

# WEST TOWNE MARKETPLACE



# WEST TOWNE MARKETPLACE



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West Towne Marketplace is an open-air retail and entertainment destination conveniently located on the corner of U.S. Interstate 10 and Paseo del Norte in El Paso, Texas. The center is a main-street style, pedestrian-friendly, outdoor retail center. It features curved, tree-lined streets that invite lingering and relaxation encompassing more than 500,000 square feet of retail, restaurants and entertainment on 63.45 acres of land.

West Towne Marketplace will feature a large grocery anchor, big box sporting goods and soft goods retailers, along with a movie theater, specialty retail stores and signature restaurants. It is a true gathering place for the growing populations of the Borderland Area.

The information herein contained is provided solely to assist you in evaluating the property described. Although there is no reason to doubt the accuracy of this information, no representation or warranty, either expressed or implied, is made as to the accuracy, completeness or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



PROJECT DEVELOPED BY:



ARCHITECT:



Butler Design Group, Inc.  
architects & planners

FOR LEASING CONTACT:













PROJECT  
RENDERINGS



WEST TOWNE  
MARKETPLACE



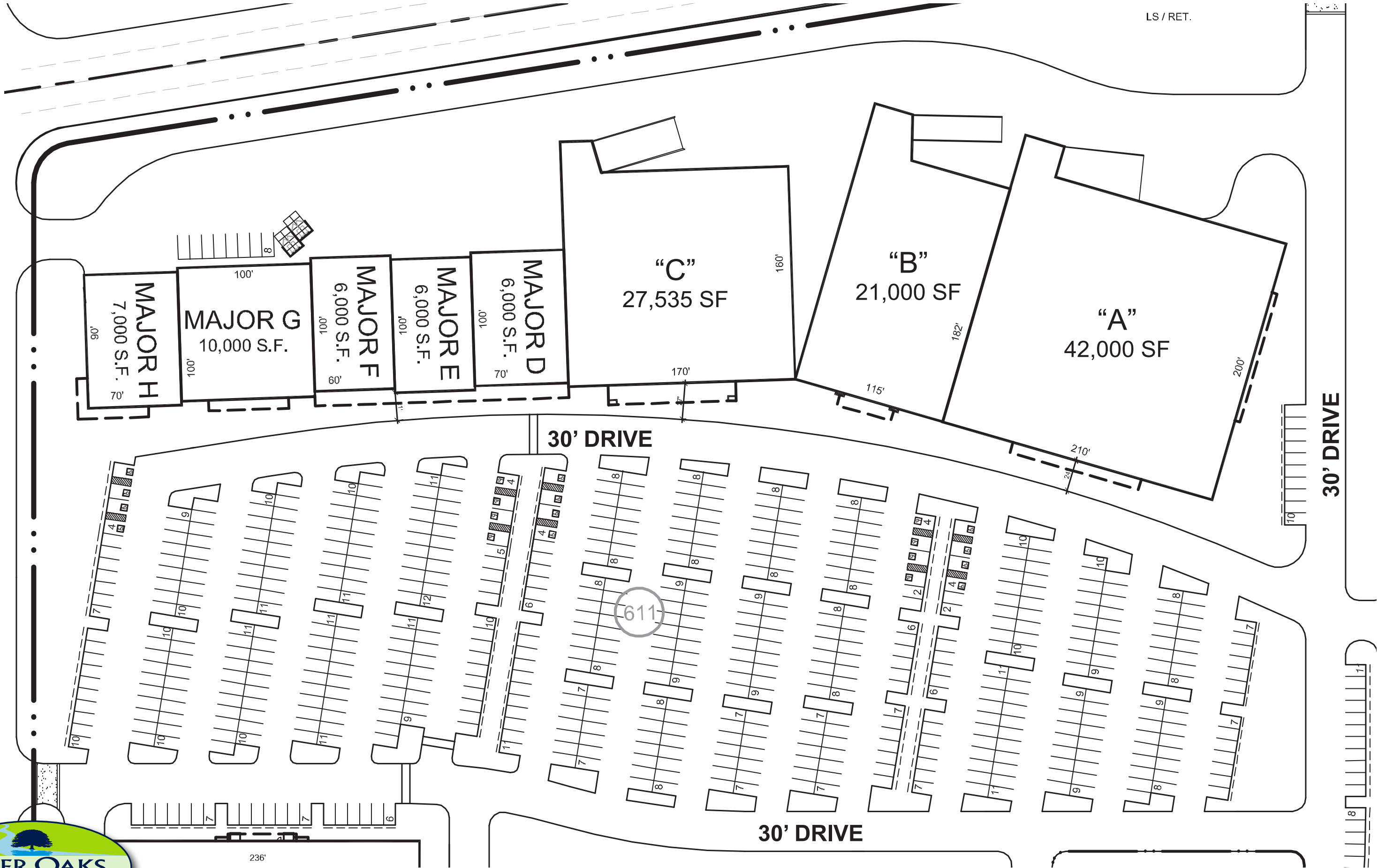




PROJECT  
RENDERINGS





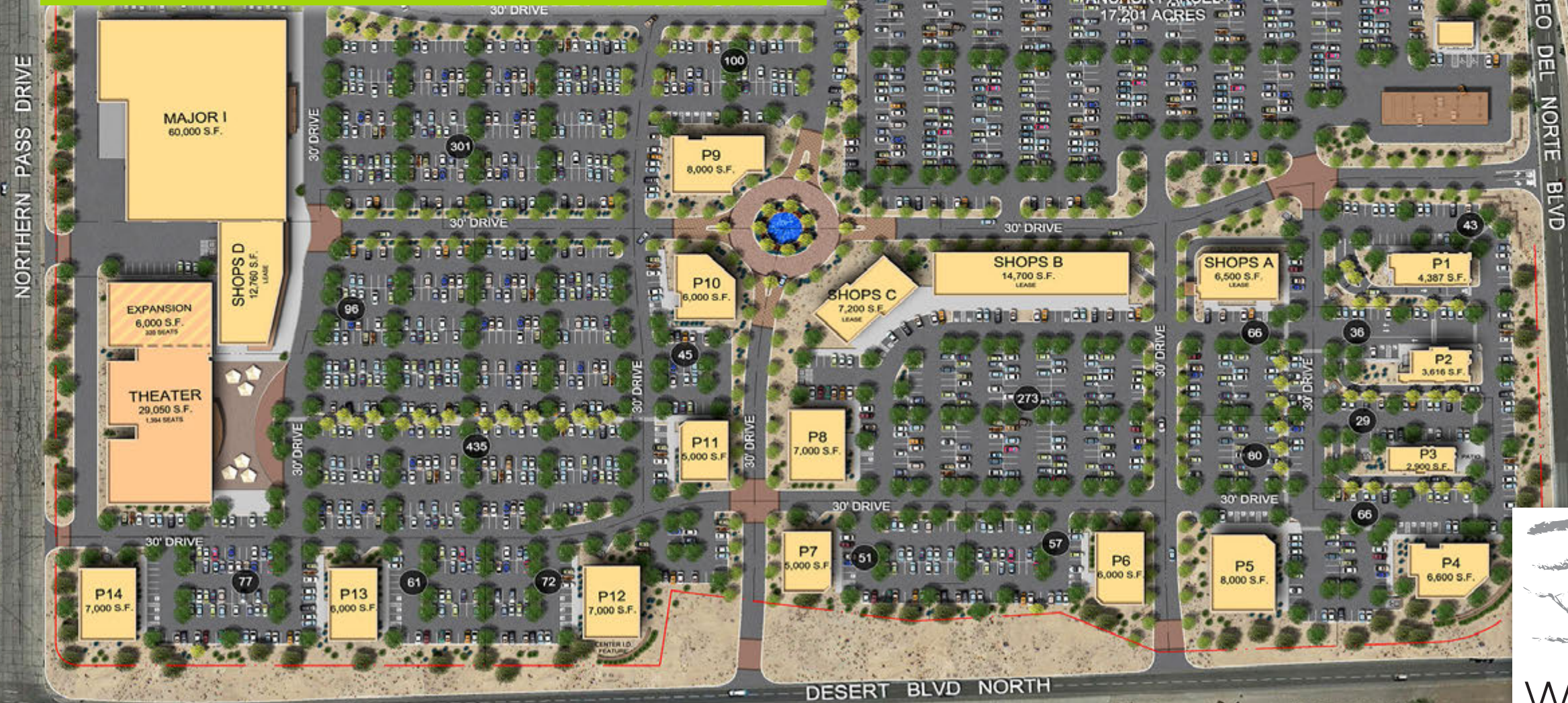




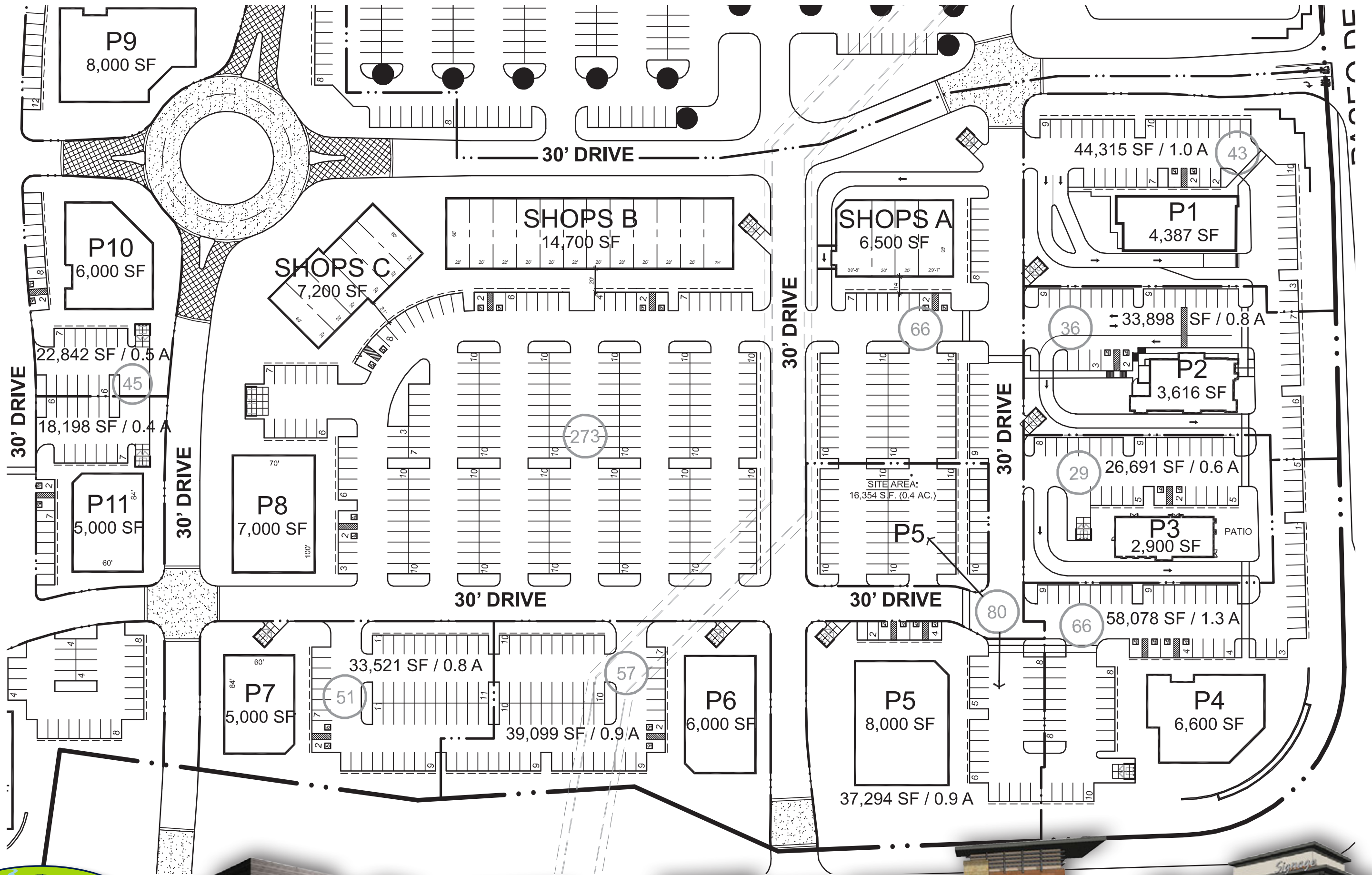
SITE PLANS



EXPANDED VIEW ON LEFT PANEL





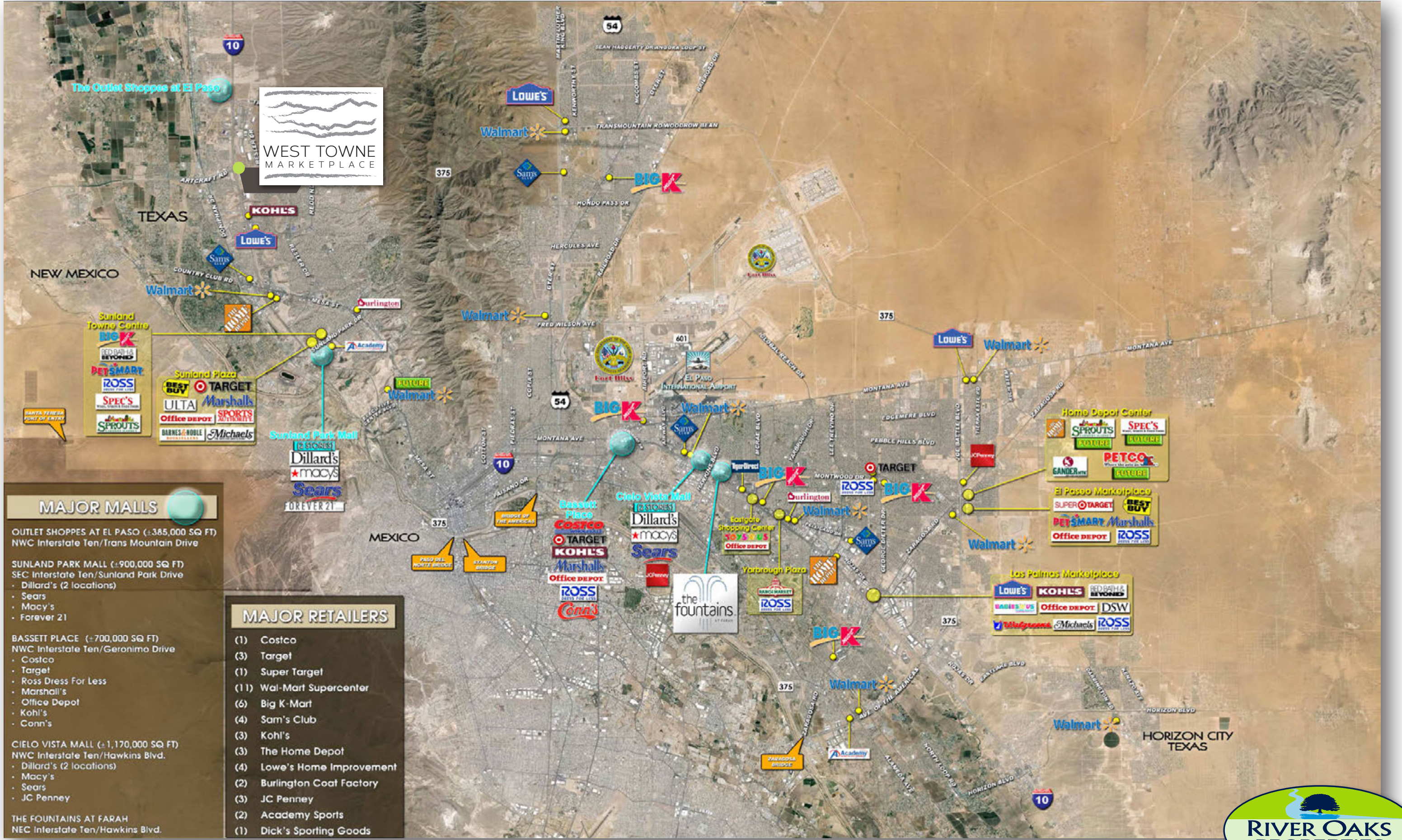




SITE PLANS







### MAJOR MALLS

- OUTLET SHOPPES AT EL PASO** (±385,000 SQ FT)  
NWC Interstate Ten/Trans Mountain Drive
- SUNLAND PARK MALL** (±900,000 SQ FT)  
SEC Interstate Ten/Sunland Park Drive
- Dillard's (2 locations)
