

# Miner Village



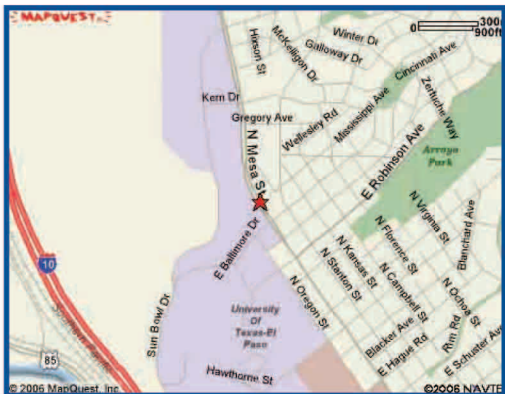
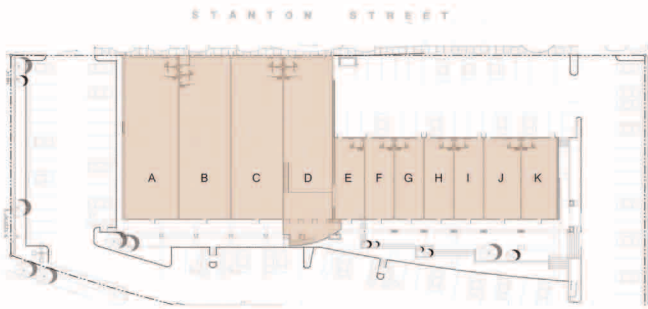
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SHALOM

■ 2900 North Mesa ■ El Paso ■ Texas ■

# Miner Village

2900 North Mesa ■ El Paso ■ Texas ■

Outstanding Shopping Center



For Information  
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## PROJECT FEATURES

- 30,000 square foot shopping center
- Built in 2005
- Located directly across from the University of Texas at El Paso's Special Events Center (a record of 1,000,000 people visit the center a year)
- 300 new student housing apartments located just across the street
- Minutes away from three of the city's largest hospitals
- 500 space parking garage planned for 2006
- **Miner Village** offers unparalleled visibility to the thousands of University students and staff that commute to and from the University

## TRAFFIC COUNT

- 34,368 AVG. cars per day

## DEMOGRAPHICS

Trade Area	1-Mile	3-Mile
Est. Population	9,832	60,213
Est. HH. Income	\$44,705	\$32,586

