

Abdou Building

Presented By:
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REAL ESTATE SERVICES

109-115 N Mesa St, El Paso, TX 79901



Abdou Building

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Property Details

Built in 1910 and designed by the celebrated architect Henry Trost, The Historic Abdou Building - 115 North Mesa Street - is a mixed-use building located on the corner of North Mesa Street and Texas Avenue in the heart of Downtown. The first floor and basement are ready to be occupied. The property consists of one floor of retail space, and seven residential apartments. The ground floor and basement of the property are currently vacant and available for lease.

Suite 1 includes 1,688 SF of first floor retail, plus 1,504 SF of basement.

Suite 2 (corner suite) includes 1,192 Sf of retail and 3,237 SF of basement.

Video Presentation: <https://www.youtube.com/watch?v=pvA7y7YqHB4&t=3s>

Price: \$7.58 - \$18.00 /SF/Yr

- Zoned C-5 H
- Suite 1 includes 1,688 SF of first floor retail, plus 1,504 SF of basement at \$2,650.00 per month
- Suite 2 (corner suite) includes 1,192 Sf of retail and 3,237 SF of basement at \$2,800 per month.
- Net Costs: \$2.50
- Traffic Count: Average of 20,000 + Daily

View the full listing here: <https://www.loopnet.com/Listing/109-115-N-Mesa-St-El-Paso-TX/18197528/>

Rental Rate:	\$7.58 - \$18.00 /SF/Yr
Property Type:	Retail
Property Sub-type:	Storefront Retail/Residential
Gross Leasable Area:	25,739 SF
Year Built:	1910
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	68 (Good Transit)
Rental Rate Mo:	\$1.50 USD/SF/Mo

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Listing spaces

1st Floor Ste 1

Space Available: 1,688 SF
Rental Rate: \$18.00 /SF/Yr
Date Available: Now
Service Type: Triple Net
Space Type: Relet
Space Use: Retail
Lease Term: 3 - 20 Years

This suite will have use of a 1,504 square foot basement, at no extra cost, for a total of 3,192 square feet. Lease price is \$2,650.00 per month NNN (NNN Cost is \$2.50 per square foot).

1st Floor Ste 2

Space Available: 1,192 SF
Rental Rate: \$7.58 /SF/Yr
Date Available: Now
Service Type: Triple Net
Space Type: Relet
Space Use: Retail
Lease Term: 3 - 20 Years

This space includes a basement of 3,237 square feet, plus the first floor of 1,192 square feet, for a total of 4,429 square feet. Lease price is \$2,800.00 per month NNN (NNN Cost is \$2.50 per square foot).