  - Sears
  - Macy's
  - Forever 21
- BASSETT PLACE** (±700,000 SQ FT)  
NWC Interstate Ten/Geronimo Drive
- Costco
  - Target
  - Super Target
  - Ross Dress For Less
  - Marshall's
  - Office Depot
  - Kohl's
  - Conn's
- CIELO VISTA MALL** (±1,170,000 SQ FT)  
NWC Interstate Ten/Hawkins Blvd.
- Dillard's (2 locations)
  - Macy's
  - Sears
  - JC Penney
- THE FOUNTAINS AT FARAH**  
NEC Interstate Ten/Hawkins Blvd.

### MAJOR RETAILERS

- (1) Costco
- (3) Target
- (1) Super Target
- (11) Wal-Mart Supercenter
- (6) Big K-Mart
- (4) Sam's Club
- (3) Kohl's
- (3) The Home Depot
- (4) Lowe's Home Improvement
- (2) Burlington Coat Factory
- (3) JC Penney
- (2) Academy Sports
- (1) Dick's Sporting Goods





AERIALS



Outlet Shoppes  
at El Paso  
TALBOT AVE



CANUTILLO  
HIGH SCHOOL

NORTHWESTERN  
CORPORATE  
CENTER

DESERT SPRINGS  
• ± 207 ACRES  
• ± 526 HOMES  
• ± 160 UNITS APARTMENT/OFFICE

