

FOR LEASE

# FORMER SEARS - EL PASO

8401 GATEWAY BLVD W, EL PASO, TX 79925

## PROPERTY INFO

- Big Box opportunity located in Cielo Vista Mall
- Located at the intersection of Gateway Blvd W and I-10
- Easy visibility and access to/from I-10
- Anchors of the existing mall include Dillard's, Macy's and JCPenney

## AVAILABLE SPACE

- 170,279 SF

## LAND SIZE

- 13 Acres

## RATE

- Please call broker for information.



## CONTACT US

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# DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

2022 ESTIMATE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	89,709	205,685	370,422
DAYTIME POPULATION	125,289	249,719	434,257
AVG HH INCOME	\$60,448	\$61,725	\$61,934
MEDIAN AGE	36.9	35.4	34.0

SOURCE: ESRI

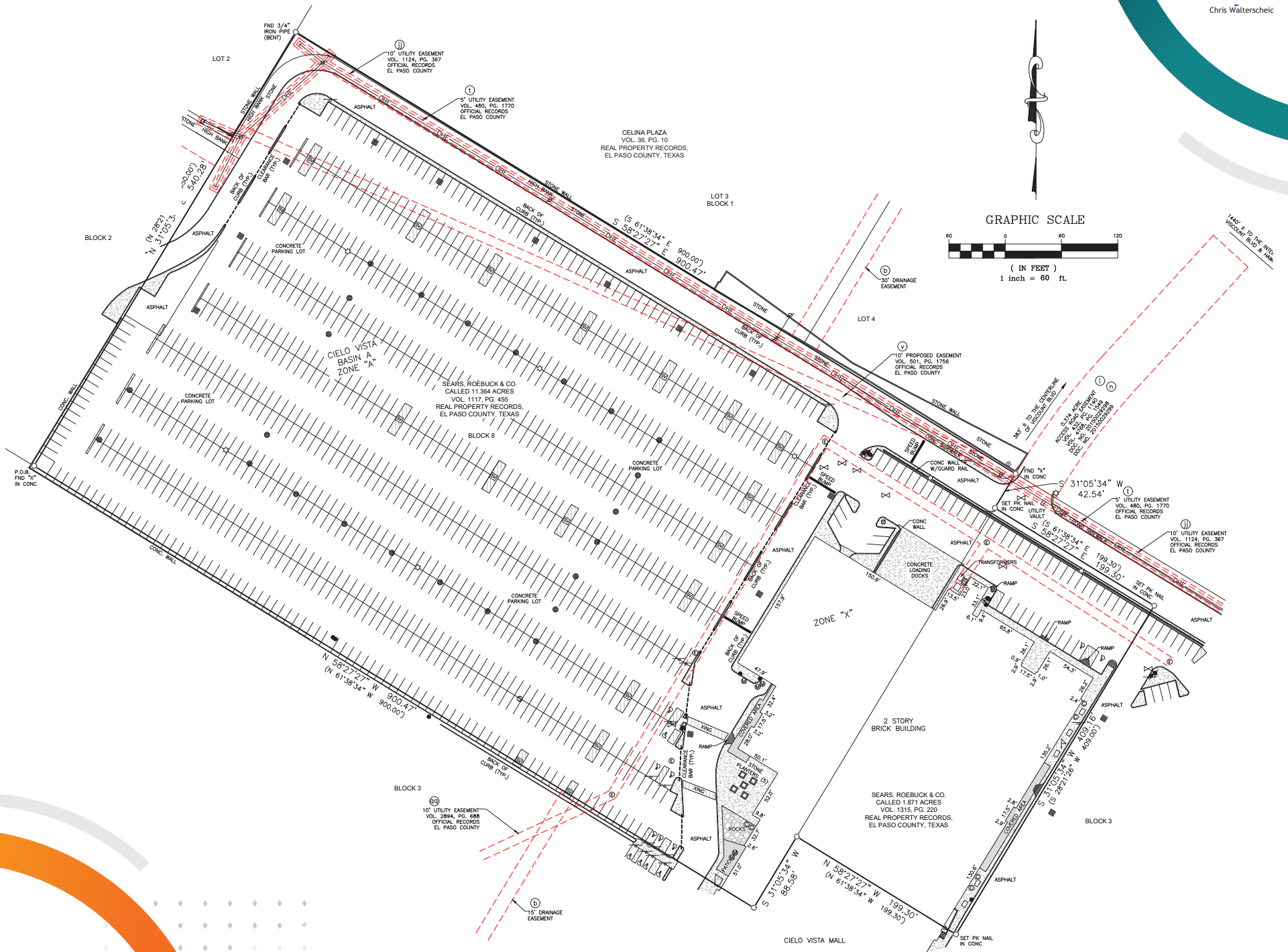
I-10	174,043 vpd
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SOURCE: CoStar 2022

