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Investment Property  
2015 E Mills Ave  
El Paso, TX 79901

**Eduardo "Lalo" Villeda**

Sales Agent

+1 915 330 1564

[lalo.villeda@colliers.com](mailto:lalo.villeda@colliers.com)

Lic. No. 745541

Colliers | Las Cruces-El Paso

108 S Stanton St., Ste 2B

El Paso, TX 79901

Main: +1 915 603 5700

[colliers.com/elpaso](http://colliers.com/elpaso)

# Property Overview

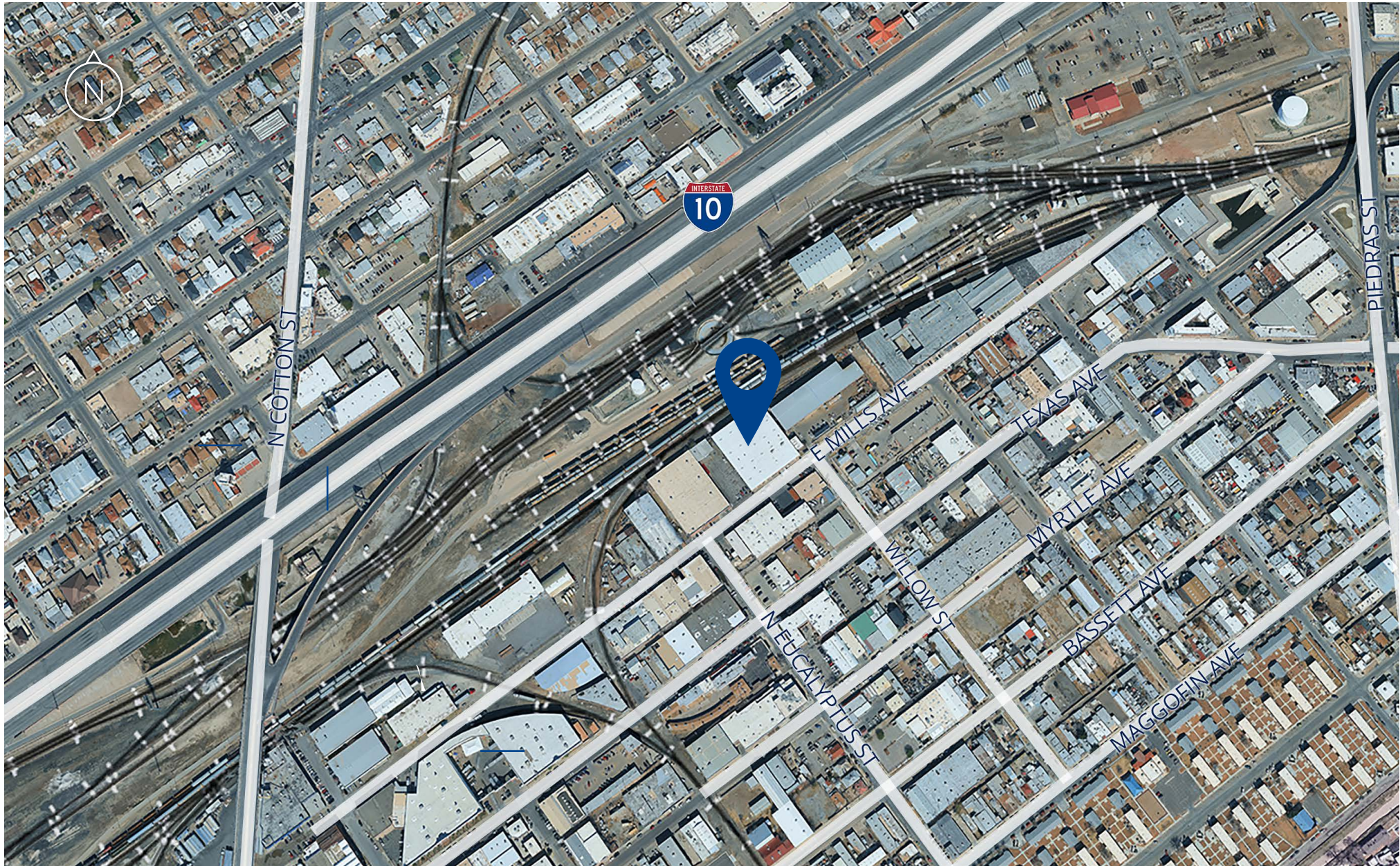
|                    |                                         |
|--------------------|-----------------------------------------|
| Civic Address      | 2015 E Mills El Paso, TX 79901          |
| Area               | ± 1.1163 Acres                          |
| Building Area      | 45,000 SF                               |
| Leased Area        | 45,000 SF                               |
| Annual Rent        | \$238,771.80                            |
| Lease Type         | NN (Building Insurance by Owner)        |
| Annual Increments  | 2%                                      |
| Growth Opportunity | Current rent is below market            |
| Term               | 1 year - 6 months left on current lease |
| Guarantor          | Builder's Source Inc                    |

