



# MINER VILLAGE SHOPPING CENTER

2900 NORTH MESA, EL PASO-WEST-UTEP AREA



## PROPERTY HIGHLIGHTS

- Directly Across from University of Texas at El Paso, Don Haskins Special Events Center (Over One Million Visitors Annually) & Sun Bowl Stadium
- Minutes from Downtown El Paso
- Close Proximity to Las Palmas & Providence Medical Centers
- Great Visibility on North Mesa
- Large Student Housing Apartments Proposed Across North Mesa
- Excellent Signage: Pylon & Building Signage Visible from North Mesa
- Commercial Setting in the Heart of El Paso's Most Popular Entertainment Neighborhood

## TRAFFIC COUNT

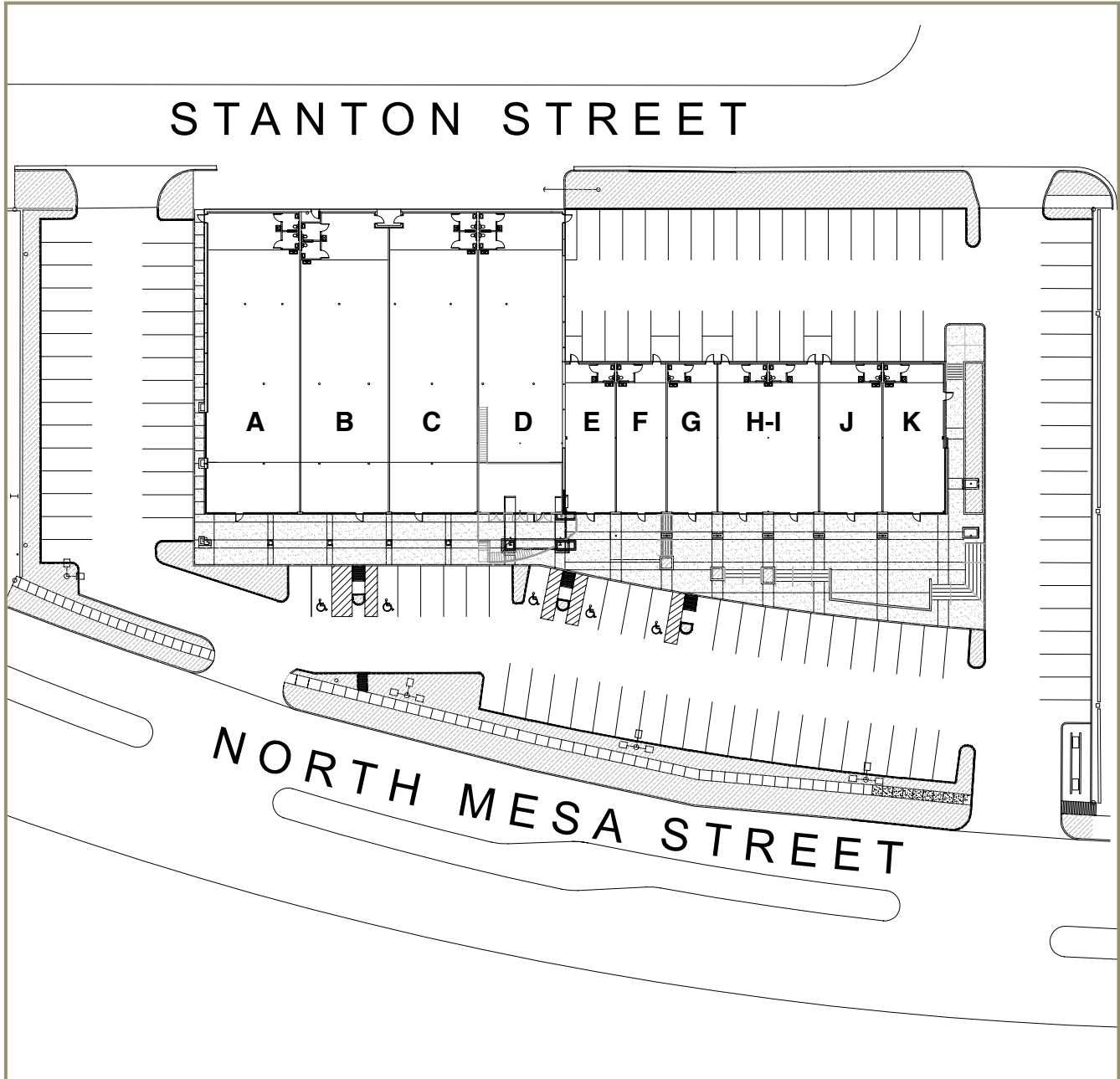
**29,431** At the Intersection of Baltimore Dr. & North Mesa St..  
per day