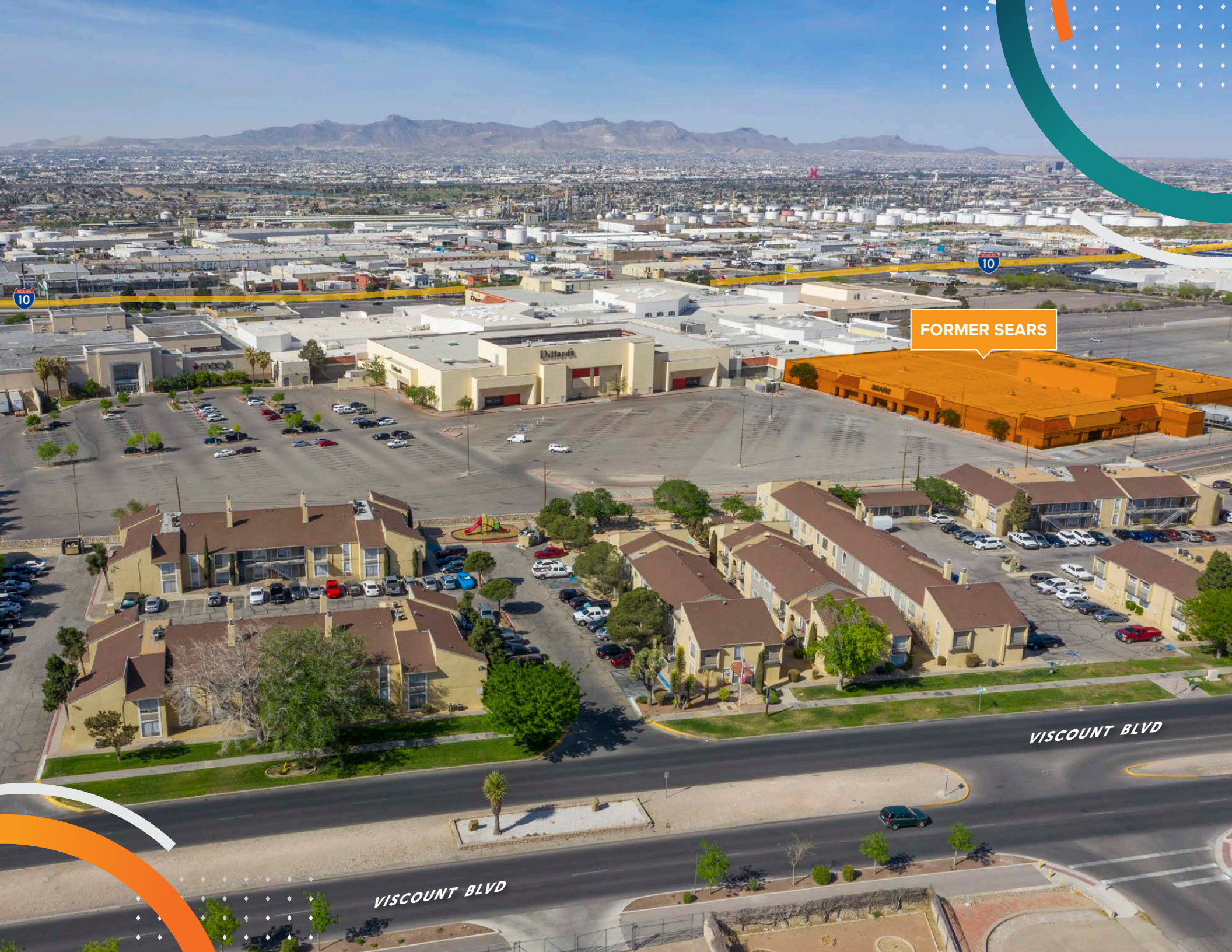


# SITE SURVEY

Chris Walterscheit







FORMER SEARS

VISCOUNT BLVD

VISCOUNT BLVD



MACYS

Dillard's

SEARS





The Fountains at Farrah

FORMER SEARS

HAWKINS BLVD

10

10



# BUILDING PHOTOS





0.5 MILES

sam's club

CINEMARK

H&M Chick-fil-e CHARLEYS MCDONALD'S TACO BELL  
 OLD NAVY Kirkland's SUBWAY  
 macy's JCPenney Dillard's

SITE

Walmart

BIG 5 SPORTING GOODS



SUBWAY



EVERY SEASON STARTS AT DICK'S SPORTING GOODS



PETSMART HomeGoods TJ-maxx

HANA BANANA



Blake's LOTABURGER

BARNES & NOBLE  
 Pier1 PartyCity FIREHOUSE SUBS  
 ULTA BEAUTY OSHKOSH Bigosh NORDSTROM rack BEST BUY

