



FOR SALE

QUALITY INN & SUITES EL PASO I-10

6185 S Desert Blvd, El Paso, TX 79932

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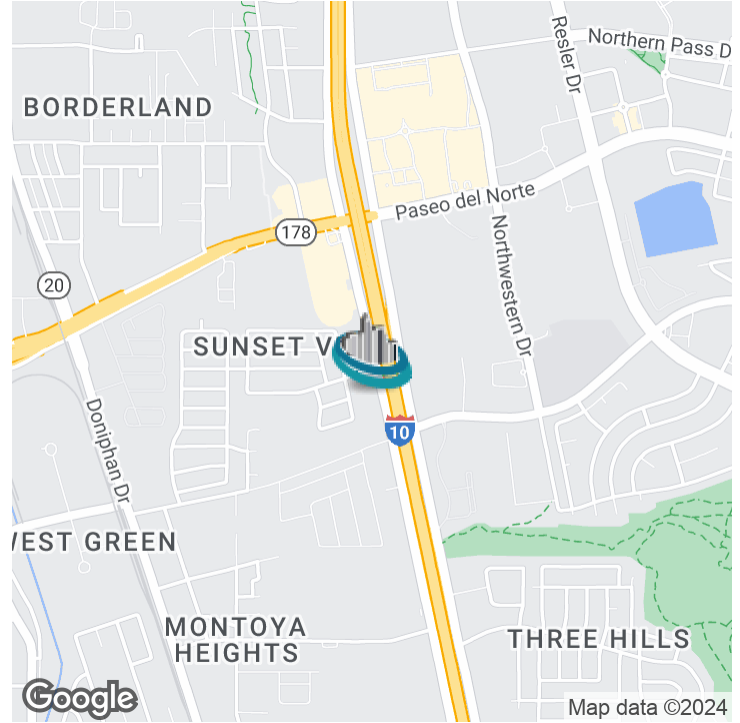
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,500,000
Price/Room:	\$71,500
Building Size:	34,432 SF
Lot Size:	1.69 Acres
Number of Rooms:	77
Price / SF:	\$159.74
Cap Rate:	5.42%
NOI:	\$298,182
Year Built:	2004
Renovated:	2011
Zoning:	C3
Market:	West Texas
Submarket:	El Paso

PROPERTY OVERVIEW

An exceptional investment opportunity in El Paso, Texas! This meticulously renovated hotel, featuring 77 rooms spread across three floors, promises both comfort and convenience. Conveniently situated just across the freeway from I-10 East, its prime location ensures easy access for guests. With the popular Outlet Shoppes at El Paso just an 8-minute drive away, shopping enthusiasts will delight in the proximity to retail therapy. Additionally, the Sunland Park Racetrack and Casino, located just minutes away, offers entertainment options for guests seeking excitement.

As a 100% smoke-free establishment, the hotel prioritizes guest satisfaction and comfort. Priced competitively at \$71,500 per room, this offering presents an enticing investment opportunity in El Paso's burgeoning hospitality market.

PROPERTY HIGHLIGHTS

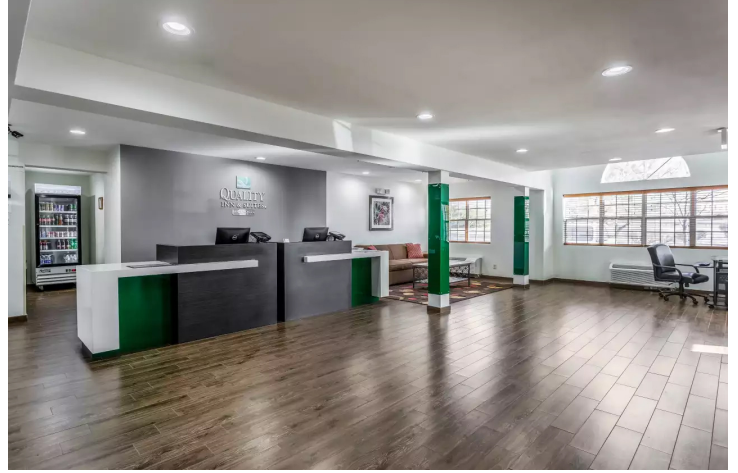
- 77 Rooms arranged over 3 floors
- Recently renovated.
- 100% smoke free hotel
- Nearby shopping Outlet Shoppes at El Paso - 8 min drive



