



FOR LEASE

10600 NORTH LOOP DRIVE (Fiesta Mercado)

Socorro, Texas



Regional Shopping Center

Property Highlights

- Total lot size: ±24.75 AC
- Total building size: 199,000 SF
- Available SF: 750 - 27,000 SF
- Zoning: C2
- Year built: 2000
- Lease rate: \$10 - \$16/SF/YR (NNN)
- Plentiful parking
- National and regional stores
- Grocery store anchored
- Largest shopping center within a 3-mile radius
- An exceptional location in El Paso County's Lower Valley. This regional center serves a wide customer base in Socorro, TX where the center is located and the surrounding areas of Clint, San Elizario, Sparks, Horizon City and the city of El Paso.
- New four lane road connecting Horizon Boulevard with Loop 375 and Americas Avenue is now open.
- Wide variety of retail space available.

Michael Pace

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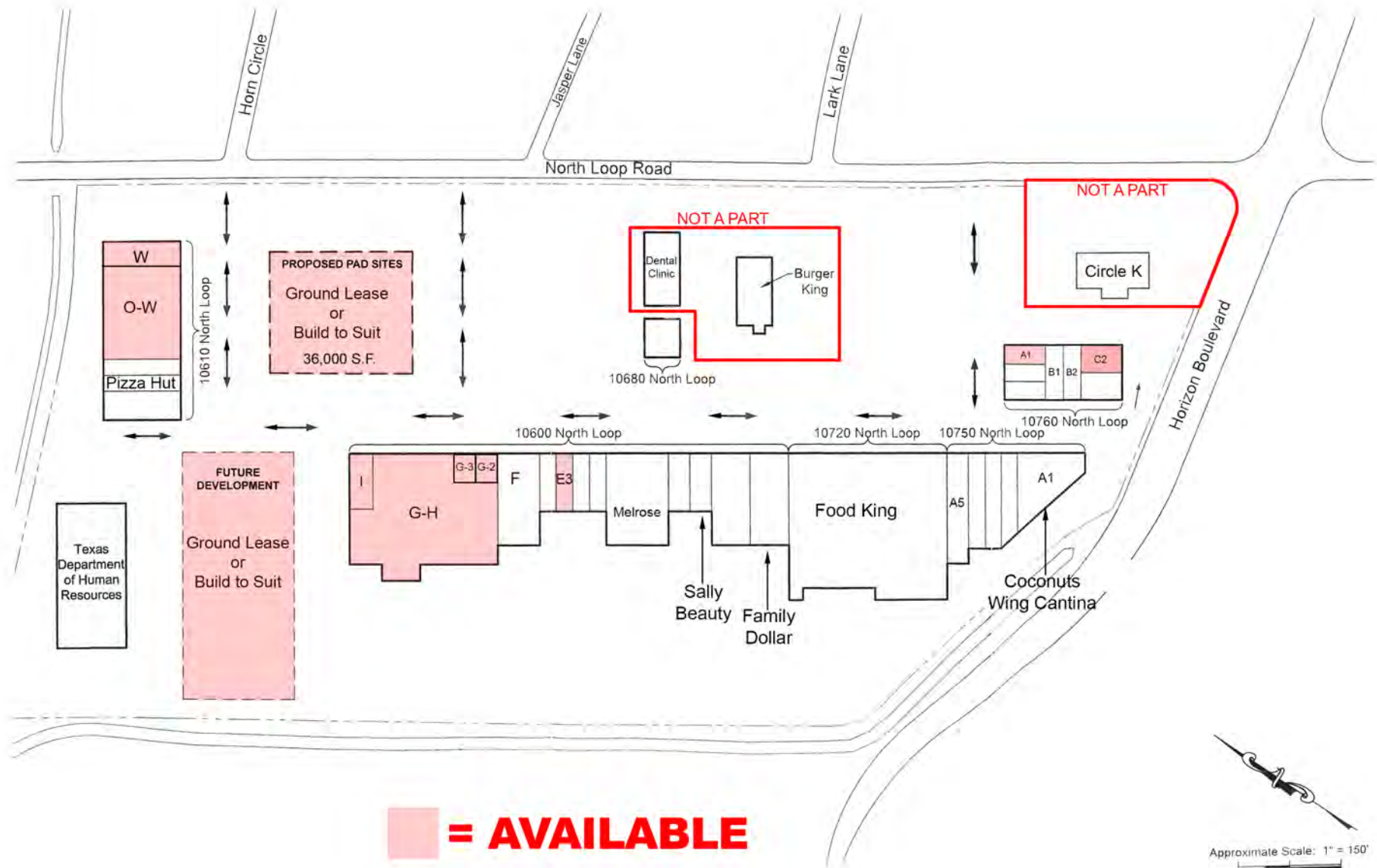
Photos