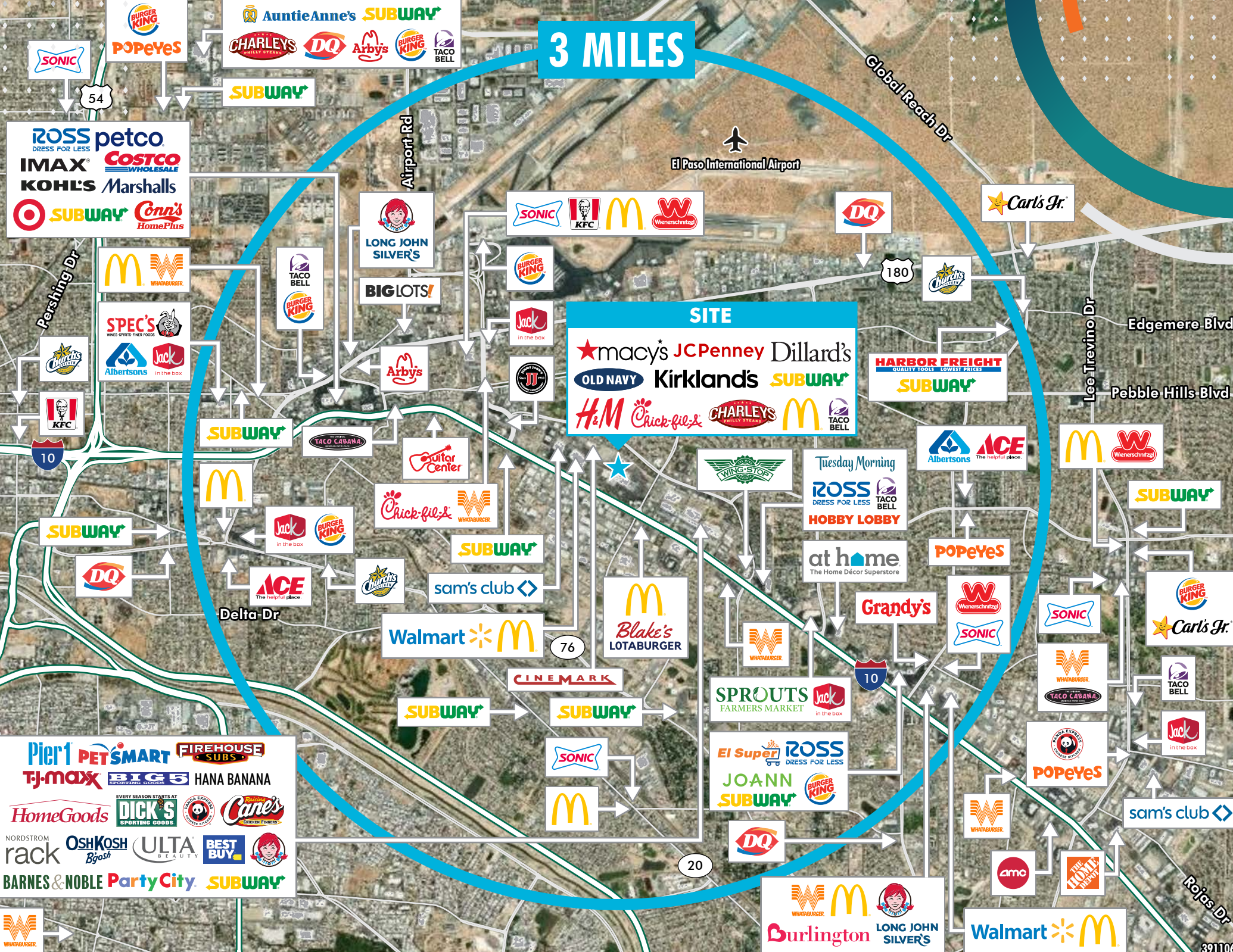


3 MILES

El Paso International Airport

**SITE**

★ macy's JCPenney Dillard's  
 OLD NAVY Kirkland's SUBWAY  
 H&M Chick-fil& CHARLEYS McDonald's TACO BELL



ROSS petco  
 DRESS FOR LESS COSTCO  
 IMAX WHOLESALE  
 KOHL'S Marshalls  
 Target SUBWAY Conn's HomePlus

Pier1 PET SMART FIREHOUSE SUBS  
 TJ-maxx BIG5 HANA BANANA  
 HomeGoods EVERY SEASON STARTS AT DICK'S SPORTING GOODS Canes  
 NORDSTROM OSHKOSH ULTA BEST BUY  
 rack Bish Bash Beauty BARNES & NOBLE Party City SUBWAY

Walmart \* McDonald's  
 Burlington LONG JOHN SILVER'S

Walmart \* McDonald's



# 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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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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