## KEY TENANTS

**Chipotle, Potbelly, CBA Textbooks (UTEP bookstore), WingStop**



**MINER VILLAGE SHOPPING CENTER**  
2900 NORTH MESA, EL PASO-WEST-UTEP AREA

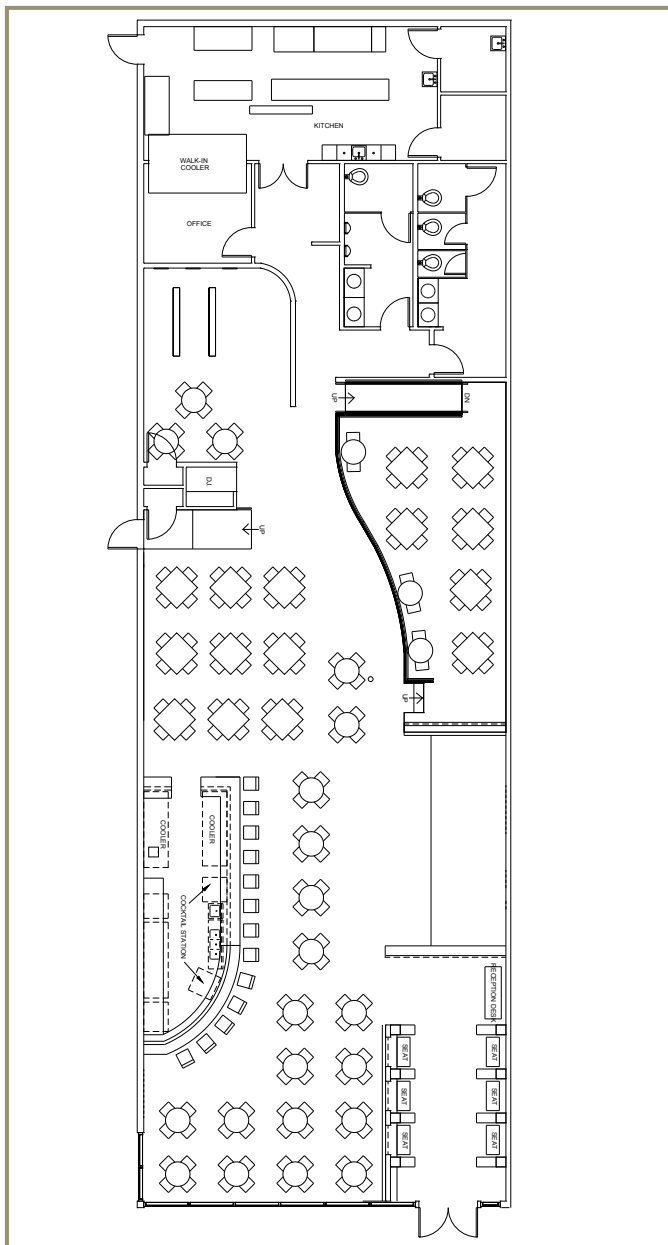




# MINER VILLAGE SHOPPING CENTER

2900 NORTH MESA, SUITE A, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 4,550 RSF  
DEMISABLE**



## FULLY EQUIPPED RESTAURANT SPACE

- Fully Equipped Kitchen & Prep Area with Waiter Stations
- Newly Remodeled & Fully Furnished
- Large Bar Area, VIP Room, Elevated Seating & Open Seating Areas
- Over a Dozen Television Hook-ups
- Built-in Sound System
- Front and Side Entrances from Parking Areas
- Optional Valet Parking Potential





