



FOR SALE

LA QUINTA INN & SUITES BY WYNDHAM EL PASO WEST BARTLETT

7620 N Mesa St, El Paso, TX 79912

Salman (Sam) Tabani
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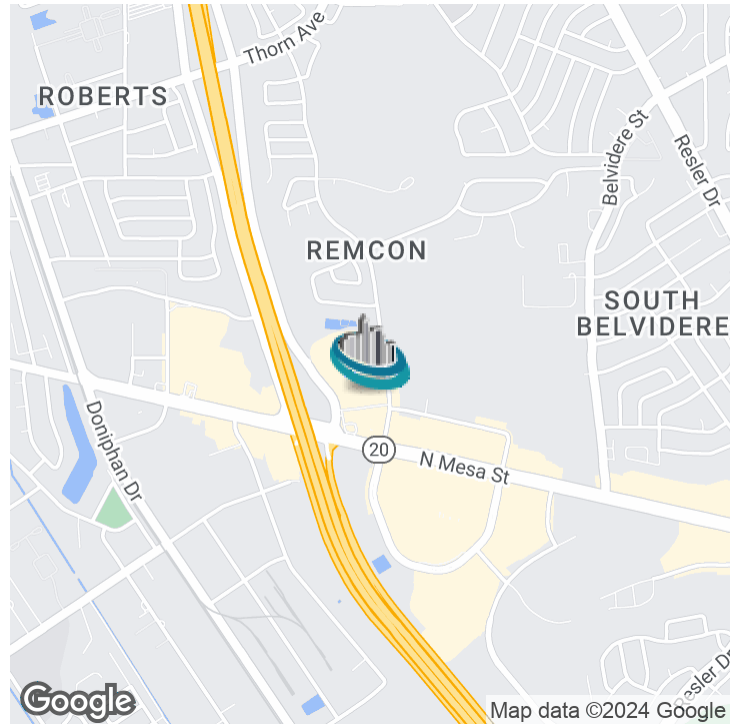
Tabani Realty
15455 Dallas Parkway
Addison, TX 75001
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,400,000
Price / Room:	\$62,136
Building Size:	51,560 SF
Lot Size:	1.68 Acres
Number of Rooms:	103
Price / SF:	\$124.13
Cap Rate:	9.02%
NOI:	\$576,962
Year Built:	1992
Renovated:	2008
Zoning:	C3S
Market:	El Paso
Submarket:	El Paso

PROPERTY OVERVIEW

Introducing a prime investment opportunity: a 103-room hotel spanning across 4 floors, conveniently located for both business and leisure travelers. With interior corridors ensuring guest privacy and security, this property promises comfort and ease. Just an 18-minute drive from El Paso International Airport (ELP), guests enjoy seamless connectivity. For retail therapy, Sunland Park Mall is a mere 4-minute drive away, while excitement awaits at Sunland Park Racetrack and Casino, just 5 minutes by car.

Additionally, the vibrant Viva El Paso shows at McKelligon Canyon are within easy reach, a mere 12 miles away. Currently offered at an attractive Cap Rate, this investment opportunity is priced at \$62,136 per room, making it an enticing prospect for savvy investors looking to capitalize on the thriving hospitality market. Don't miss out on this chance to own a slice of hospitality excellence in a bustling location.

PROPERTY HIGHLIGHTS

- 103 rooms arranged over 4 floors
- Interior corridors
- El Paso International Airport (ELP) - 18 min drive
- Sunland Park Mall - 4 min drive
- Sunland Park Racetrack and Casino - 5 min drive
- Viva El Paso shows at McKelligon Canyon a - 12 miles
- Renovated in 2008
- Offered at the current Cap Rate – 9.02%
- Offered at \$62,136 per room



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Additional Photos



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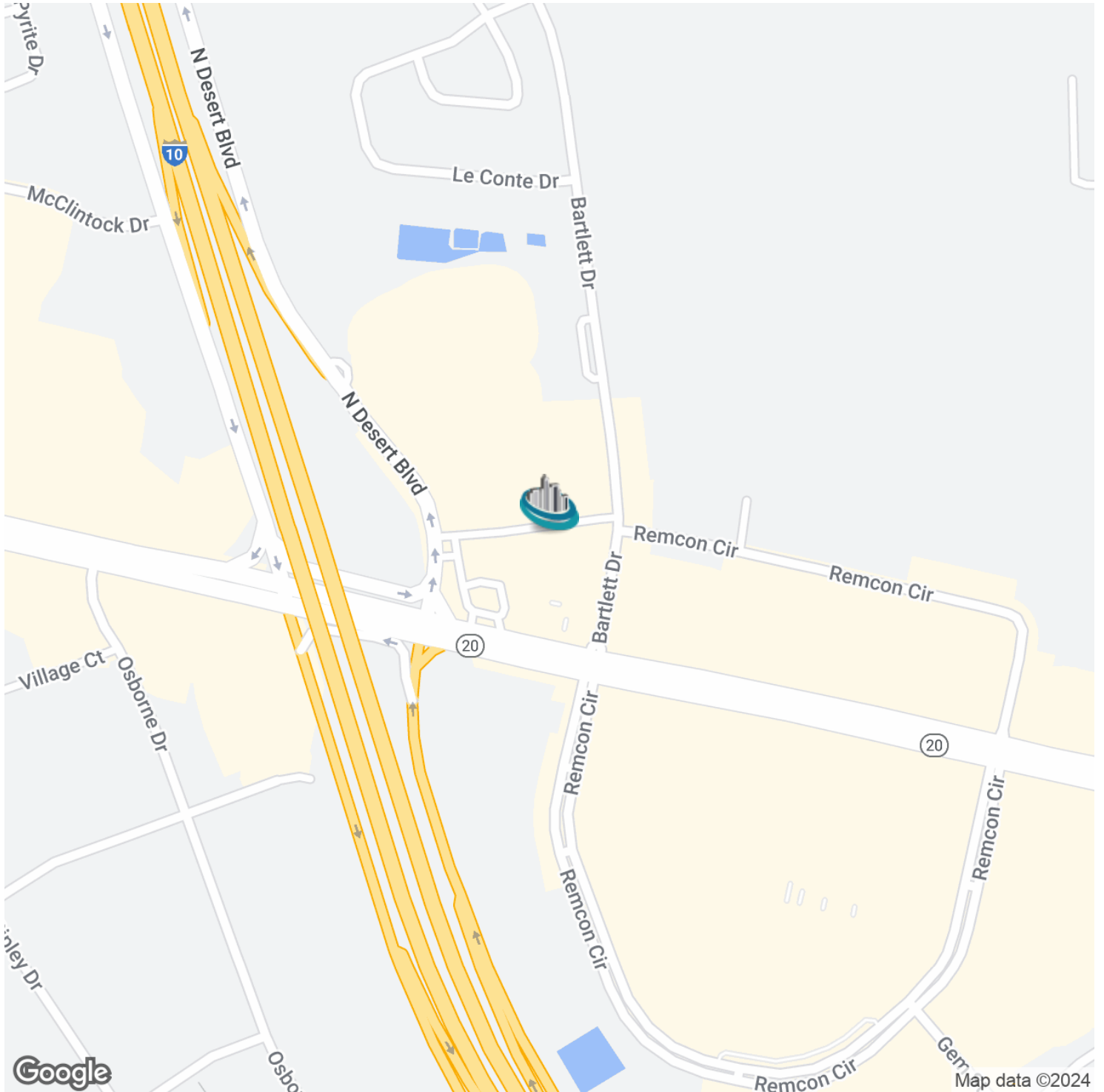
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Location Map