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Additional Photos

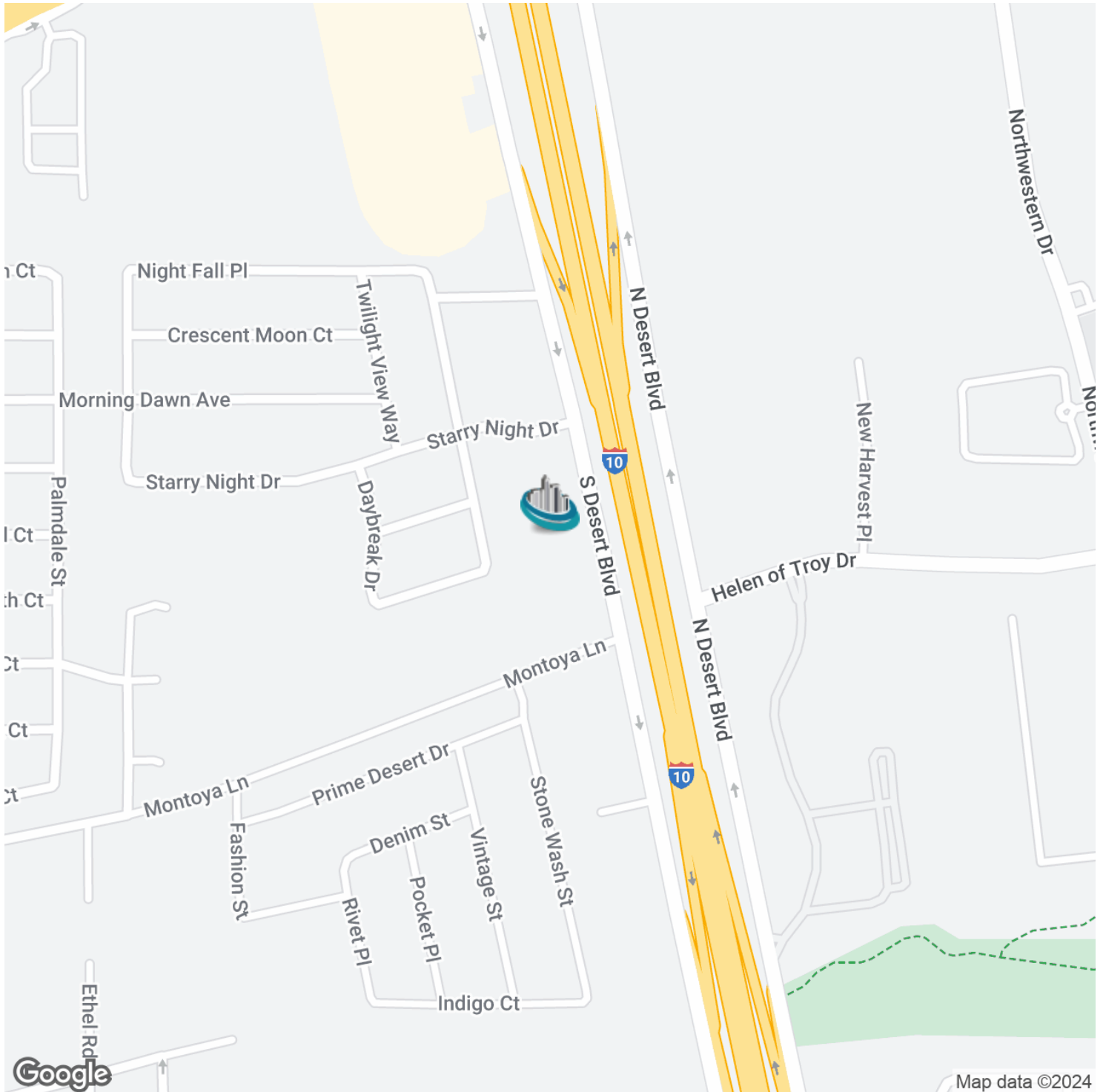




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Location Map

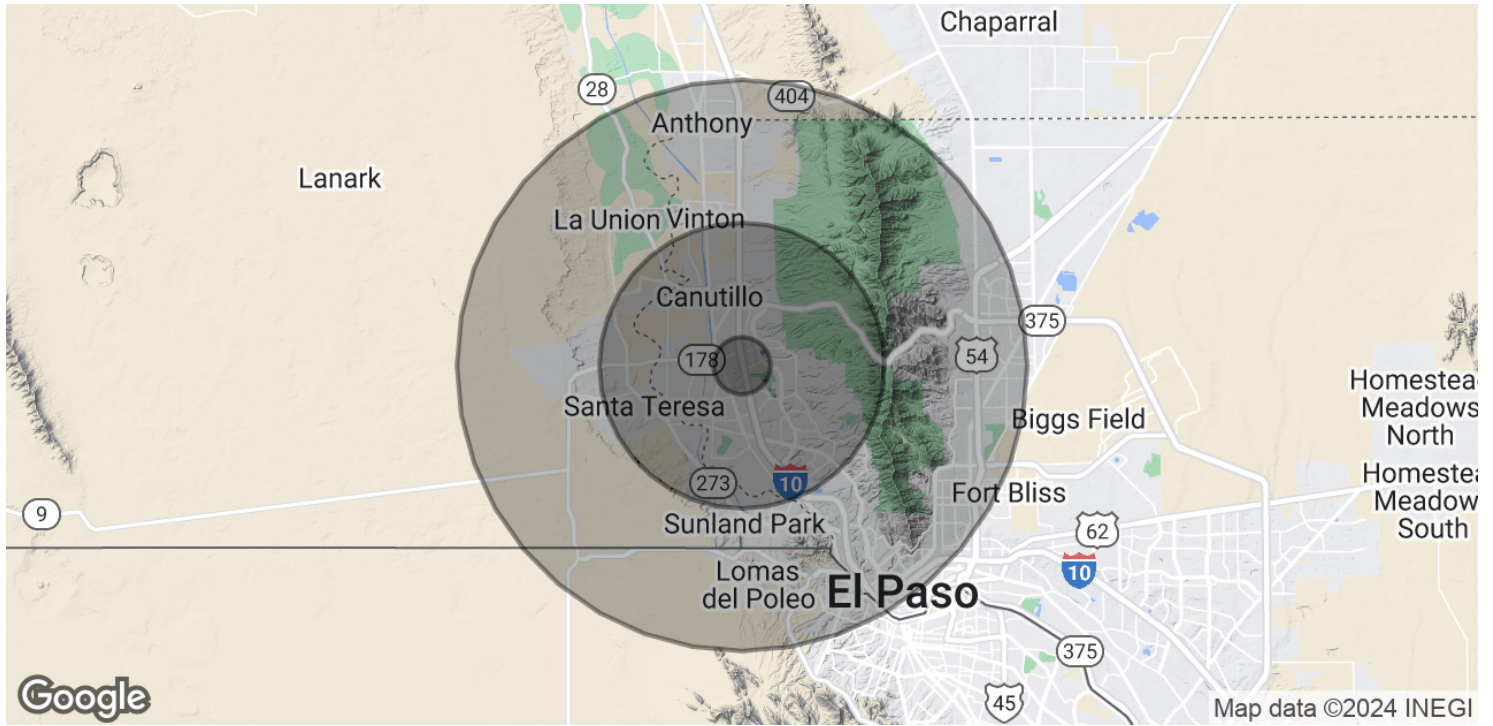




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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,031	128,415	301,260
Average Age	33.1	35.4	35.1
Average Age (Male)	32.8	33.7	33.7
Average Age (Female)	32.5	37.3	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,828	48,526	118,881
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$70,332	\$86,682	\$64,654
Average House Value	\$161,404	\$200,924	\$151,508

2020 American Community Survey (ACS)



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