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Site Plan





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Space Available

SPACE	SUITES	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	DESCRIPTION
10600 North Loop	G-H	Retail	\$10.00/SF/YR	NNN	12,500 - 27,000 SF	60 to 120 months	180' of store front and 150' depth. All or part
10600 North Loop	H	Ballroom	\$10.00/SF/YR	NNN	19,740 SF	36 to 60 months	Former ballroom with seperate kitchen area
10600 North Loop	G-2	Retail	\$16.00/SF/YR	NNN	1,000	36 to 60 months	Small retail space
10600 North Loop	G-3	Retail/Medical	\$16.00/SF/YR	NNN	750 SF	36 to 60 months	Small retail space
10600 North Loop	E3	Restaurant	\$14.00/SF/YR	NNN	2,578 SF	36 to 60 months	Former restaurant with kitchen hood and large restrooms
10610 North Loop	N2	Retail	\$16.00/SF/YR	NNN	750 SF	36 to 60 months	Small Retail space
10610 North Loop	O-W	Retail/Medical	\$10 - \$15/SF/YR	NNN	3,000 - 18,000 SF	36 to 120 months	End cap location on a padsite building fronting North Loop Drive. Great exposure and visibilty to traffic in both directions
10610 North Loop	W	Office/Retail	\$15/SF/YR	NNN	3,000	36 to 120 months	Former Credit Union
10610 Noth Loop	A1	Retail	\$15.00/SF/YR	NNN	1,510	36 to 60 months	Liquor store space
10760 North Loop	C2	Medical Office	\$14.00/SF/YR	NNN	2,314	36 to 60 months	Former medical office space

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Demographics

	1 Mile	3 Mile	5 Mile
Total Households	2,031	11,566	28,490
Total Population	7,350	42,587	102,983
Average HH Income	\$45,799	\$44,983	\$52,415

Traffic Counts

Horizon Blvd.	19,200 VPD
North Loop	23,000 VPD
(Source: Kalibrate Technologies Q3 2019)	



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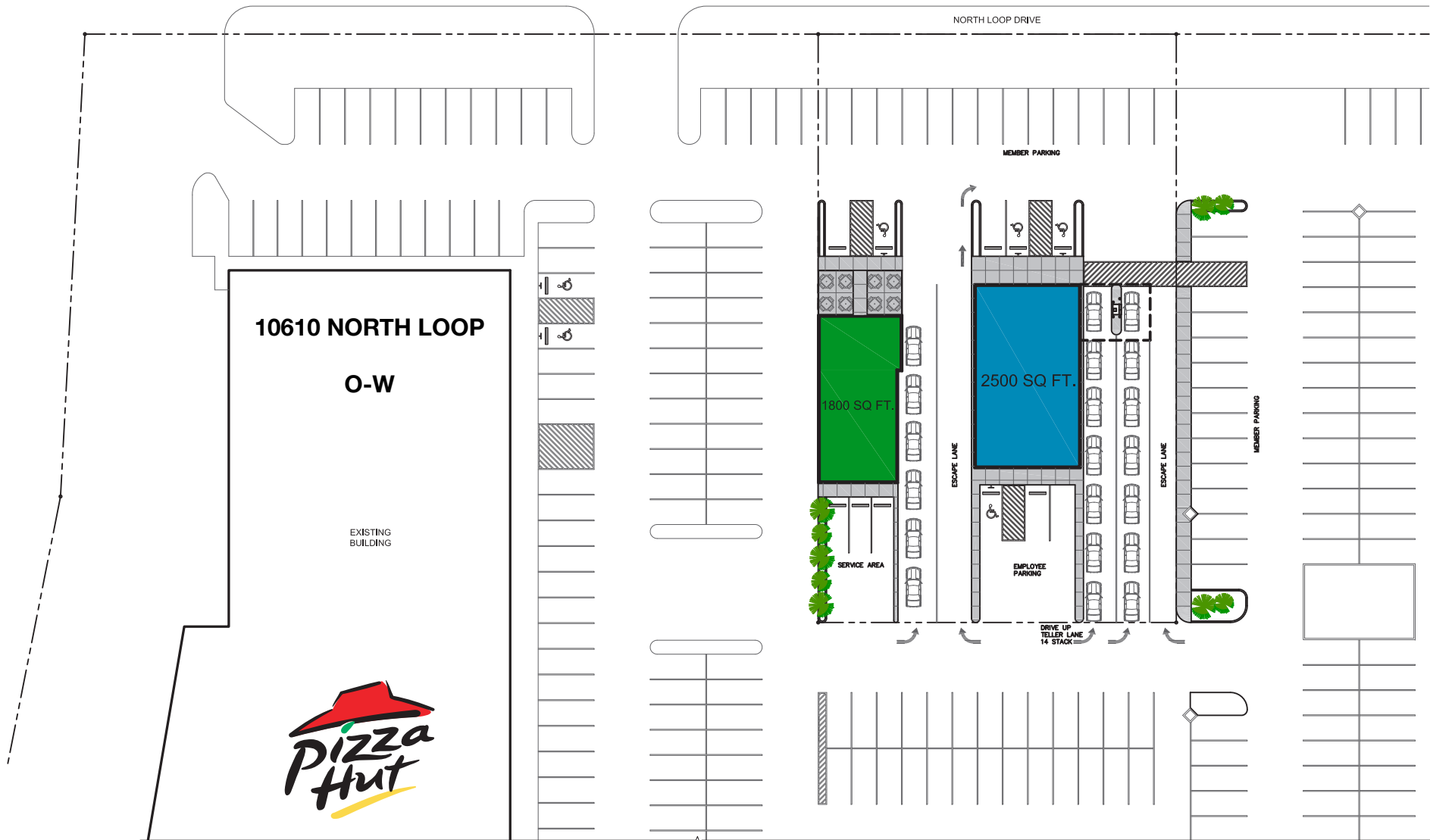