## PROJECT DATA

**LAND AREA**  
85,657 SF. = 1.96 ACRES

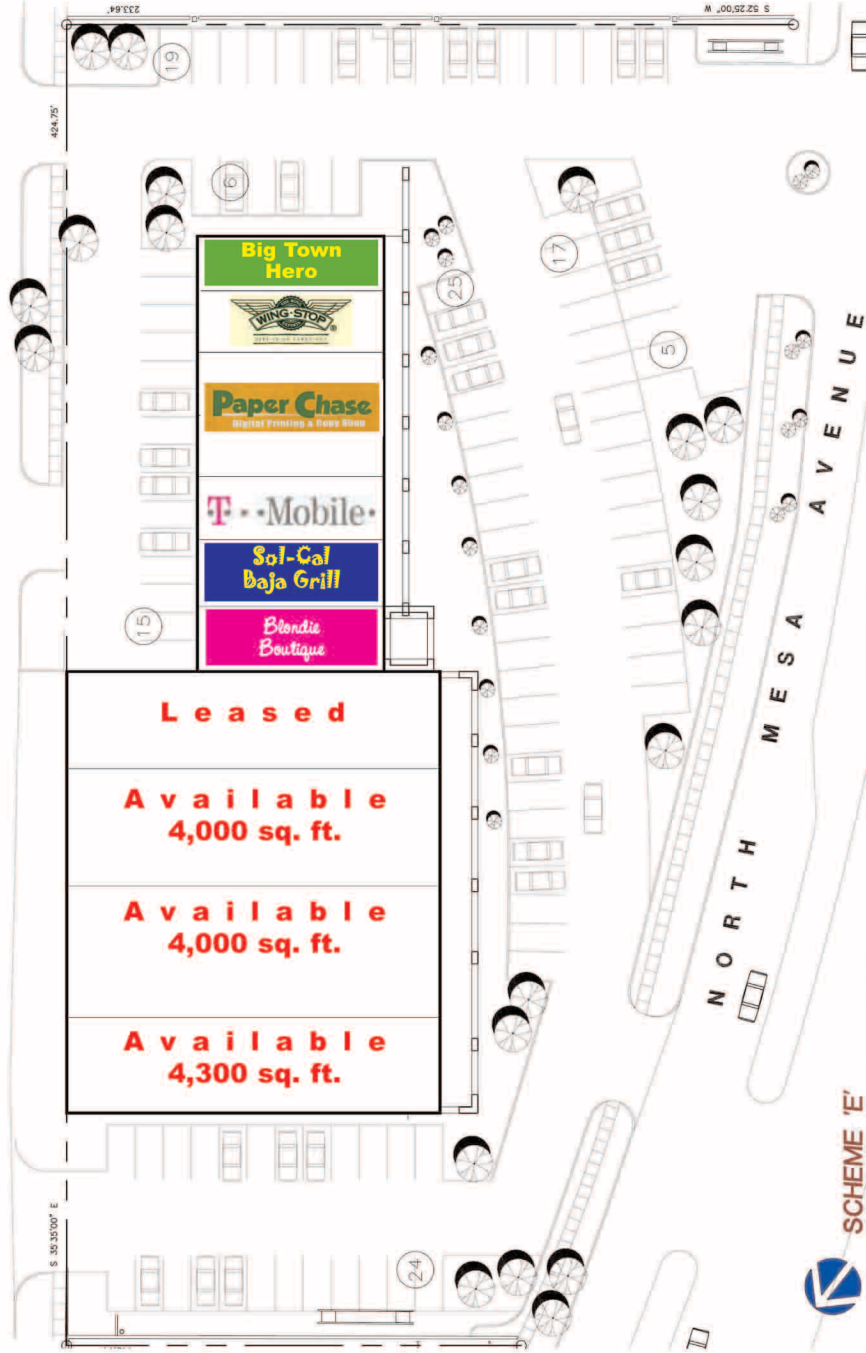
**ZONING**  
C3

**BUILDING AREA**  
RETAIL = 25,440 S.F.

**PARKING REQUIRED**  
RETAIL:

1 SPACE PER 250 S.F.  
24,040 SF/250 = 102 SP  
3 HC SPACES  
(1 SHALL BE VAN ACCESSIBLE)

**PARKING PROVIDED**  
111 SPACES (4 H.C.)



SCHEME 'E'  
CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"

**MINER VILLAGE**

NOTE:  
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
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## University Setting

Located directly across Mesa Street from the University of El Paso's Special Events Center, Miner Village offers unparalleled visibility to the thousands of University students and staff that commute to and from the University.

The Special Events Center is also host to year-round sport and entertainment events that have seen record attendance in recent years. 1,000,000 people visit the Haskins center every year.

The University of Texas at El Paso has a record of 19,264 students enrolled as of the fall semester in 2005 and number keeping growing every year! Out of those 19,264 students 84.9% of them are local residence and 422 of them live on campus.

\*\*\*Additional parking will be provided with the approval of a 500 space parking garage planned for 2006 across the street to be built in a collaborative between UTEP and the City of El Paso.

## Cultural Setting

The University area is also home to many of El Paso's most popular night-time destinations including a myriad of clubs and lounges that cater to young professionals as well as students.

## Residential Setting

Miner Village is also in the heart of El Paso's most popular neighborhood, Kern Place and minutes away from Mission Hills and Rim Road, two thriving residential markets. In addition there are 300 new student housing apartments located just across the street.

## Commercial Setting

In addition to the many business offices and retail locations in the University area, Miner Village is minutes from three of El Paso's largest hospitals as well as many ancillary medical care facilities.

Traffic count: 34,368 per day

# Demographic Detail Comparison Report

	1 Mile	3 Mile
<b>2005 Demographics</b>		
Total Population	9,832	60,213
Total Households	3,950	20,907
Female Population	5,200	31,934
% Female	52.9%	53.0%
Male Population	4,631	28,280
% Male	47.1%	47.0%
Population Density (per Sq. Mi.)	3,129.6	2,129.6
<b>Age:</b>		
Age 0-4	7.8%	8.7%
Age 5-14	10.9%	14.8%
Age 15-19	7.1%	7.7%
Age 20-24	9.7%	8.3%
Age 25-34	14.9%	13.0%
Age 35-44	12.4%	11.4%
Age 45- 54	12.6%	11.7%
Age 55-64	9.3%	9.0%
Age 65-74	6.3%	7.3%
Age 75-84	5.9%	5.8%
Age 85+	3.1%	2.5%
Median Age	34.6	33.1
<b>Housing Units:</b>		
Total Housing Units	4,387	23,645
Owner Occupied Housing Units	32.7%	28.1%
Renter Occupied Housing Units	57.4%	60.3%
Vacant Housing Units	10.0%	11.6%
<b>Household Income:</b>		
Income \$0-\$9,999	19.1%	27.5%
Income \$10,000-\$14,999	10.4%	12.8%
Income \$15,000-\$24,999	16.3%	19.1%
Income \$25,000-\$34,999	13.9%	11.8%
Income \$35,000-\$49,999	10.1%	10.6%
Income \$50,000-\$74,999	11.8%	8.3%
Income \$75,000-\$99,999	6.7%	3.8%
Income \$100,000-\$124,999	3.6%	2.1%
Income \$125,000-\$149,999	2.8%	1.4%
Income \$150,000 +	5.3%	2.7%
Average Household Income	\$44,705	\$32,586
Median Household Income	\$27,747	\$19,554
Per Capita Income	\$18,221	\$12,025