HUNT BUILDING CORP  
CIMARRON MASTERPLAN  
850 ACRES. +/- 1,800 HOMES.

TRANSMOUNTAIN RD

ARTCRAFT RD

UNITED STATES & MEXICO  
INTERNATIONAL  
PORT OF ENTRY



DONIPHAN DR

WAL★MART  
Neighborhood Market

REDD RD

KOHL'S



LOWE'S

WAL★MART  
Neighborhood Market

HELEN OF TROY DR

RESLER DR

REDD RD

	1 MILES	3 MILES	5 MILES
<b>Population</b>			
2000 Population	3,480	40,848	88,196
2010 Population	6,102	56,871	111,346
2015 Population	8,353	62,393	118,921
2020 Population	9,732	67,111	125,592
2015 Median Age	31.4	33.6	35.3

<b>Households</b>			
2000 HH	1,034	12,681	29,577
2010 HH	1,868	18,055	38,038
2015 Total HH	2,609	19,989	40,918
2020 Total HH	3,070	21,620	43,389
2000-2010 Annual Rate	6.09%	3.60%	2.55%
2010-2015 Annual Rate	6.57%	1.96%	1.40%
2015-2020 Annual Rate	3.31%	1.58%	1.18%
2015 Average HH Size	3.19	3.12	2.90

<b>Average Household Income</b>			
2015 Average Household Income	\$81,111	\$87,405	\$88,290
2020 Average Household Income	\$90,251	\$99,336	\$99,816
2015-2020 Annual Rate	2.16%	2.59%	2.48%

Data Note: Income is expressed in current dollars  
Source: U.S. Census Bureau, Census 2010 Summary File 1.  
Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.





# SPOTLIGHT

#1

Lowest Crime Rate in U.S.  
Over 500,000 Population  
4th Year in a Row

CQ Press, January 2014, FBI 2012 Crime Data

#3

Top Best City to Raise a Family  
(Out of 50 Most  
Populated Cities)

Movoto.com Real Estate, May 2013

#4

Least Expensive U.S. Metros for  
Conducting Business

Market Watch-Wall Street Journal, July 16, 2014

TOP  
20

America's Best Performing Cities For  
Growth In Jobs, Income And High-tech  
GDP-Among 200 Largest Metros

Milken Institute, January 2013

#1

"Can-Do Capital" for Livability,  
Sustainability, Infrastructure and  
Business Opportunity