# MINER VILLAGE SHOPPING CENTER

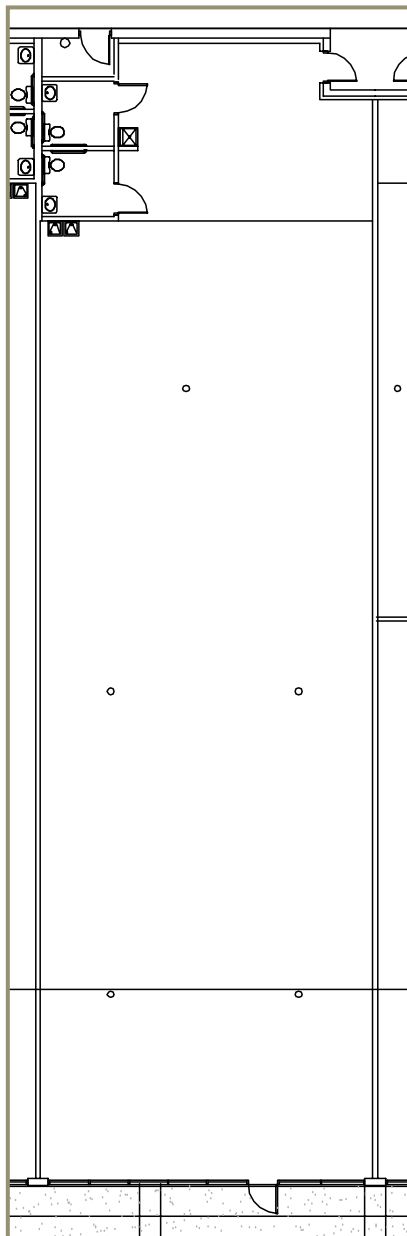
2900 NORTH MESA, SUITE B, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 4,228 RSF  
OFFICE/RETAIL SPACE**



## PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Thirty Five Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from College
- Additional Square Footage Available for Expansion
- Perfect Location for Retailers
- Front, Parking Lot Adjacent Entrance
- Rear Employee Entrance Accesible to Back Parking Area
- Two Private Restrooms

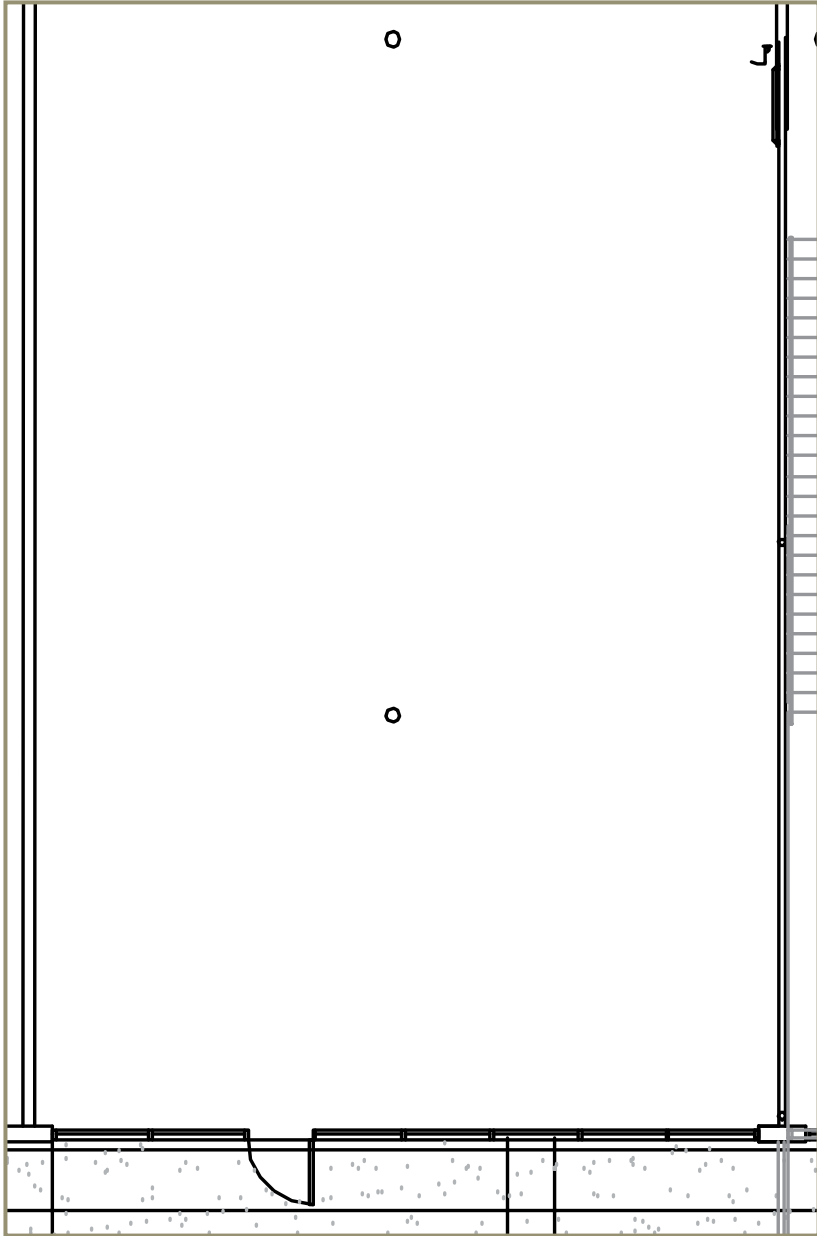




# MINER VILLAGE SHOPPING CENTER

2900 NORTH MESA, SUITE C, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 1,680 TO 4,065 RSF  
OFFICE/RETAIL SPACE**



## PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Thirty Six Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from Adjacent Bookstore-Second Largest College Bookstore in El Paso
- Additional Square Footage Available for Expansion
- Perfect Location for Retailers
- Front, Parking Lot Adjacent Entrance





# MINER VILLAGE SHOPPING CENTER

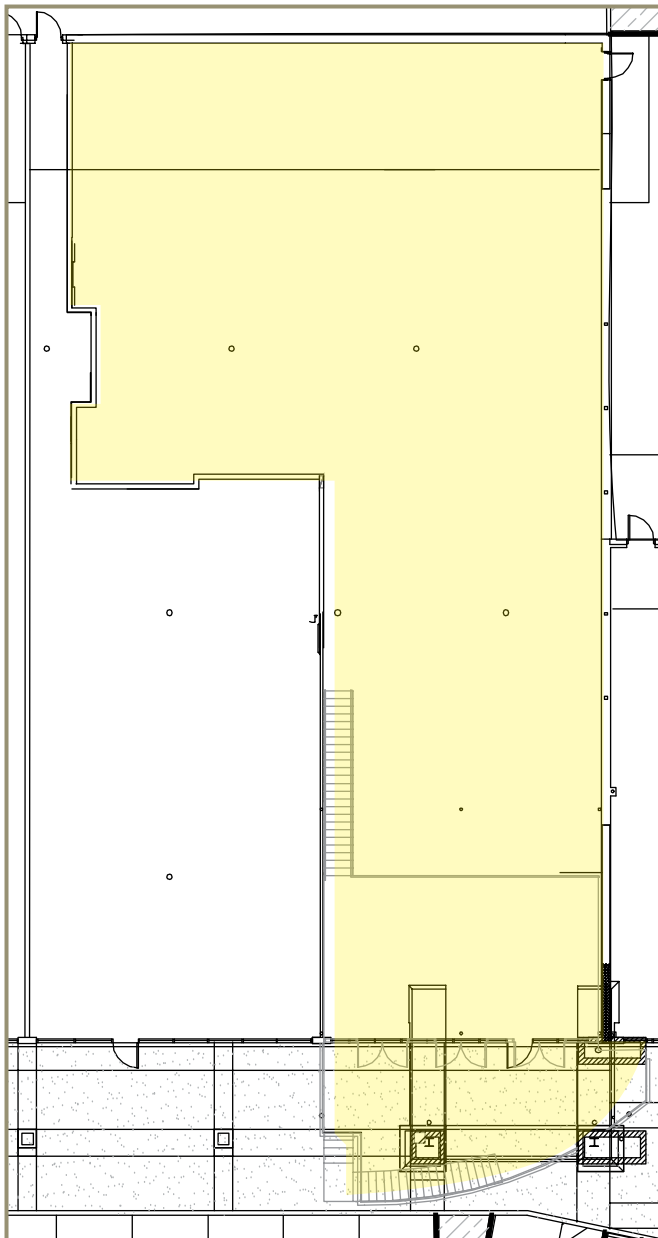
2900 NORTH MESA, SUITE D, EL PASO-WEST-UTEP AREA