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Proposed Pad Sites



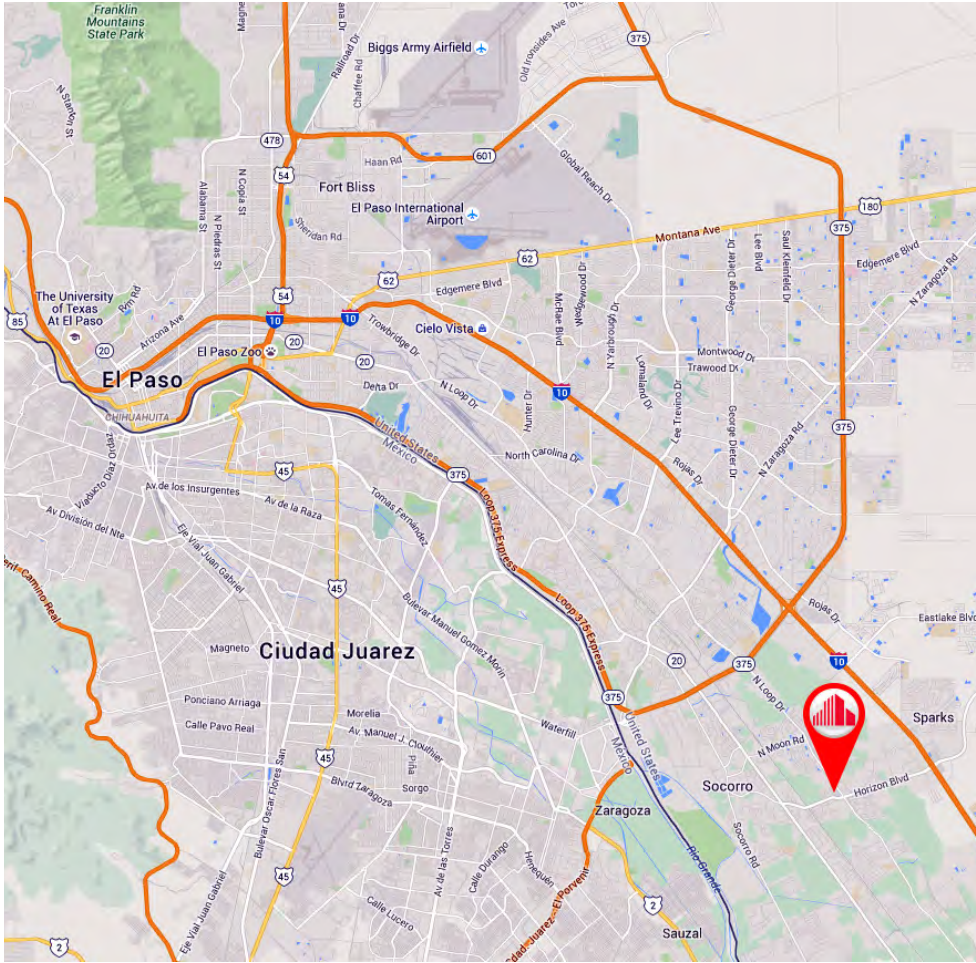
1 NORTH LOOP
PROPOSED SITE LAYOUT
SCHEME 2 SCALE: 1/8"=1'-0"

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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.

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.

_____ 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