  
FIRST SAVINGS BANK  
H&R BLOCK

savers  
MELROSE  
Family Fashion  
CAJO  
UNITED BANK  
cicis  
BUCKA  
PAPA JOHN'S  
PIZZA HUT

Walgreens  
TACOHOLICS

metro  
by T-Mobile  
Pizza Hut

LANE BRYANT  
Jason's  
deli  
SANTITAS  
LITTLE SHACK  
DUNKIN'  
McDonald's

WELLS FARGO  
CRISOSTOMO

ON THE GRILL  
SHERWIN WILLIAMS

Jack  
P

Michael's  
Furr's  
ROSS  
DRESS FOR LESS  
BIG 5  
SPORTING GOODS  
Office DEPOT

ihop  
W  
Little Caesars

Sprint  
SONIC  
PAPA JOHN'S

verizon  
PET'S BARN

snap  
BBVA

Walmart  
Neighborhood Market

enterprise

planet fitness  
GENERALITY  
DICKEY'S  
TROPICAL CAFE  
GLOBAL COFFEE

SHERWIN WILLIAMS  
DOLLAR TREE

LOWE'S  
GREAT AMERICAN  
STEAKHOUSE  
ihop  
DSW  
DESIGNER SHOE WAREHOUSE  
Walgreens  
carter's

10

Rojas Dr

Zaragoza Rd



0.5 MILES

Walgreens

TACOHOLICS  
El Cometa  
CHINA  
PERFUMES

FIRST NATIONAL BANK TEXAS

metro by T-Mobile VIBE Salon

Valentine's Bakery

Pizza Hut

SNAP FITNESS BBVA  
Edge Hair & Nail Salon City Slickers Liquor Bar  
VALIA AZUL CIRCLE K

Walmart Neighborhood Market

verizon

DICKEY'S BARBECUE PIT GLOBAL COFFEE tropical CAFE

enterprise

SITE

Myrtle Cooper ES Students: 725

FlowersFoods Nature's Own

planet fitness

Zaragoza Rd

Ernie's Cafe Bar & Grill

Vista del Sol Dr

CORRALITO

FARMERS INSURANCE

CIRCLE K

U-HAUL La Reyna Bakery NOT

Diabla Bar Agave Azul WERK BAR Lola Lolita Cantina Moderna El Legendario 7 1810 Taqueria & Borracheria Noches Cantina

Carlo's Jr.

Valero

taco tote

Davita

SHERWIN WILLIAMS boost mobile Villa & Zapata El Jefe Bar

AMERICAN PRESENTS

Pelicano Dr





# CONTACT US

## **REBECCA ROJAS**

Senior Associate  
+1 915 313 8807  
[rebecca.rojas@cbre.com](mailto:rebecca.rojas@cbre.com)

---

## **JEFF KITTLESON**

Senior Vice President  
+1 214 252 1040  
[jeff.kittleson@cbre.com](mailto:jeff.kittleson@cbre.com)

---

## **JARED AUBREY**

Senior Vice President  
+1 214 252 1031  
[jared.aubrey@cbre.com](mailto:jared.aubrey@cbre.com)

# CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# 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.

<b>CBRE, Inc.</b>	<b>299995</b>		<b>(915) 585-3883</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Caffey</b>	<b>437641</b>		<b>(214) 979-6100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Scott Senese</b>	<b>404094</b>		<b>(512) 499-4900</b>
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