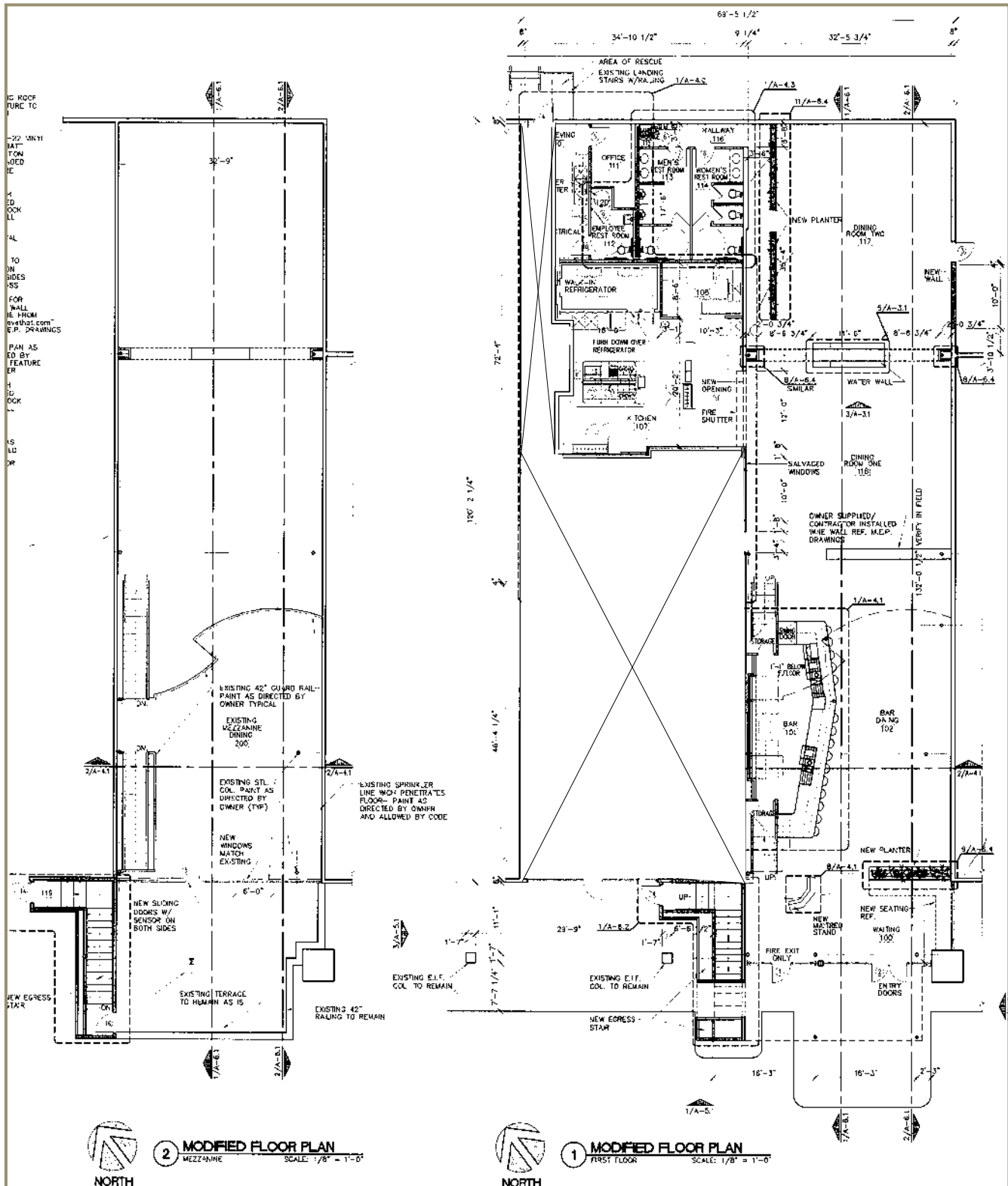
**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 8,715 RSF  
RESTAURANT**



## FULLY EQUIPPED RESTAURANT SPACE

- State-of-the-Art Kitchen, Less Than Five Years Old
- Fully Furnished
- Large Bar Area
- Thirty Foot Temperature & Humidity Controlled Wine Wall
- Private Dining Rooms
- Indoor/Outdoor Balcony Seating Area
- Built-in Sound System
- Indoor Water Feature
- Optional Valet Parking Potential