Price Contact Broker

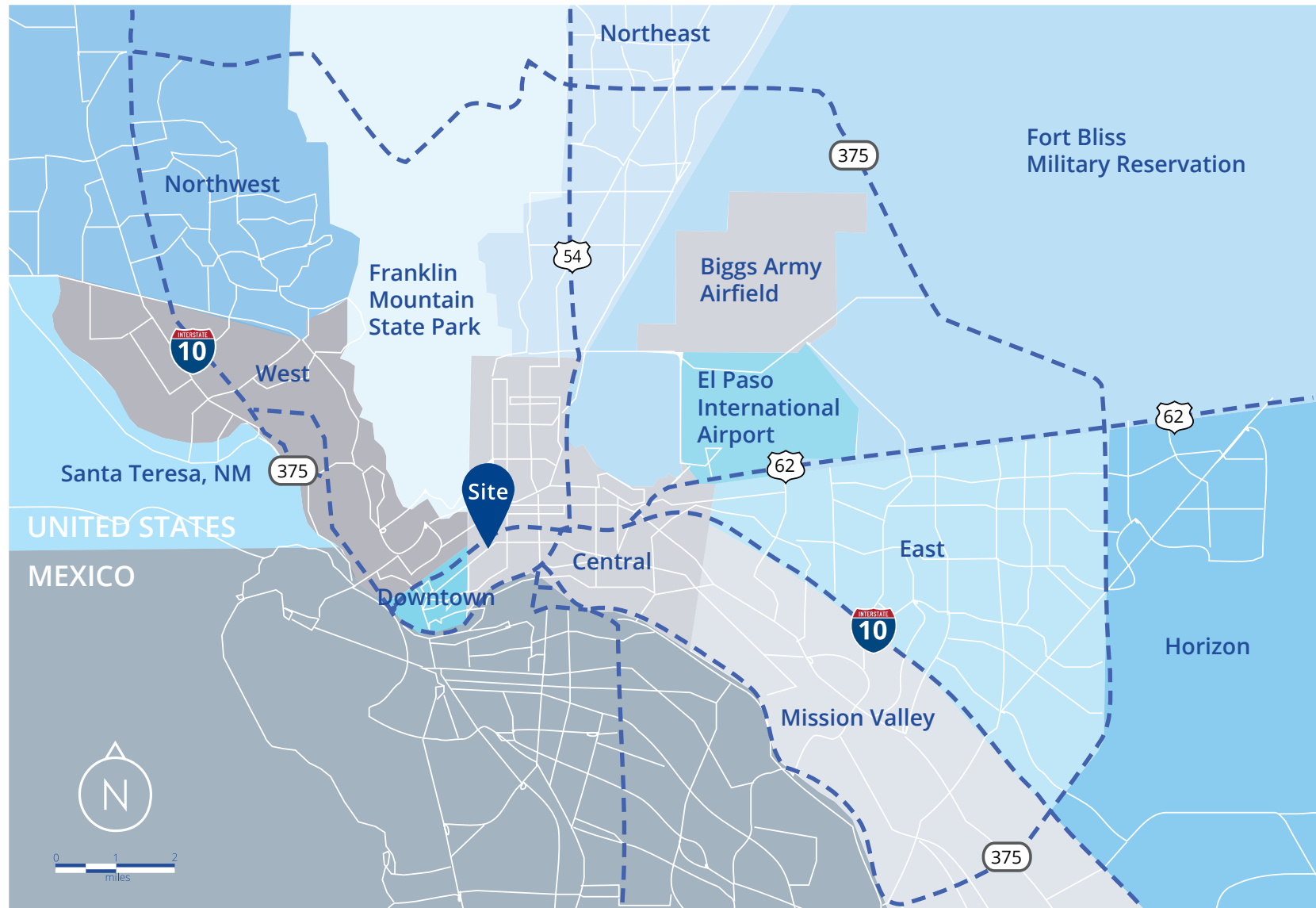
## Highlights

- Great location
- Easy access to i10
- Very desirable Industrial area

# Area Aerial

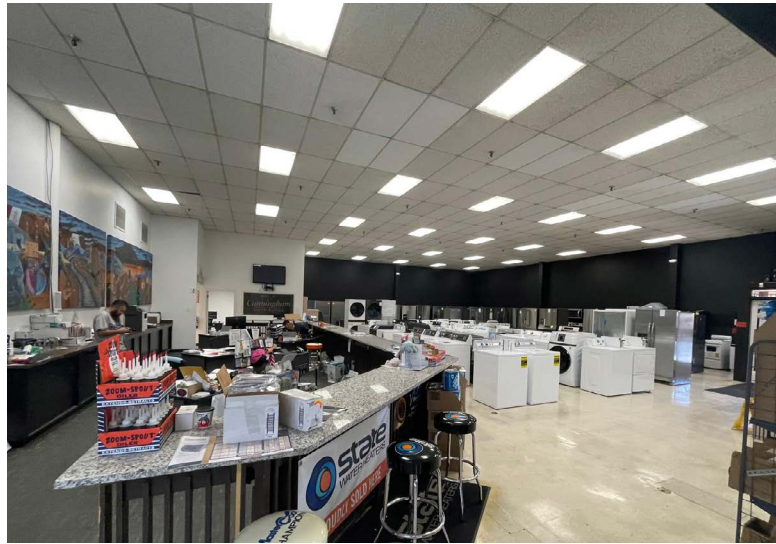


# El Paso Submarkets

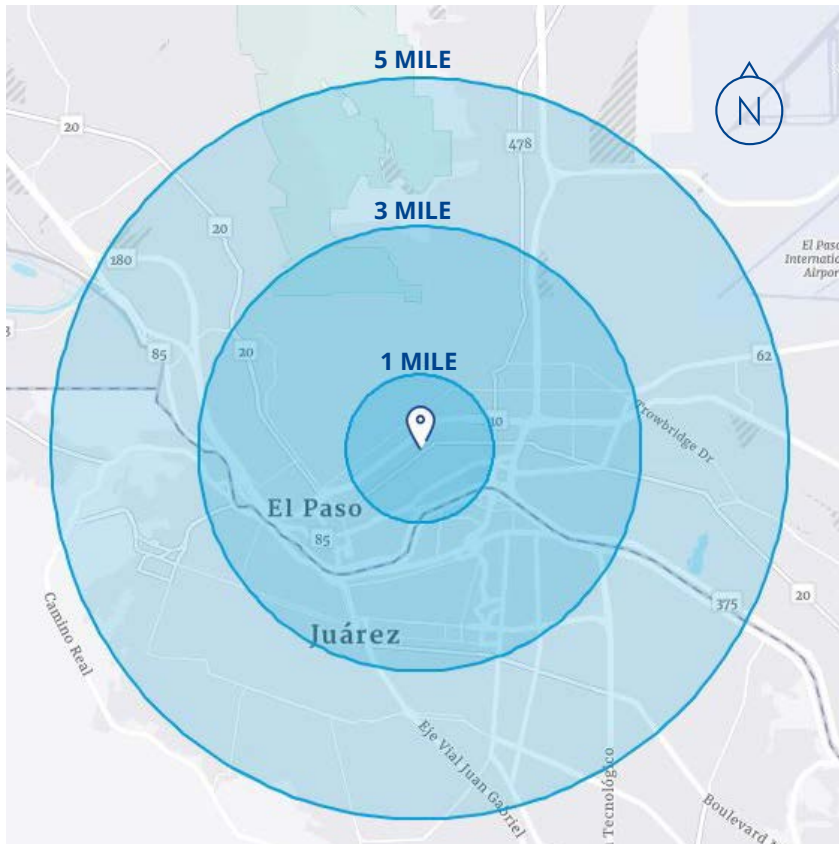


2015 E Mills | For Sale

# Property Gallery



# Demographics\*



|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Population        | 13,052   | 75,902   | 128,104  |
| Households        | 5,410    | 32,014   | 53,408   |
| Average HH Income | \$46,940 | \$56,283 | \$59,715 |
| Per Capita Income | \$19,570 | \$23,921 | \$25,176 |

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