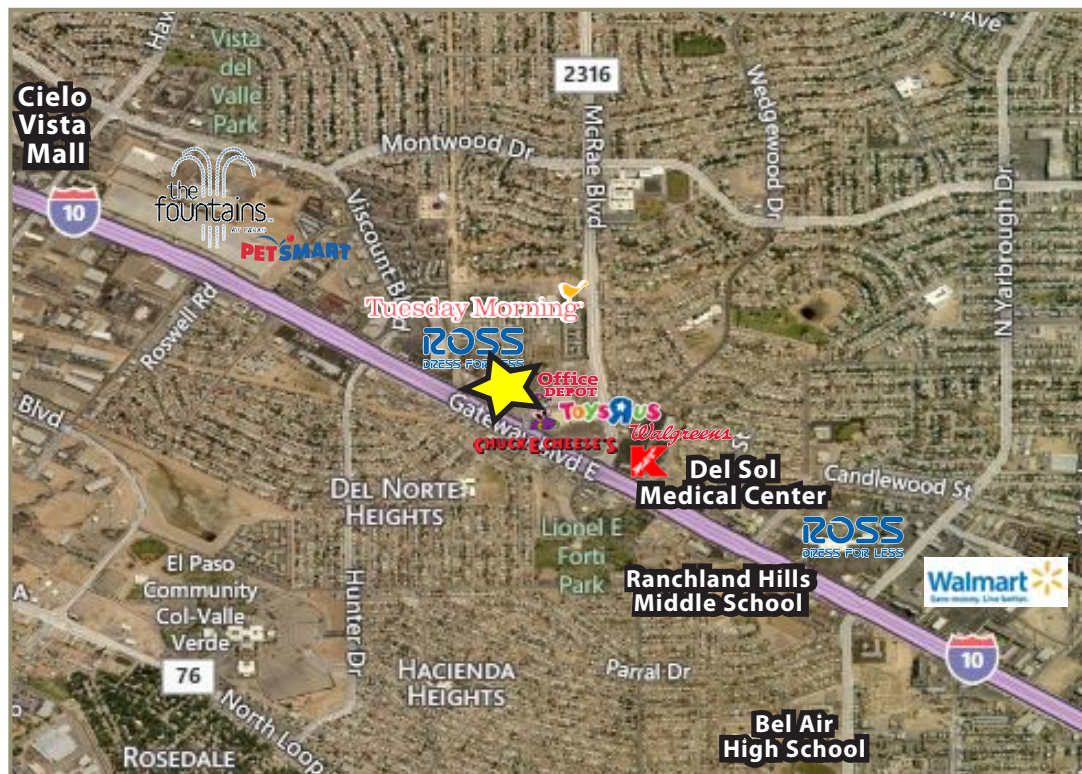




# 9515 GATEWAY WEST RETAIL CENTER

APPROX 46,191 RSF OFFICE/RETAIL SPACE

9515 GATEWAY WEST, EL PASO-EAST/CENTRAL



## PROPERTY HIGHLIGHTS

- Located on El Paso's Booming Eastside, Situated Between Viscount and McRae
- Excellent Visibility and Exposure to Interstate 10 with Over 350 Feet of Highly Visible Freeway Frontage and Great Access
- Huge Pylon Sign Visible from Interstate 10 & Gateway
- Large Open Floorplans Available
- Ample Free Parking with Over 150 Spaces Available

