



GSA: Social Security Administration

El Paso, Texas



AA+ Rated (S&P)



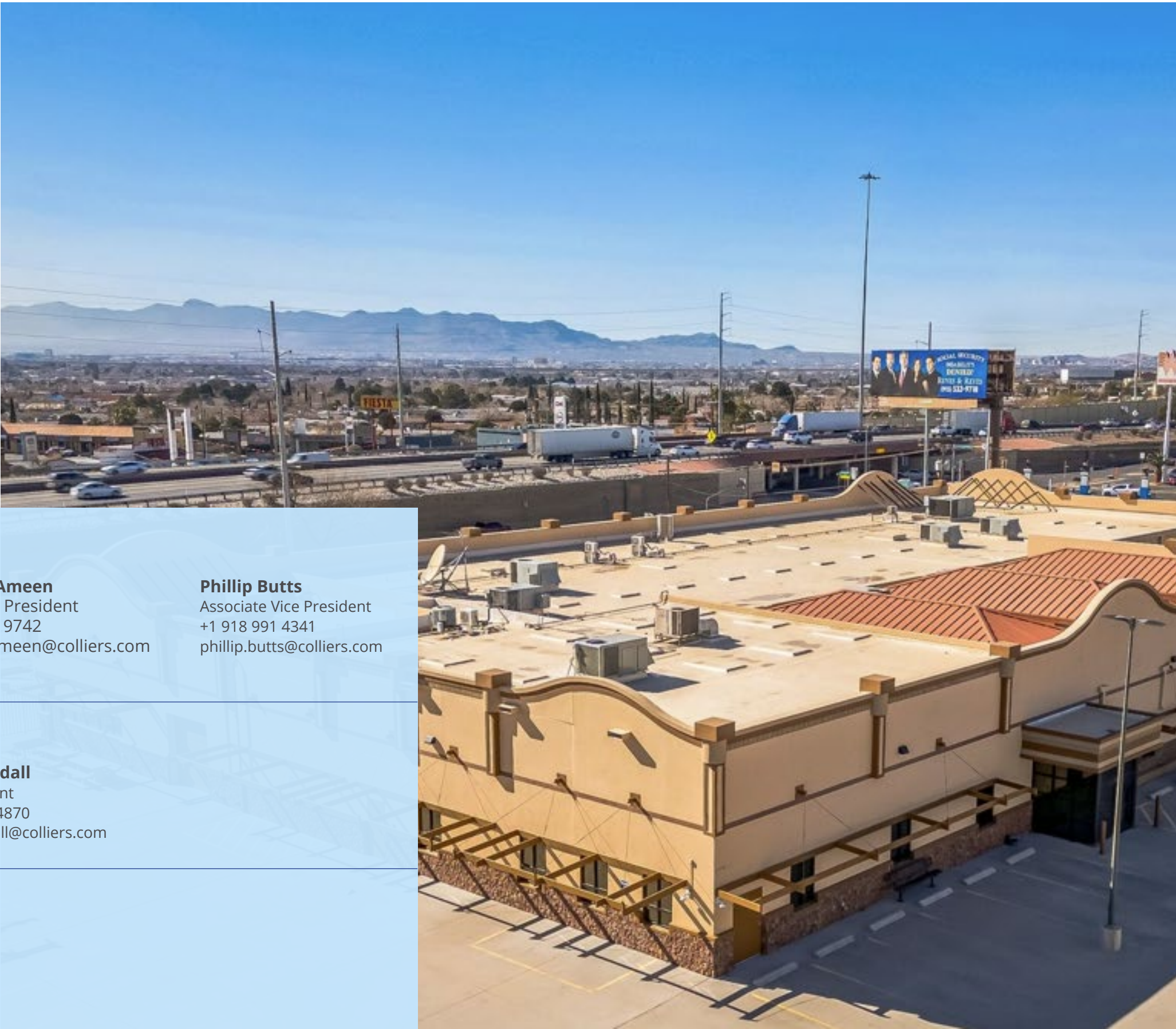
**25 Year
Operating History**



**Recent 15-Year
Lease Extension**

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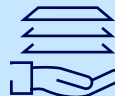
The Offering

Colliers, as exclusive advisor, is pleased to introduce for sale the Social Security Administration Field Office located in El Paso, Texas. The Subject Property is 100% net-leased to the General Services Administration (GSA) on a long-term lease with over Fifteen (15) years remaining, and over eight (8) years remaining of Firm Term. The Subject Property is approximately 27,579 SF situated on 2.42 AC, and includes three (3) ODAR (Office of Disability Adjudication and Review) courtrooms. Additionally, Subject Property is located directly off Interstate 10, a major east to west interstate across the southern United States.