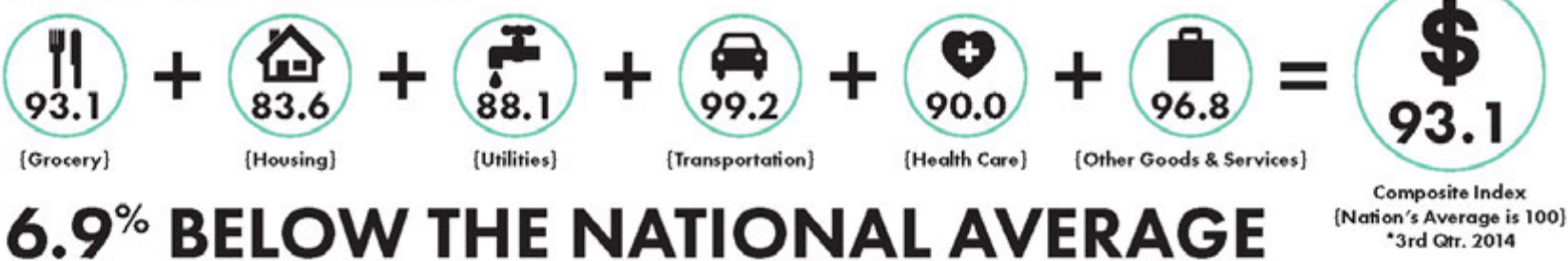
Newsweek, September 2011

#4

Best Mid-Size  
City for Job Growth

Forbes, May 2012

## COST OF LIVING



**6.9% BELOW THE NATIONAL AVERAGE**

PROJECT DEVELOPED BY:



106 Mesa Park Drive  
El Paso, Texas 799012  
(915) 225-5700  
www.riveroaksproperties.com

ARCHITECT:



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architects & planners

FOR LEASING CONTACT:



123 West Mills Avenue Suite 420  
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## CONNECTIVITY

El Paso is as easy to reach as it is to navigate, with commute times averaging 20 minutes or less. Access to rail connectivity via Union Pacific, BNSF, and Ferromex. More than 110 Million North American Consumers accessible within 24 hours by truck.



Largest U.S. City  
on the U.S./Mexico  
Border

6<sup>th</sup>  
Largest Texas City

Centrally located  
giving equal access to  
markets in Canada  
and Mexico

Regional Population of  
**2.5 MILLION**

Doña Ana County  
**213,460**

Otero County  
**65,616**

El Paso MSA<sup>1</sup>  
**839,007**

Juarez  
**1,400,079**

El Paso MSA includes El Paso & Hidalgo Counties



## OPERATING COSTS

**COST OF DOING BUSINESS:**  
(The Nation's average is 100)

	EL PASO	TEXAS
Unit Labor Cost Index	86	96
Energy Index	97	92
State & Local Tax Index	70	78
Office Rent Index	52	*
Composite Cost of Doing Business	77	95

\* The study does not measure office rent at the state level.  
Source: Economy.com, North American Business Cost Review 2012 Edition & RS Means, 2013 Q3

## QUALITY OF LIFE

**\$473**  
MILLION

On February 5, 2013, El Paso City Council Approved a three year rollout plan for \$473 million voter approved 2012 Quality of Life Bond which includes:

**\$200**  
MILLION

Over \$200 million for park, recreation, open space and zoo improvements

**\$180**  
MILLION

Construction of a new \$180 million multipurpose entertainment facility

**\$28**  
MILLION

\$28 million for museum and cultural facilities

### Triple A-Baseball in Downtown El Paso:

- A new **\$50 million** ballpark in the heart of downtown El Paso
- Designed by Populous, with seating capacity of 8,500 with 20 luxury suites, and approximately 300 club seats



### Medical Center of the Americas (MCA):

- **\$120 million** Children's Hospital
- Texas Tech **\$11 million** nursing school
- Future MCA projects will total **\$157 million** in investment



## FORT BLISS

Second Largest Installation In The U.S. Army, 1.12 Million Acres

- ★ Largest controlled airspace and houses the longest Army runway
- ★ Overall business output is \$5.998 billion annually
- ★ Only installation with training areas that can accommodate all current DoD weapons systems.
- ★ One of Army's premier strategic deployment platforms

### ★ EMPLOYMENT ★

Active Military	29,204
Civilians	11,283
Reserve	4,355
<b>Total</b>	<b>44,842</b>

**23%**  
BELOW THE  
NATIONAL  
AVERAGE

One of the lowest in the Nation (The Nation's average is 100)