## TRAFFIC COUNT

**173,228+** On Interstate 10  
per day

**28,098+** At the Intersection of Gateway West  
per day & McRae Blvd

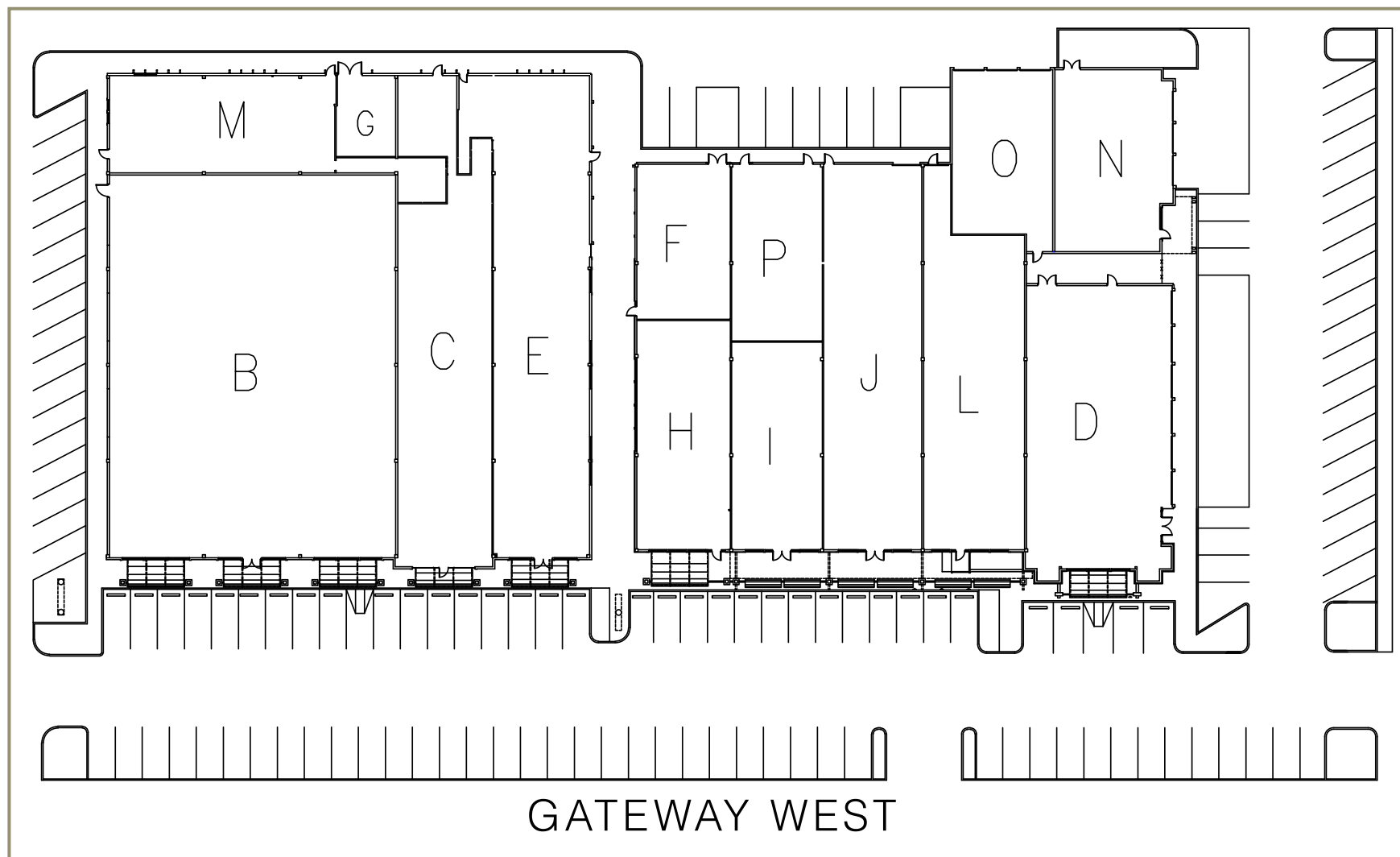
**18,526+** At the Intersection of Gateway West  
per day & Viscount



# 9515 GATEWAY WEST RETAIL CENTER

APPROX 46,191 RSF OFFICE/RETAIL SPACE

9515 GATEWAY WEST, EL PASO-EAST/CENTRAL



EP SHALOM MANAGEMENT, LLC  
444 EXECUTIVE CENTER BLVD., SUITE 120, EL PASO, TX 79902  
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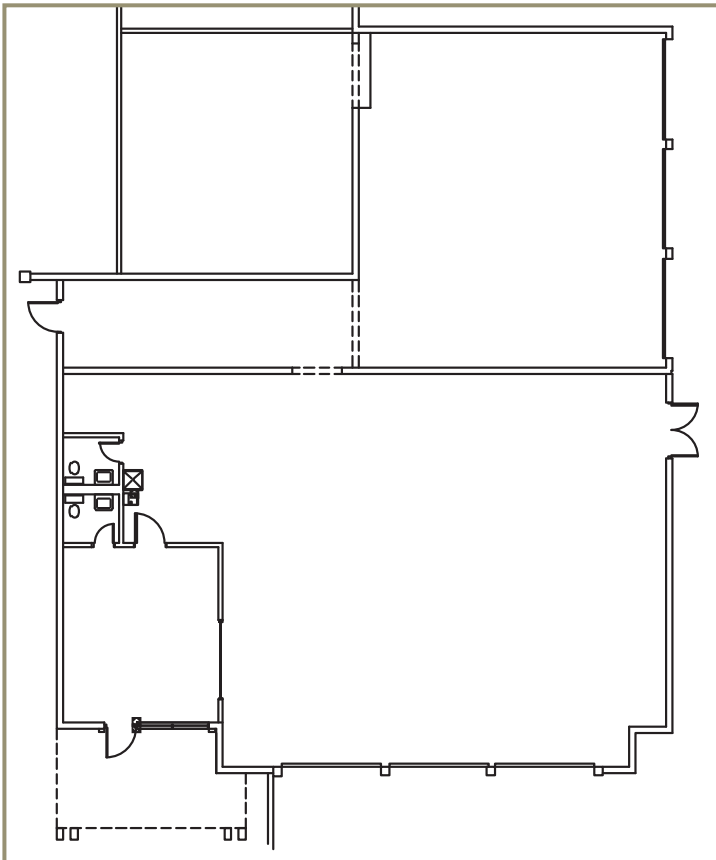
[www.epleasing.com](http://www.epleasing.com)  
[info@epleasing.com](mailto:info@epleasing.com)



## 9515 GATEWAY WEST RETAIL CENTER

9515 GATEWAY WEST, SUITE N & O, EL PASO-EAST/CENTRAL

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 4,313 RSF  
OFFICE/RETAIL SPACE**



### LARGE RETAIL SPACE

- Large Space Exposed to I-10
- Private Entrance
- Multiple Bays with Garage Doors
- Private Restrooms
- Additional Storage
- Tenant Controlled Refrigerated Air
- Road and Suite Signage Available
- Large Windows