

# For Sale

sears



Price: Contact Broker  
 Building Size: 124,610 SF  
 Site Size: 8.39 Acres  
 Property Format: Sears  
 Zoning: C3  
 Parking Spaces: 574  
 Year Built: 1987

Building Dimensions: 270' Wide 250' Deep  
 Building Configuration: Mall  
 Ownership: Sears Holding Corporation  
 Adjacent Developments:

North: Best Buy, Target, Barnes & Noble, Sprouts, Sunland Towne Center, Academy  
 South: Auto Dealerships  
 East: Multifamily  
 West: Vacant land

## Property Highlights

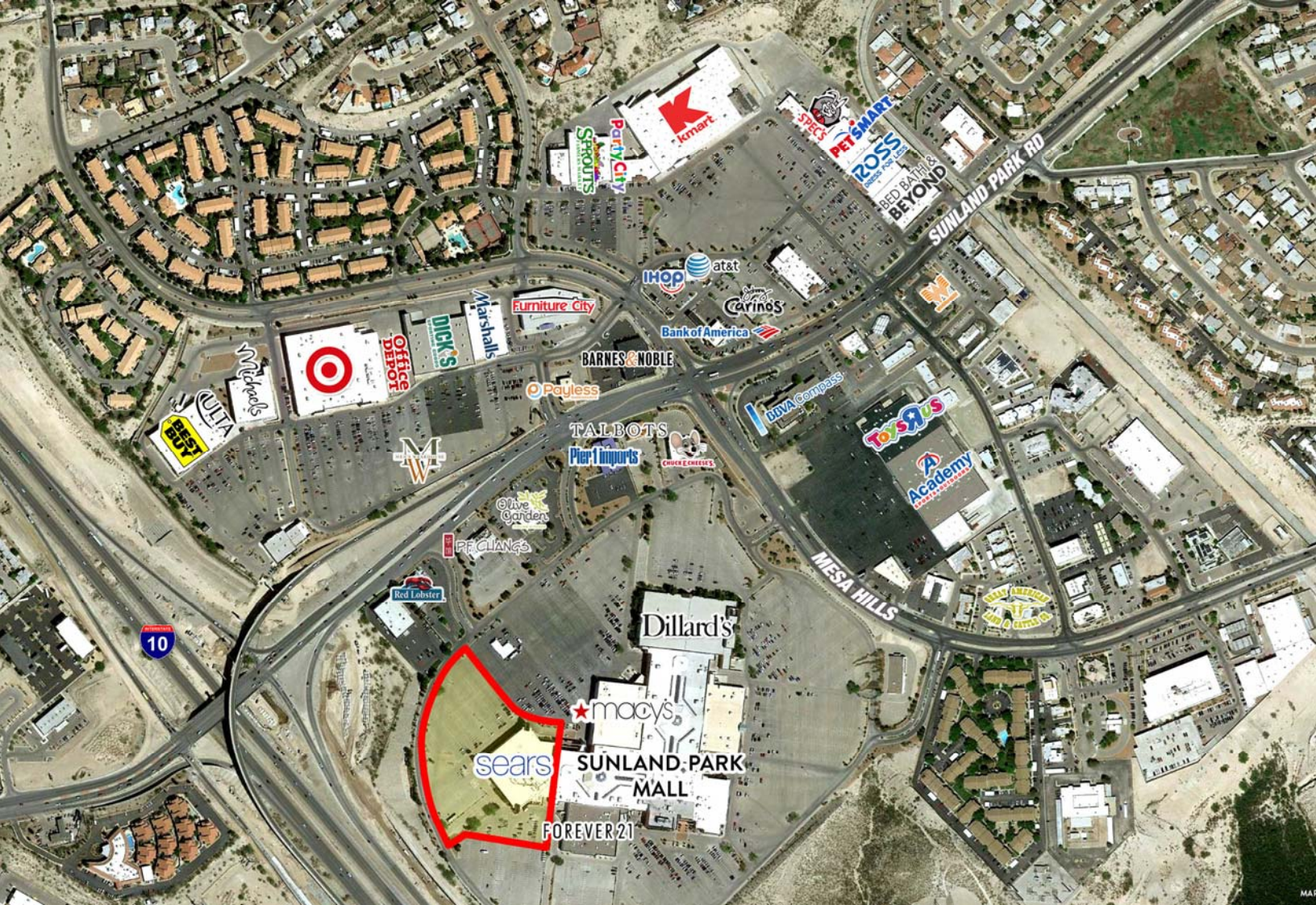
- Redevelopment potential
- Sunland Park Mall is West El Paso's leading shopping destination with more than 130 retail, dining and entertainment options.
- Approximately 1.4 million shoppers come from Mexico annually
- The University of Texas, El Paso (UTEP) is located within 4 miles of the property, with more than 23,000 students

**Sunland Park Mall**  
**750 Sunland Park Dr**  
**El Paso, TX**

**Clay Mote**  
 +1 214 378 1212  
[cmote@venturedfw.com](mailto:cmote@venturedfw.com)  
 Texas License # 447471

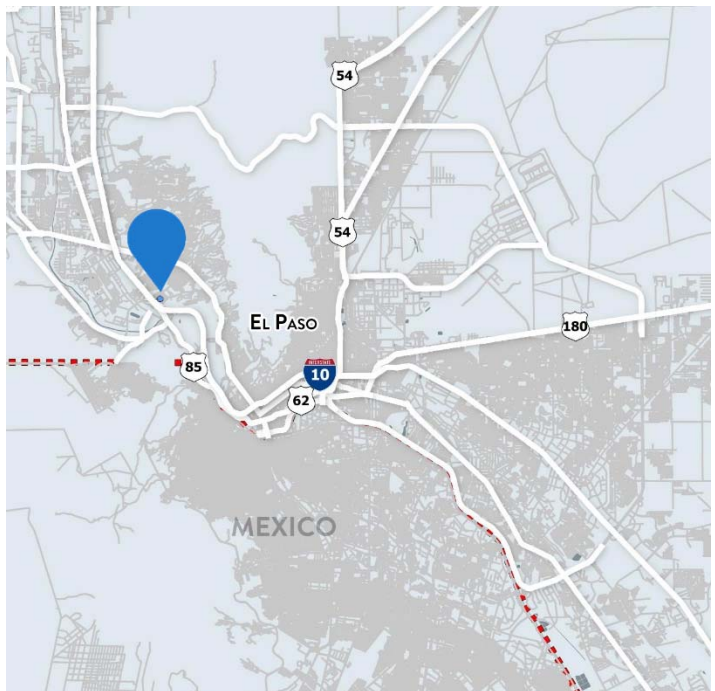
**Bryan Cornelius**  
 +1 214 378 1212  
[bcornelius@venturedfw.com](mailto:bcornelius@venturedfw.com)  
 Texas License # 401088





## Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	7,758	78,589	148,380
DAYTIME POPULATION	6,654	32,866	56,481
AVERAGE HH INCOME	\$67,034	\$74,154	\$79,691
MEDIAN AGE	35.1	35.6	35.4



## Traffic Counts

Sunland Park Dr:	29,232 AADT (TxDOT 2017)
S Mesa Hills Dr:	15,649 AADT (TxDOT 2017)
IH-10:	117,323 AADT (TxDOT 2017)

### DISCLAIMER

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle and local brokers make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