# MINER VILLAGE SHOPPING CENTER

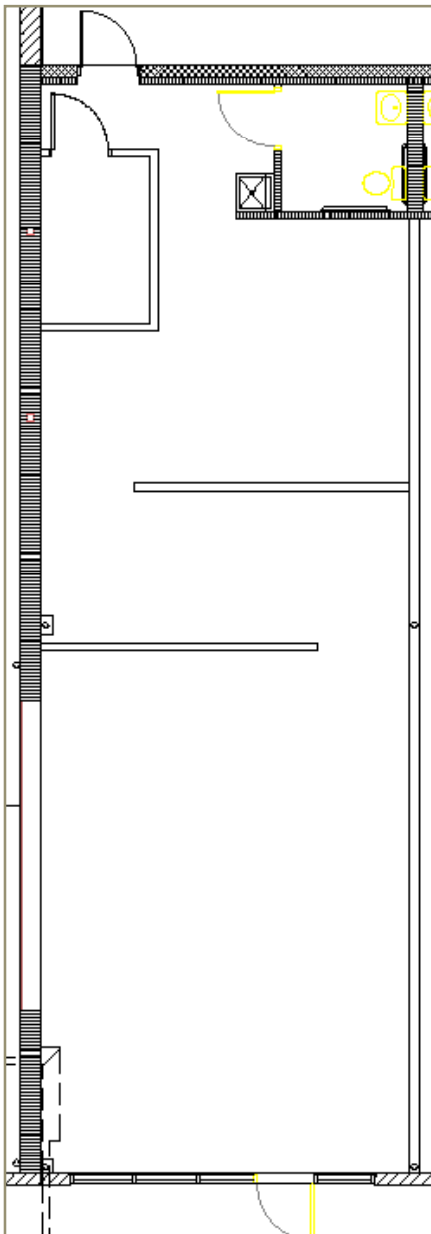
2900 NORTH MESA, SUITE E, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 1,200 RSF  
OFFICE/RETAIL SPACE**



## PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Twenty Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from Adjacent Bookstore-Second Largest College Bookstore in El Paso
- Additional Square Footage Available for Expansion
- Perfect Location for Retailers
- Front, Parking Lot Adjacent Entrance
- Rear Employee Entrance Accesible to Back Parking Area
- Private Restroom







# MINER VILLAGE SHOPPING CENTER

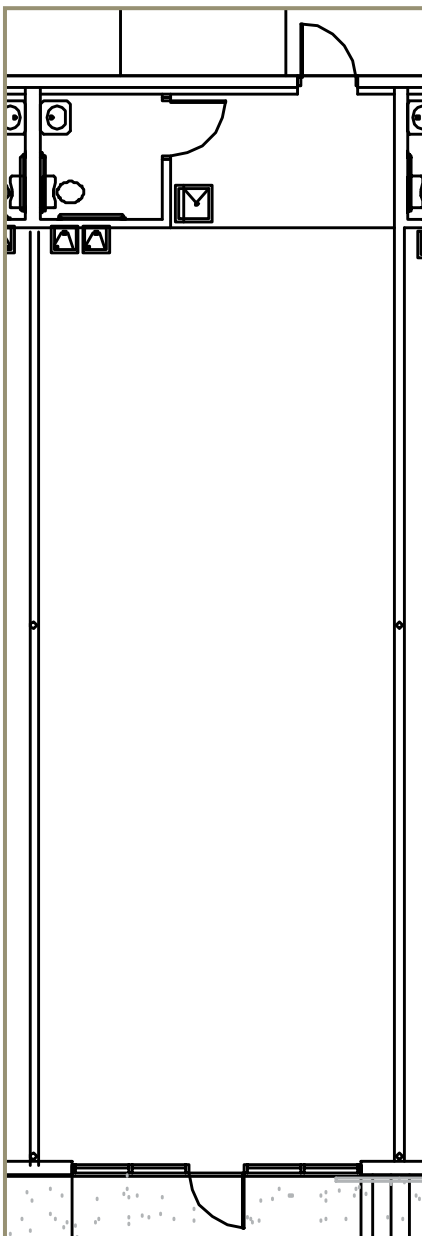
2900 NORTH MESA, SUITE F, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 1,200 RSF  
OFFICE/RETAIL SPACE**



## PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Twenty Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from Adjacent Bookstore-Second Largest College Bookstore in El Paso
- Additional Square Footage Available for Expansion
- Perfect Location for Retailers
- Front, Parking Lot Adjacent Entrance
- Rear Employee Entrance Accesible to Back Parking Area
- Private Restroom





