

# 10501 GATEWAY BLVD. WEST

## FORMER MERVYN'S LOCATION

EL PASO, TX

AVAILABLE

68,730 SF



Entire Mervyn's portfolio listing:  
[www.inland-western.com](http://www.inland-western.com)

BAKERSFIELD  
EL PASO  
ELK GROVE  
ESCONDIDO  
FONTANA  
FRESNO  
HANFORD  
HIGHLAND  
MANTECA  
MCALLEN  
MORENO VALLEY  
MORGAN HILL  
OCEANSIDE  
RANCHO CUCAMONGA  
REDLANDS  
RIDGECREST  
ROSEVILLE  
SAN DIEGO  
TEMECULA  
TURLOCK  
VACAVILLE  
VENTURA

For information, contact:  
LEO SCOTT

RJL Real Estate Consultants  
725 S Mesa Hills, Suite 1  
El Paso, TX 79912

main: 915.587.8310

fax: 915.587.8311

[www.rjlrealestate.com](http://www.rjlrealestate.com)



### DESCRIPTION:

LOCATION: 10501 Gateway Blvd. West, El Paso, TX  
NWC I-10/Yarborough Drive

BUILDING: 68,730 SF (single level building)

### DEMOGRAPHIC SUMMARY

2008 ESTIMATES	1 MILE	3 MILES	5 MILES
2008 POPULATION	15,441	136,857	289,756
2008 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$32,643	\$36,826	\$37,238

### TRAFFIC COUNTS:

YARBROUGH: 26,336 VPD

(CITY OF EL PASO - APRIL 2006)

INTERSTATE 10: 185,000 VPD

(TX DOT- 2006)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 10501 GATEWAY BLVD. WEST

## FORMER MERVYN'S LOCATION

EL PASO, TX

AVAILABLE

68,730 SF



Entire Mervyn's portfolio listing:  
[www.inland-western.com](http://www.inland-western.com)

- BAKERSFIELD
- EL PASO
- ELK GROVE
- ESCONDIDO
- FONTANA
- FRESNO
- HANFORD
- HIGHLAND
- MANTECA
- MCALLEN
- MORENO VALLEY
- MORGAN HILL
- OCEANSIDE
- RANCHO CUCAMONGA
- REDLANDS
- RIDGECREST
- ROSEVILLE
- SAN DIEGO
- TEMECULA
- TURLOCK
- VACAVILLE
- VENTURA

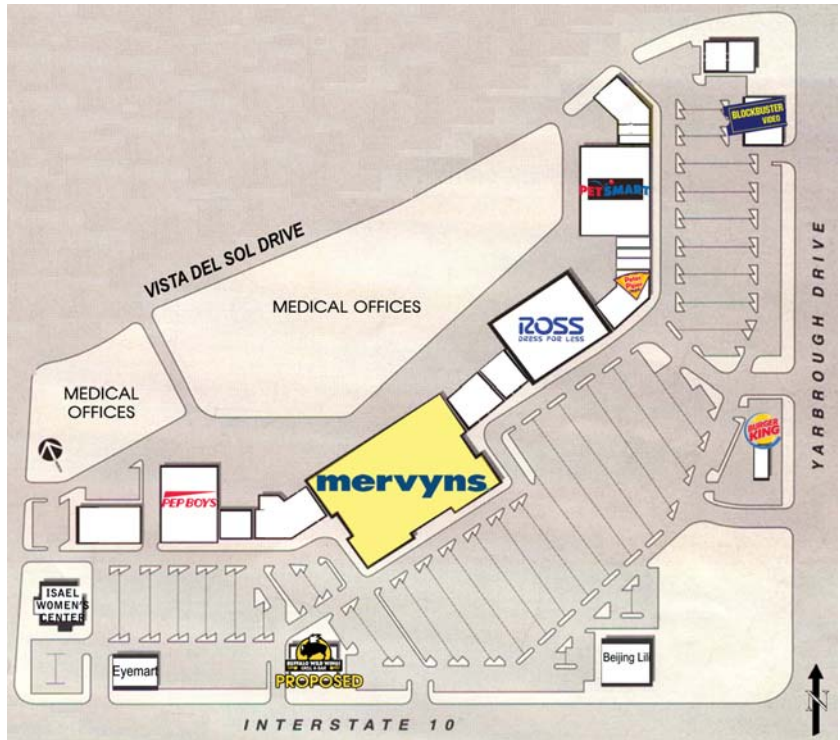
For information, contact:  
LEO SCOTT

RJL Real Estate Consultants  
725 S Mesa Hills, Suite 1  
El Paso, TX 79912

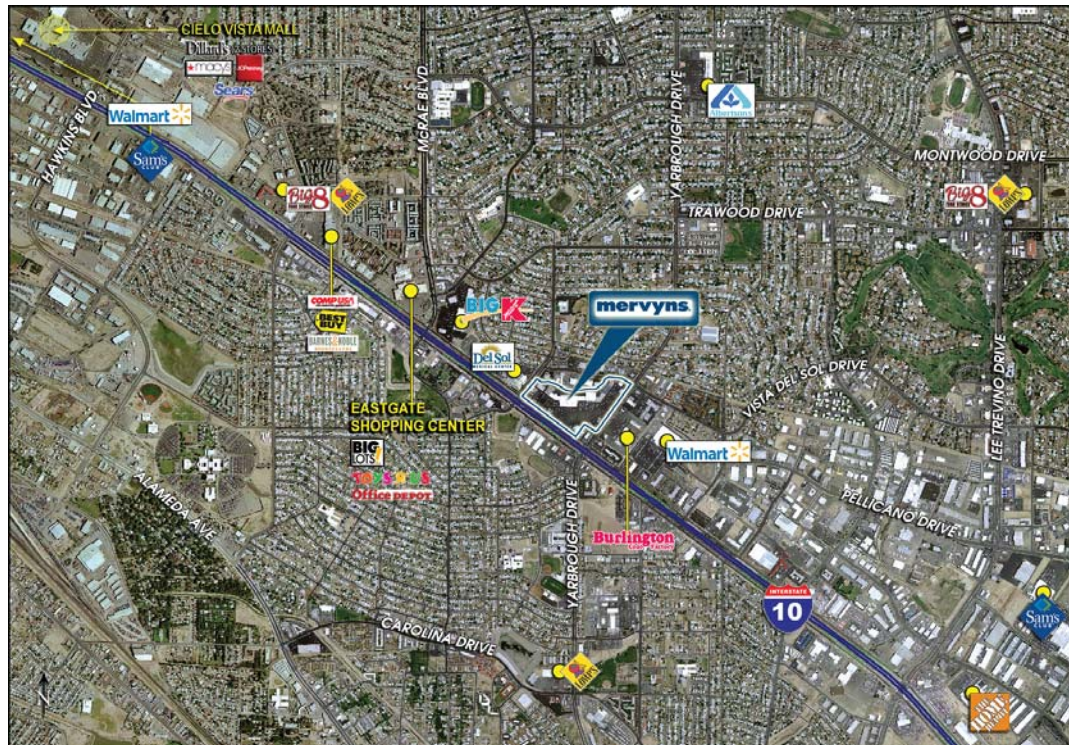
main: 915.587.8310  
fax: 915.587.8311

[www.rjlrealestate.com](http://www.rjlrealestate.com)

### SITE PLAN



### RETAIL AND COMPETITION AERIAL



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

