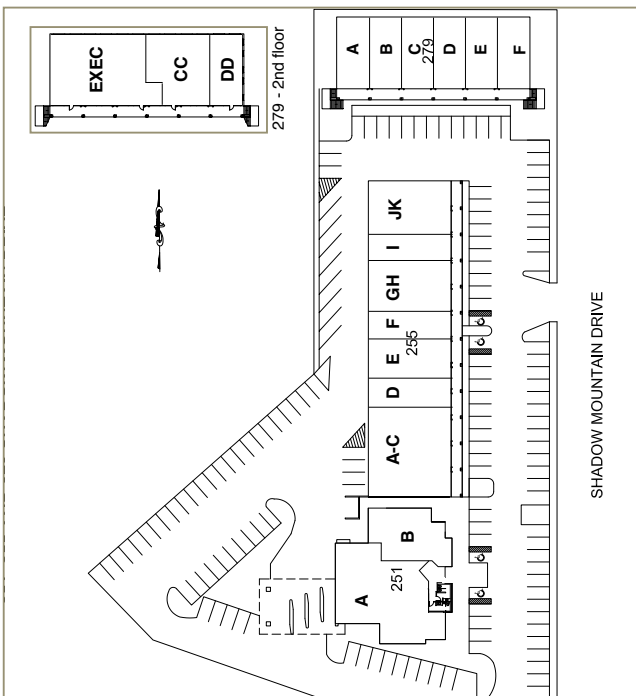




# THE SHOPS AT SHADOW MOUNTAIN

251-279 SHADOW MOUNTAIN, EL PASO-WEST



## PROPERTY HIGHLIGHTS

- Located in El Paso's Affluent West Side Shopping Corridor
- Outstanding Location Near the Intersection of Mesa & Sunland Park with Close Access to Interstate 10
- Three Mix-Use Buildings that Consist of Approximately 36,000 Rentable SF
- Abundant Apartment Developments Adjacent & in Close Proximity
- Lighted Pole Sign & Individual Lighted Channel Signage Over Each Individual Location
- All Utilities Available at the Site

## TRAFFIC COUNT

**34,898** At the Intersection of Shadow Mountain Dr. & North Mesa St. per day

## NEARBY

Walgreens, Chase Bank, Inter National Bank, Pelican's, Starbucks, Burlington Coat Factory, Sun Harvest





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