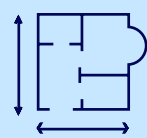
Investment Highlights



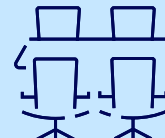
United States Government
(AA+ Rated by Standard & Poor's)




25+ Year Operating History/
Recently Extended 15-Year Lease




+/-27,579 SF



Three (3) ODAR Courtrooms



Income-Tax
Free State

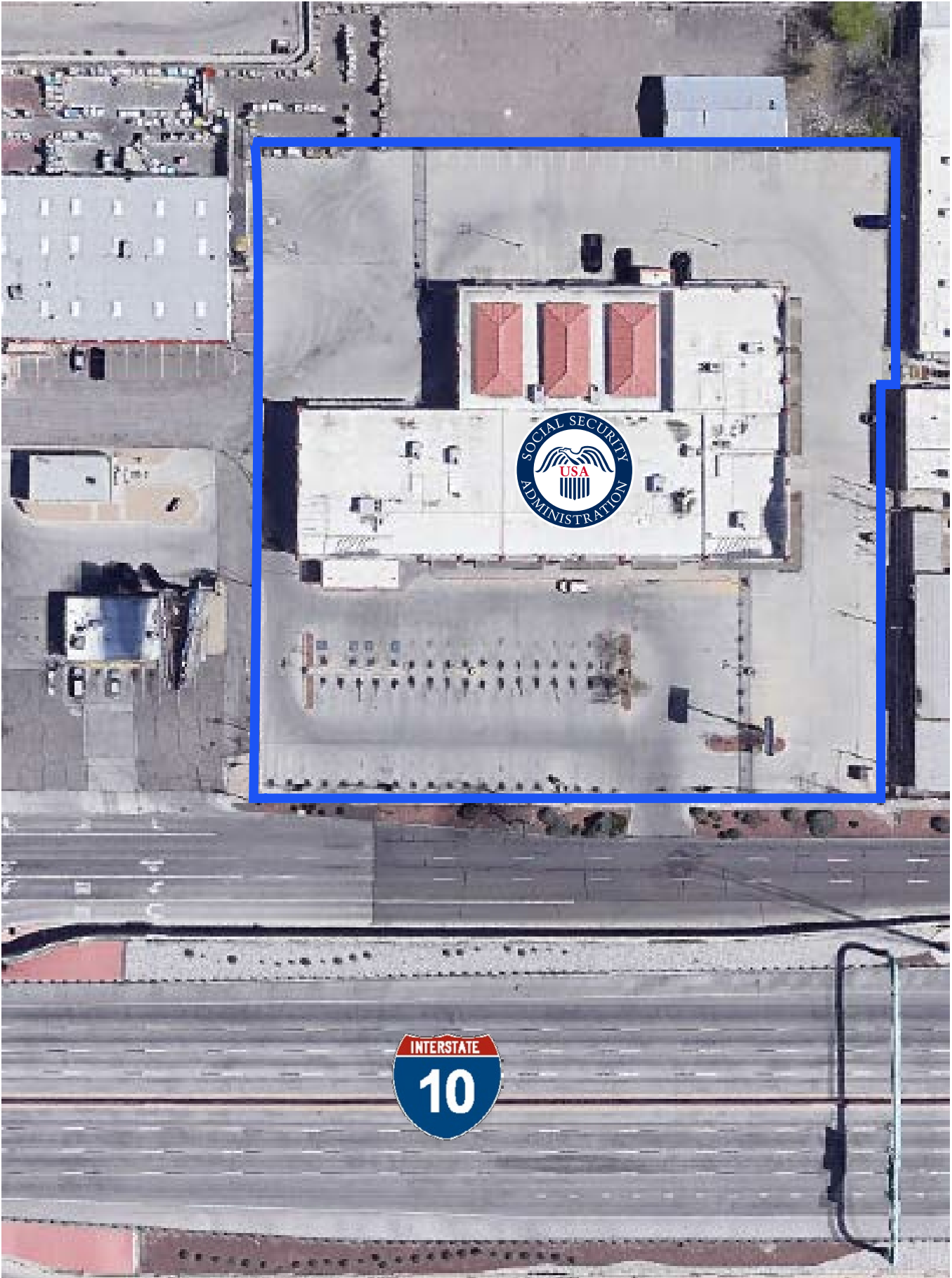


Interstate 10 -
172,000 Vehicles Per Day



Property Overview

Price	\$5,228,000	
Cap Rate	7.00%	
Address	11111 Gateway Blvd. West	
City, State	El Paso, Texas	
Year Built/Renovated	1979/1998/2023	
Interest	Fee Simple	
Building Size	+/- 27,579 SF	
Land Size	+/- 2.42 AC	
Lease Type	Gross	
Lease Term	15 Years - 10 Years Firm	
Lease Term Expiration	April 30, 2038	
Firm Term Expiration	April 30, 2033	
Total Annual Rental Income	\$654,370	
Total Operating Expenses	\$288,394	
Net Operating Income	\$365,976	
Operating Cost Increase	Yes, Annual CPI	
Rent Schedule	Firm Term (5/1/2023 - 4/30/2033)	Non-Firm Term (5/1/2033 - 4/30/2038)
Shell Rent	\$448,757	\$535,130
Operating Cost Base*	\$134,019	\$134,019
Tenant Improvements Rent	\$64,172	\$0
Total Annual Rent	\$646,948	\$669,149
*Operating Cost Base adjusts annually based on the CPI. The Current Total Rent is \$654,370 with the increases to the Operating Cost Base.		



Burlington

Walmart

ESTES

Ryder
Ever better.

TEXAS
Health and Human
Services

Job Corps

FOX
AUTOTEAM

sam's club

CARmax

Lowe's

PENSKE

THE HOME
DEPOT

DISCOUNT
TIRE

FURNITURE ROW
Real Furniture. Real Value.

CINEMARK

Michael's
Office DEPOT
OfficeMax
ROSS
DRESS FOR LESS

R&L CARRIERS XPO FedEx
VF JEANSWEAR Honeywell
LEGGETT & PLATT FOSTER
WAREHOUSE
RYERSON FRONTIER
SUN PLASTICS, INC. CARDINAL HEALTH
ABC Metals, Inc. TORO
AVERITT

EL PASO, TEXAS

El Paso, Texas, has a diverse economy driven by key sectors such as manufacturing, trade, healthcare, and logistics. As a major border city, it benefits from strong cross-border commerce with Mexico, which supports its role as a hub for international trade and logistics. The city's manufacturing industry is notable for producing electronics, machinery, and medical devices. Additionally, El Paso has a growing healthcare and education sector, anchored by institutions like the University of Texas at El Paso (UTEP) and several medical centers. The region also enjoys low living costs and a relatively low unemployment rate, contributing to its economic stability. The city's strategic location and diverse industries help drive sustained economic growth.