### RETAIL

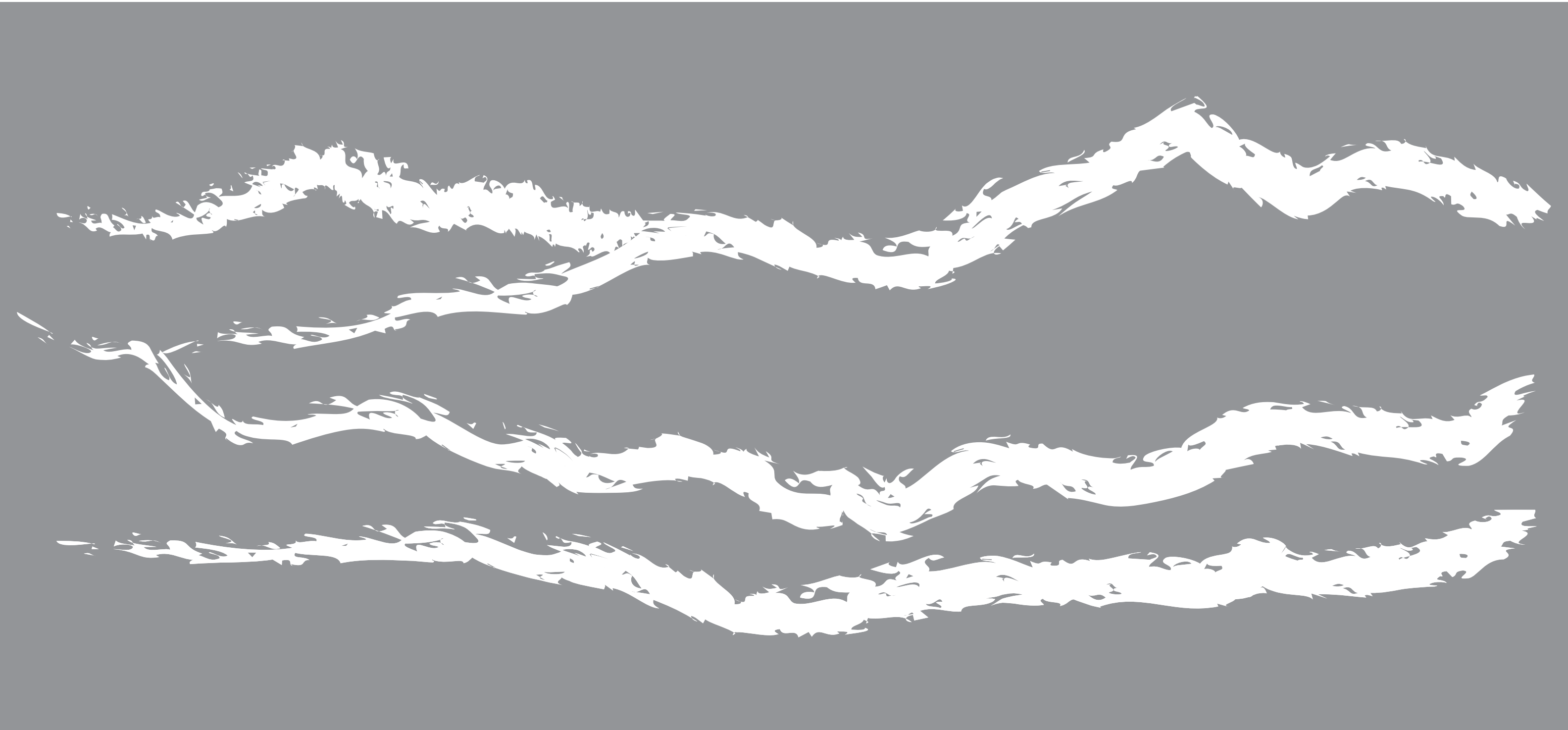
New to market  
retail announcements:



- Population: 2.5 Million+ (within 50 mile radius)
- Cross border shopper: 20 million+ northbound border crossings in 2013
- Average household income: \$55,012
- 250,000+ daily traffic counts on Interstate 10
- 110,000+ students at 33+ institutions of higher learning in the region (Colleges, Universities and Technical Schools in El Paso, TX, Las Cruces, NM and Ciudad Juarez, MX)







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