## MINER VILLAGE SHOPPING CENTER

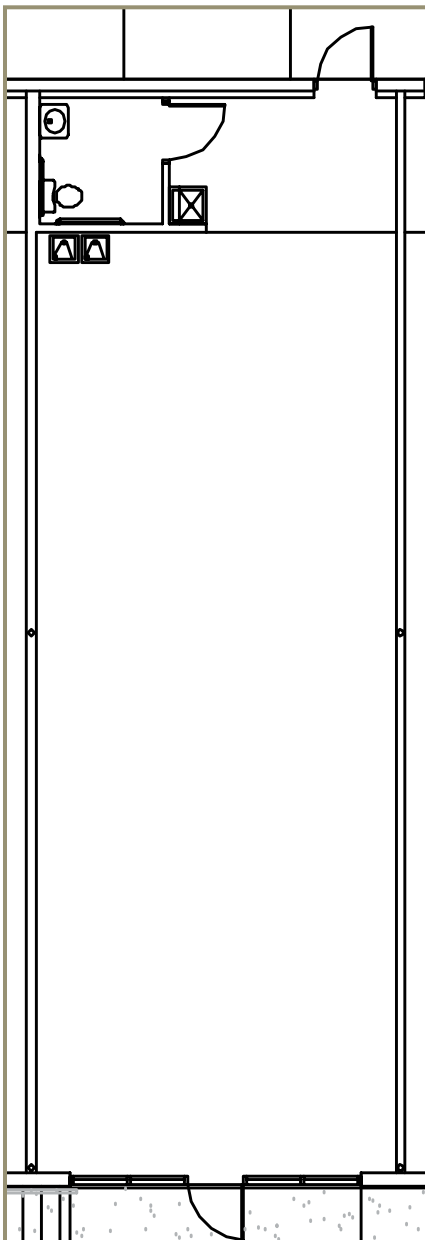
2900 NORTH MESA, SUITE G, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 1,200 RSF  
OFFICE/RETAIL SPACE**



### PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Twenty Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from Adjacent Bookstore-Second Largest College Bookstore in El Paso
- Perfect Location for Retailers
- Front, Parking Lot Adjacent Entrance
- Rear Employee Entrance Accesible to Back Parking Area
- Private Restroom