MHC

SOCIAL SECURITY
ADMINISTRATION
USA

BARNETT
MOTOR
HARLEY-DAVIDSON
CYCLES

United
Rentals

CHRYSLER
Jeep
RAM

VIVA
AUTO GROUP

VISTA DEL SOL
LOGISTICS PARK
172,000 VEHICLES PER DAY

CANYON RIDGE AND
I-10 LOGISTICS PARK

Handgards

ATD
AMERICAN TIRE DISTRIBUTORS

PHILIPS

PROTRANS

YAZAKI NORTH
AMERICA

Coca-Cola

U-HAUL

KNIGHT
TRANSPORTATION

pds
PREFERRED
DISTRIBUTION
SERVICES

FedEx

375

RANCHO DEL RAY
LOGISTICS PARK

10

Aerial Map



Tenant Overview



The Social Security Administration (SSA) is a U.S. government agency responsible for administering social security programs, including retirement, disability, and survivors' benefits. It was created in 1935 to provide financial assistance to individuals who are retired, disabled, or survivors of deceased workers. The SSA also handles the issuance of Social Security numbers (SSNs), which are used for identification and record-keeping purposes in the U.S. tax and social security system. It is an essential part of the U.S. welfare and social safety net system, helping millions of Americans with income security.



Office of Disability Adjudication and Review (ODAR), which is a division of the Social Security Administration (SSA) is responsible for handling appeals related to Social Security disability benefits.

When someone applies for Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI) benefits and their initial application is denied, they can request a hearing before an Administrative Law Judge (ALJ) to appeal the decision. The ODAR is the office that manages these hearings and makes determinations on disability claims that were not approved at the initial stages.



The General Services Administration (GSA) is a U.S. government agency responsible for managing federal property, overseeing procurement, and supporting the operations of federal agencies. Its mission is to provide efficient and cost-effective services to enhance the performance of government operations. The GSA manages federal real estate, including office buildings, courthouses, and other properties, overseeing their acquisition, leasing, and maintenance to ensure effective use. Additionally, the agency plays a central role in procurement, helping federal agencies purchase a wide range of goods and services through contracts, including office supplies, vehicles, and technology.