\* Information is for Intersection of Baltimore and North Mesa El Paso, TX 2005





## West Side outlet mall to open in summer '07

By Dave Burge / El Paso Times

El Paso is getting its first factory-outlet shopping center, and the new retail development could generate more than 1,000 jobs, Illinois development company Horizon Group Properties Inc. announced Thursday. The shopping center will be built on a 100-acre site at Interstate 10 and Trans Mountain/Loop 375 by Horizon and its partner Grand Misuma, a Los Angeles real-estate development company.

Construction will begin this summer and the center is scheduled to open in summer 2007.

The \$70 million Sun Valley Factory Shoppes development will have about 100 stores and 385,000 square feet of retail space.

The shopping center will employ about 800 people when completed. More than 300 construction workers are expected to work on the project.

El Paso is the nation's largest city without a factory-outlet center within 100 miles, Horizon Chief Executive Officer Gary Skoien said.

That's the No. 1 reason Horizon chose El Paso, he said. The No. 2 reason is its proximity to Mexico, Skoien added. "We expect that 50 to 70 percent of our shoppers will be from Mexico."

The company also expects to draw shoppers from travelers along I-10 and Las Cruces, he said.

Currently, the closest outlet shopping centers to El Paso are in Tucson and near Santa Fe. Both are more than 250 miles away.

Earlier this month, El Paso shopping-center development and management company River Oaks Properties announced plans to build a 50-acre shopping center at Joe Battle and Montwood. A Super Target is scheduled to open in October, and the rest of the center will open in April 2007.

"It shows your area has a huge growth rate," International Council of Shopping Centers spokeswoman Patrice Duker said. "What developers are seeing is your area has the potential to support these type of retail formats. It also means you might have been underserved, and now it's your time to grow."

No tenants were announced, but Horizon's other locations include Nike, Tommy Hilfiger, Calvin Klein, Liz Claiborne, Polo Ralph Lauren, Pendleton, Van Heusen and Gap Outlet.

Cindy Foght, area director of

strategic marketing for Sunland Park and Cielo Vista malls owned by Simon Property Group of Indianapolis, said the new center could end up drawing more out-of-town shoppers to the area.

"We could all benefit from that," Foght said.

Rival mall Bassett Place, owned by Cypress Equities of Dallas, probably won't feel a negative impact from the new competition, Marketing Manager Marguerite Byers said.

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## Impact

**What, where:** Sun Valley Factory Shoppes to be built at Interstate 10 and Trans Mountain/Loop 375.

**When:** Construction will begin this summer, and the center is scheduled to open in summer 2007.

**Size:** The factory-outlet shopping center will have 100 stores and about 385,000 square feet of retail space.

**Jobs:** More than 300 construction workers are expected to work on the project. About 800 retail jobs will be created when the center opens.

**Sales:** Developer Horizon Group Properties Inc. of Illinois estimates \$110 million of annual sales.

## Hot Spots Midsized Cities

### #1 El Paso

El Paso ranked only third among midsize Hot Cities in startups and tied with Madison, Wisconsin, for second in growth. But combined, its solid showings on both indices easily put it ahead of second-place Tucson, Arizona, in the overall entrepreneurial rankings.

That doesn't surprise Richard Dayoub, who, before becoming president of the Greater El Paso Chamber of Commerce two years ago, started and ran a travel agency in El Paso for 34 years. "You have the dynamic of a growing metropolitan community, with a lot of the nice things people look for in quality of life," says Dayoub, citing the mild, dry, sunny

climate; motivated bilingual work force; low costs; and strategic border position.