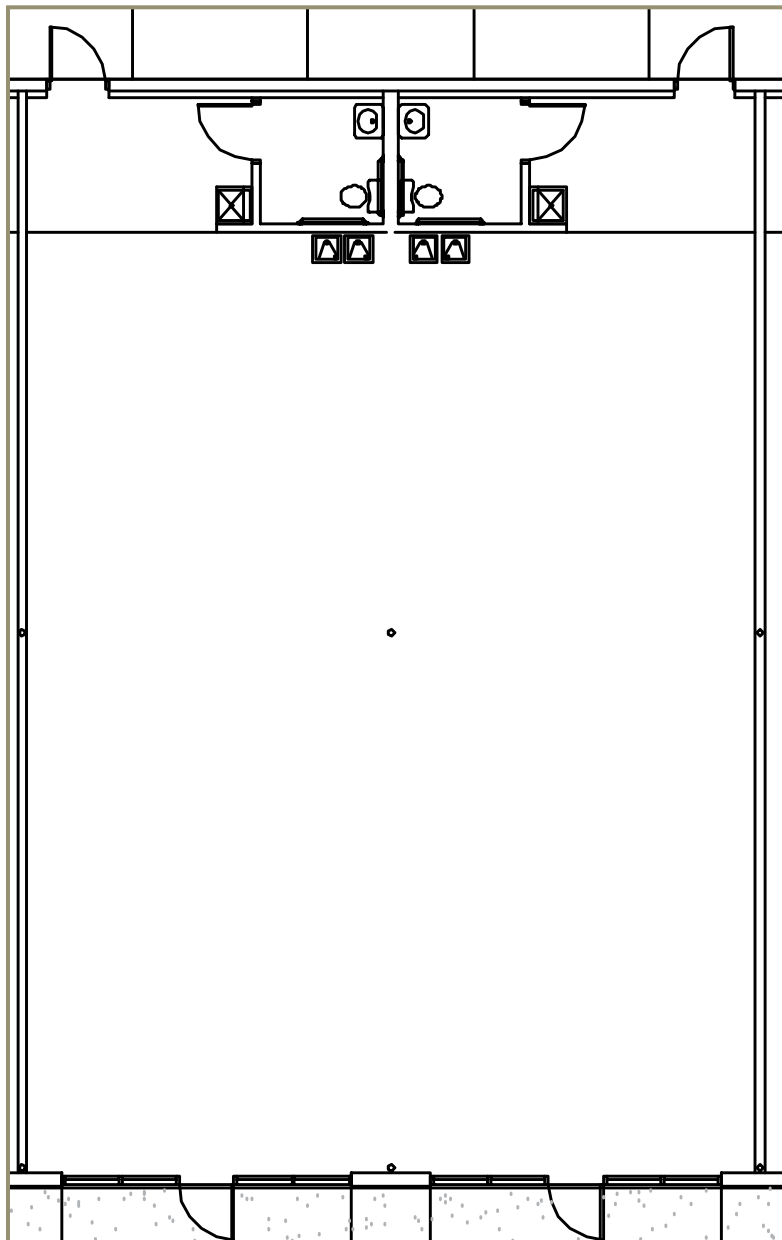




# MINER VILLAGE SHOPPING CENTER

2900 NORTH MESA, SUITE H-1, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 2,400 RSF  
OFFICE/RETAIL SPACE**



## PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Forty Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from Adjacent Bookstore-Second Largest College Bookstore in El Paso
- Perfect Location for Restaurant or Retailers
- Front, Parking Lot Adjacent Entrance
- Rear Employee Entrance Accesible to Back Parking Area
- Private Restroom



# MINER VILLAGE SHOPPING CENTER

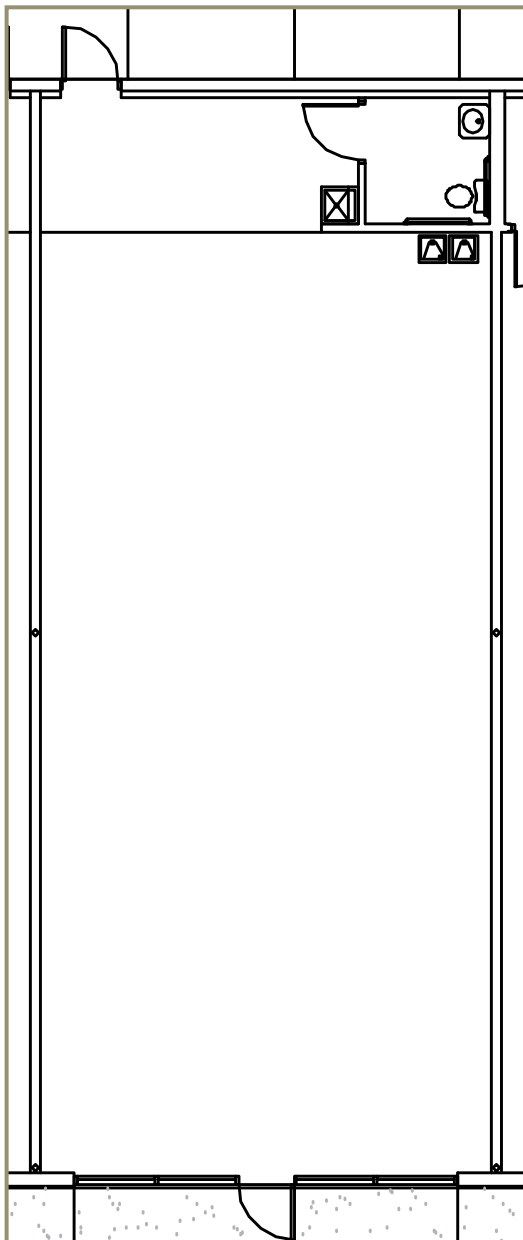
2900 NORTH MESA, SUITE J, EL PASO-WEST-UTEP AREA

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 1,500 RSF  
OFFICE/RETAIL SPACE**



## PRIME WEST EL PASO LOCATION

- Large Open Floorplan
- Twenty Five Feet of Frontage on Mesa Street
- Building Signage Available
- Abundant Foot Traffic from Adjacent Bookstore-Second Largest College Bookstore in El Paso
- Perfect Location for Restaurant or Retailers
- Front, Parking Lot Adjacent Entrance
- Rear Employee Entrance Accesible to Back Parking Area
- Private Restroom





# MINER VILLAGE SHOPPING CENTER

2900 NORTH MESA, SUITE K, EL PASO-WEST-UTEP AREA

**UTEP RESTAURANT  
AVAILABLE FOR LEASE  
APPROX. 1,500 RSF  
PRIME RESTAURANT LOCATION**



## **END CAP RESTAURANT DIRECTLY ACROSS FROM UTEP'S SPECIAL EVENTS CENTER**

- Restaurant Ready with Built-Out Kitchen and Bar Area
- High Visibility with Twenty Five Feet of Frontage on Mesa Street
- Across from University of Texas at El Paso, Don Haskins Special Events Center (Over One Million Visitors Annually) & Sun Bowl Stadium
- Prominent Building Signage
- Abundant Foot Traffic from Adjacent Chipotle, WingStop, and Second Largest College Bookstore in El Paso
- Adjoining Community Patio Seating
- Side Employee Entrance Accessible to Street Parking, Additional Parking in Rear

