



**RETAIL DEVELOPMENT
NOW LEASING**

DEVELOPER
Centergy Retail, LLC
West Miller
214.368-7200

NEC & SEC I-10 & PASEO DEL NORTE, EL PASO, TX

Centergy Retail
A QUALITY VALUE-ADD COMPANY

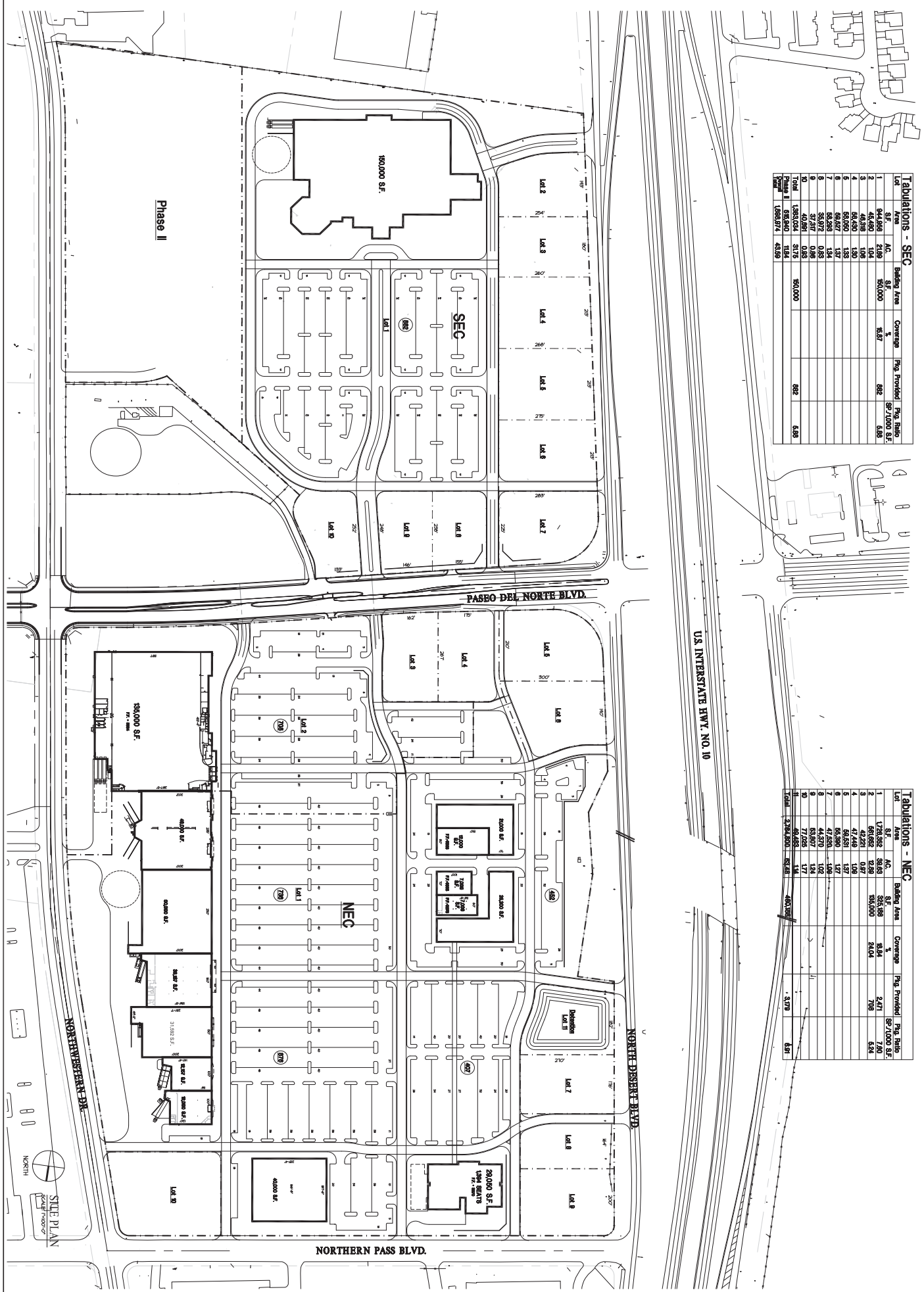
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RJL REAL ESTATE CONSULTANTS

8235 Douglas Avenue, Suite 900 Dallas, Texas 75225 | 214.368.7200 | www.centergyretail.com

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.