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Location



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Property Photos



untitled-100



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Property Photos



untitled-32

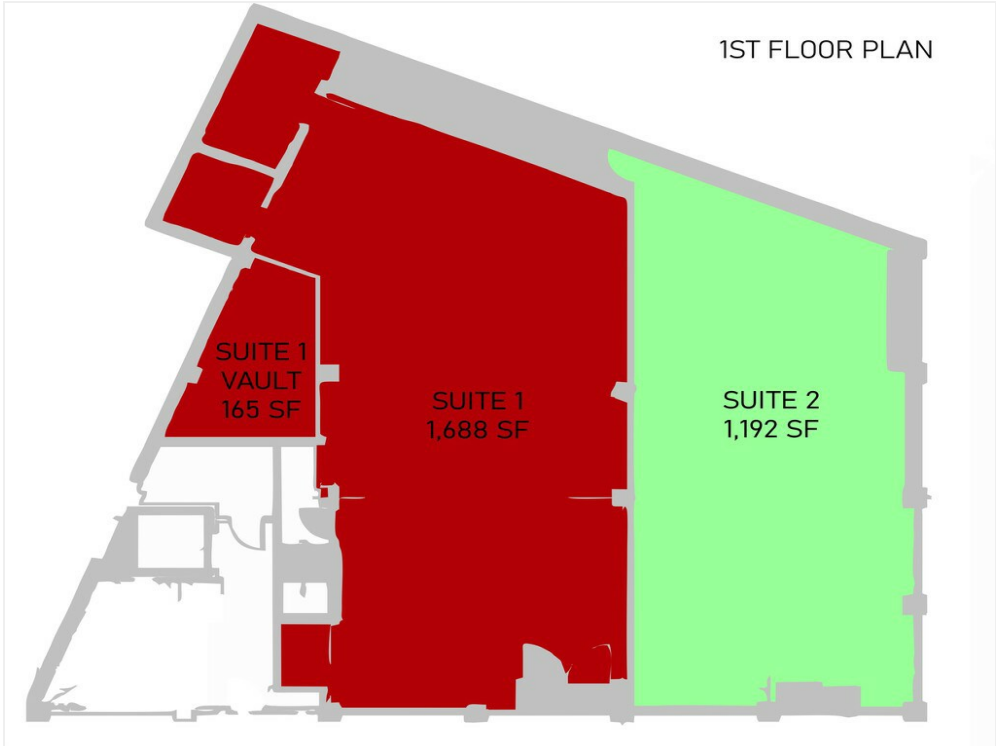


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Property Photos



1st floor



THE ABDOU BUILDING | 115 N MESA ST

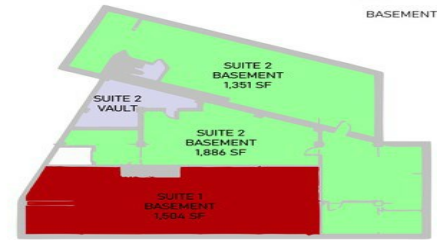
Commercial Space For Lease

AVAILABLE / SIZE	LEASE RATE
Suite 1 / 3,192 SF	\$2,650 per month - NET \$2.50
<i>*1,688 SF 1st Floor plus 1,504 SF Basement</i>	
Suite 2 / 4,420 SF	\$2,800 per month - NET \$2.50
<i>*1,192 SF 1st Floor plus 3,227 SF Basement</i>	

ZONING	AREA
C-5 H	Downtown

TRAFFIC COUNTS	
MHIs	15,520 Cars / Day
Mesa	13,907 Cars / Day

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
Population	18,551	51,420	122,896
Avg. HH Income	\$27,994	\$39,301	\$40,442

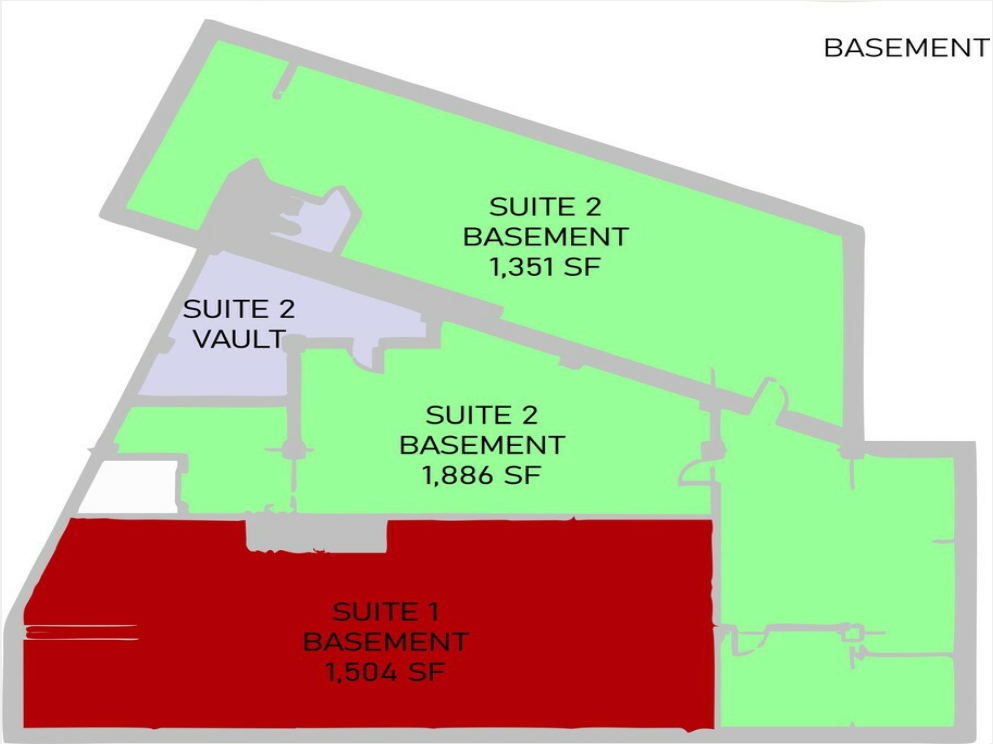


For Lease Brochure

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Property Photos



Basement



Front Facade

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