El Paso is more than 500 miles from the Texas capitol in Austin, and in many ways its economy is more closely tied to neighboring Las Cruces, New Mexico, and Ciudad Juarez, Mexico, than to the rest of the state or the nation. The North American Free Trade Agreement led to the almost complete loss of the city's once-healthy garment industry. But trading with Mexico and supporting factories on both sides of the border have helped overcome the loss of textile plants. El Paso retailers benefit from more than \$3.4 billion a year in spending by Mexican visitors, while a current boom in factories in Mexican border towns, or maquiladoras, bodes well for the city's overall economy in the near future, according to a report by the El Paso branch of the Federal Reserve Bank of Dallas.

Nearby Fort Bliss occupies more than a million acres in Texas and New Mexico, and provides a stable source of government contracts. Providing products and services for its tens of thousands of soldiers and civilian employees makes for another healthy industry. All told, Dayoub says, the military installation supports 16 percent of El Paso's economy.

El Paso's future doesn't seem to feature any NAFTA-like bumps. If the current base-closing campaign follows the recommendations of the first review panel, Fort Bliss will gain the largest number of military personnel in the country. Whether Bliss grows or shrinks, El Paso is likely to offer one quality-of-life attribute that many a time-strapped entrepreneur can appreciate: At 19 minutes, it has one of the shortest average commute times of any city in the country.

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## Retail sales surge in April

By Dave Burge / El Paso Times

The nation's retailers benefited from a strong Easter shopping season during April and from continued consumer spending

despite high gas prices to record their strongest month in more than two years, according to a leading retail group Thursday. El Paso retailers also report a strong month.

U.S. retail sales for April were up 6.6 percent compared with 2005, the sector's best performance since March 2004, the International Council of Shopping Centers reported.

"The increase is directly attributable to Easter and warmer weather spurring

demand for seasonal and Easter-related merchandise," said Patrice Duker, spokeswoman for the shopping-center trade organization.

Bassett Place Marketing Manager Marguerite Byers reports a "healthy" April at the East-Central mall.

"Traffic was good and we had strong momentum for April sales," Byers said. "A lot of it had to do with Easter."

*Continued on the next page*



Retailers cited a "calendar shift" that pushed Easter deep into April this year, three weeks later than in 2005. Easter was April 16, compared with March 27 in 2005.

Sunland Park and Cielo Vista malls also had a strong month, said Cindy Foght, area director of strategic marketing for the malls.

"Through March, we were trending in a positive manner," Foght said. "All indicators shown April was a good month for us, too."

University of Texas at El Paso economics Professor Tom

Fullerton said the "health of the local retail sector is in good condition."

He cited the influx of new retailers into the local market, upgrades at existing shopping centers such as the multimillion-dollar renovation that was completed at Cielo Vista Mall in the fall and the construction of new shopping centers by local and out-of-town developers.

"The local economy is in good shape on both sides of the border," Fullerton said.

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## Retail roundup

How various retail categories performed in April 2006 compared to April 2005.

Drugstores, up 8.1%.

Discount stores, up 7.4%.

Luxury stores, up 6.4%.

Apparel stores, up 5.9%.

Department stores, up 5.3%.

Wholesale clubs, up 5.3%.

*Source: International Council of Shopping Centers.*

10/27/2005 Washington, D.C. Columns



## BRAC: New Troops to Revitalize Fort Bliss and El Paso

*Congressman Reyes' weekly column: "BRAC: New Troops to Revitalize Fort Bliss and El Paso"*

For El Paso, BRAC (Base Realignment and Closure) represents prosperity and growth.

Working with El Paso's far-sighted military and civilian leaders, we crafted a plan that turned Fort Bliss from a potential loser in the next BRAC round to one of this year's biggest winner.

We focused on the under-appreciated

strengths of Fort Bliss. While Fort Bliss on its own is an impressive post, when considered with White Sands Missile Range and Holloman Air Force Base, the region represents an unmatched military asset. By working together as a region with leaders from White Sands and Holloman, we effectively showcased the area to national leaders.

Due to BRAC, Fort Bliss will grow by 11,500 troops, making it the largest gainer in military personnel, and the Army has announced that they will move additional troops to Fort Bliss over the next several years as we close bases in Germany. In the end, Fort Bliss is expected to grow by over 20,000 new troops, which means about 60,000 soldiers and family members in all. These troops and their families will have a huge positive impact on our

community. New jobs will be created to support these new families, and it is estimated that the potential boost to our economy is over \$4 billion annually.

Now that we have achieved our goal with the BRAC recommendation, our next challenge is to prepare our community for this growth. We must improve our schools for all students. We must build the roads that will allow prosperity to flow through all El Paso. We must build homes to match our growing needs.

And we must ensure that growth at Fort Bliss translates to growth and improvement in the lives of all El Pasoans. We all worked hard to secure this important win for our region, and we should all share in the benefits.