Tabulations - SEC

Lot	Area SF	Ac.	Building Area SF	Coverage %	Pkg Provided	Pkg. Ratio
1	46,400	1.04	50,000	80%	662	6.86
2	46,400	1.04	50,000	80%	662	6.86
3	46,400	1.04	50,000	80%	662	6.86
4	46,400	1.04	50,000	80%	662	6.86
5	46,400	1.04	50,000	80%	662	6.86
6	46,400	1.04	50,000	80%	662	6.86
7	46,400	1.04	50,000	80%	662	6.86
8	46,400	1.04	50,000	80%	662	6.86
9	46,400	1.04	50,000	80%	662	6.86
10	46,400	1.04	50,000	80%	662	6.86
TOTAL	4,640,000	104.00	5,000,000	80%	6,620	6.86

Tabulations - NEC

Lot	Area SF	Ac.	Building Area SF	Coverage %	Pkg Provided	Pkg. Ratio
1	17,000	0.39	50,000	84%	1,421	3.64
2	60,000	1.38	50,000	84%	1,421	3.64
3	42,200	0.97	50,000	84%	1,421	3.64
4	47,700	1.09	50,000	84%	1,421	3.64
5	47,700	1.09	50,000	84%	1,421	3.64
6	60,000	1.38	50,000	84%	1,421	3.64
7	47,700	1.09	50,000	84%	1,421	3.64
8	47,700	1.09	50,000	84%	1,421	3.64
9	47,700	1.09	50,000	84%	1,421	3.64
10	77,000	1.77	50,000	84%	1,421	3.64
TOTAL	579,000	13.10	400,000	84%	14,210	3.64

I.H. 10 & PASEO DEL NORTE BLVD.
EL PASO, TEXAS



SCALE: 1"=100'-0"
APPROVED BY: JOSEPH 28/013
ISSUE DATE: 04/28/13
DATE: 03/11/13

SP-32
O S R I E N

RETAIL DEVELOPMENT NOW LEASING

NEC & SEC I-10 & PASEO DEL NORTE, EL PASO, TX

- FBI ranked El Paso 1st Safest City in the U.S. with a population of more than 500,000 (CQ Press City Crime Rankings 2011 for cities of 500,000 or more population)
- El Paso ranked the #1 best midsize city for jobs (Forbes 2011)
- El Paso #1 in per capita income growth for the past 25 years (Portfolio.com October 2010)
- # 2 out of 200 largest U.S. metro areas for "Best Performing Cities" based on growth in jobs, wages, and technology performance (Milken Institute December 2011)
- El Paso # 4 Strongest Job Market (Business Week July 2010)
- El Paso # 16 strongest performing U.S. metro area (Brookings Institution March 2010)
- \$1 Billion highway plan for improvements of I-10 under construction
- El Paso Tri-County Population: 1,073,677, Estimated Juarez Population: 1.6 million totaling over 2,500,000 MSA
- Estimated State of Chihuahua Population: 3.5 million
- 6th largest city in Texas, 22nd in the United States
- Second largest borderplex in the nation
- El Paso Gross Retail Sales in 2010: \$8.7 billion
- 16% or \$1.4 billion of El Paso's retail/restaurant sales are to Mexican shoppers
- One of the lowest retail GLA per capita in the nation
- Approximately 19 million inbound border crossings
- Fort Bliss- Nations fastest growing Army post (34,000 troops equaling 90,000 with family), 2,000 new jobs (engineering, technical, and industrial)
- Fort Bliss- \$5 billion new construction completed in 2011; new William Beaumont Army Medical Center, a \$1.46 Billion project to be built in 2013
- Fort Bliss - \$5.7 billion additional economic impact annually
- El Paso has 94 private schools, 9 area public school districts and 11 institutions of higher learning
- 70,000 college students: University of Texas El Paso, El Paso Community College, New Mexico State/Las Cruces



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EL PASO, TX

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2014 Projection	4,273	54,205	110,734
2009 Estimate	3,788	49,584	102,736
2000 Census	2,847	41,589	89,605
Growth 2009-2014	12.80%	9.32%	7.79%
Growth 2000-2009	33.05%	19.22%	14.65%

Households	1 Mile	3 Mile	5 Mile
2014 Projection	1,336	17,914	38,639
2009 Estimate	1,164	16,175	5,364
2000 Census	844	13,187	29,987
Growth 2009-2014	78%	10.75%	9.26%
Growth 2000-2009	37.91%	22.66%	17.93%

2009 Est. Average Household Income	\$47,361	\$75,102	\$80,006
2009 Est. Median Household Income	\$34,825	\$56,728	\$58,603



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