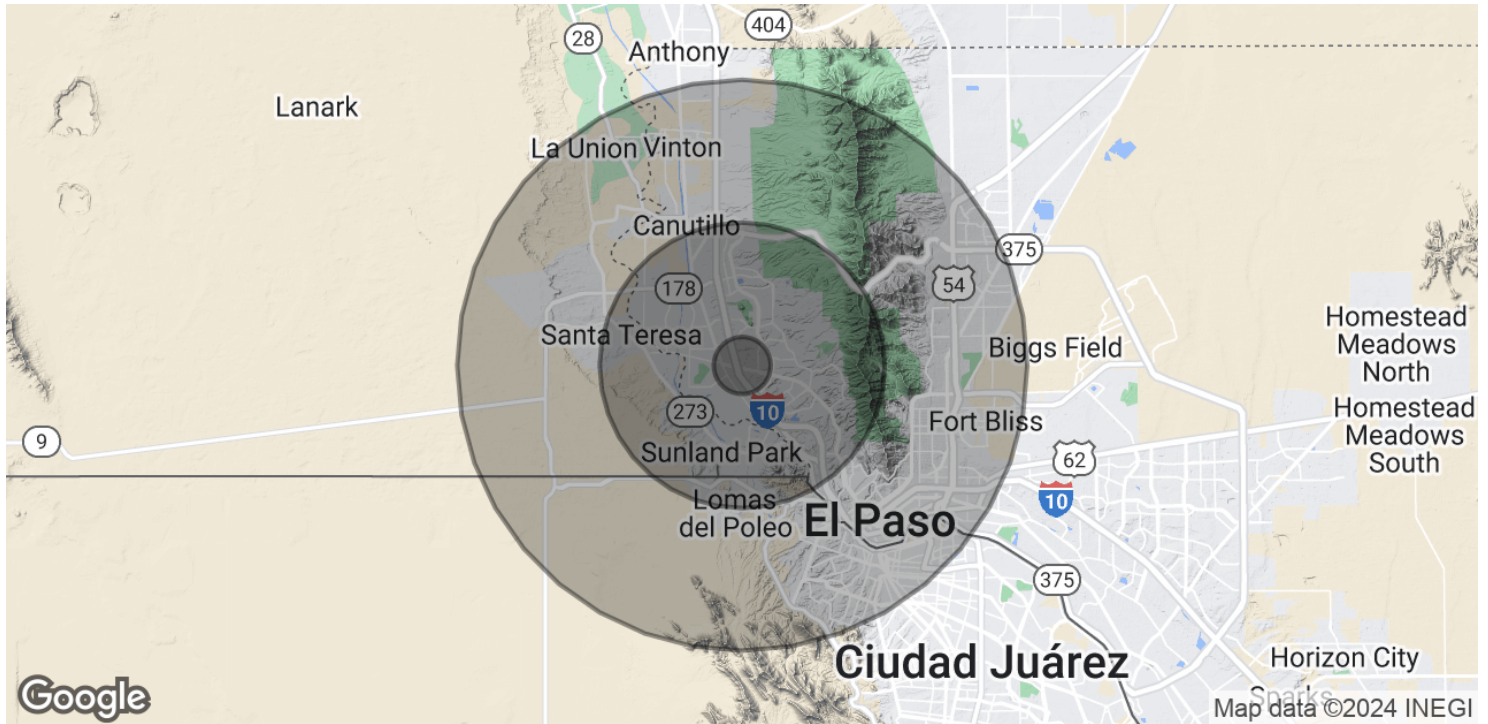




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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,695	144,111	322,215
Average Age	34.1	34.7	35.4
Average Age (Male)	30.7	33.3	34.0
Average Age (Female)	37.4	36.1	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,592	56,299	127,256
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$53,134	\$80,382	\$61,340
Average House Value	\$142,420	\$196,372	\$142,957

2020 American Community Survey (ACS)



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