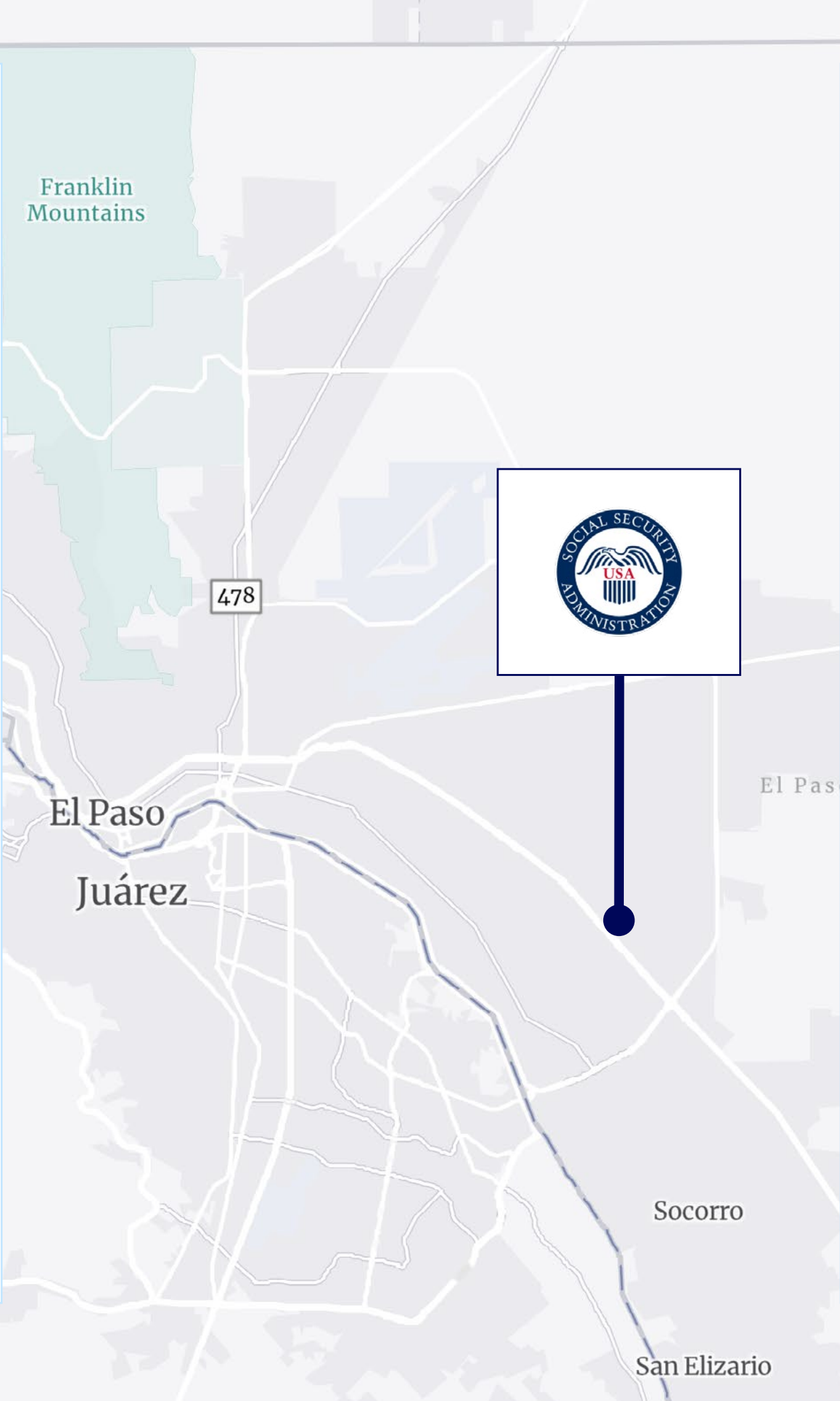
Location Overview

EL PASO, TEXAS

El Paso, Texas is one the largest MSA's in Texas with a population of nearly 900,000. The city has a diverse and growing economy, largely shaped by its strategic location along the U.S.-Mexico border. The city's economic base is influenced by several different industries, including: Government (Fort Bliss), Health Care, Social Assistance, Retail Trade, Transportation and Warehousing, Manufacturing, Education and many others.

Trade and logistics also play a critical role, with El Paso serving as a major hub for international commerce facilitated by its busy border crossings and proximity to Mexico. The U.S. military is another key economic driver, with installations like Fort Bliss contributing significantly to employment. In addition, the retail, healthcare, and service sectors support the local economy, with major institutions such as the University Medical Center and The Hospitals of Providence providing employment and vital services to the region.

The city's housing market remains affordable compared to other Texas metros, attracting individuals and families looking for affordable living options. El Paso is making efforts to diversify its economy, particularly in technology and innovation sectors, aiming for sustainable growth beyond its traditional industries. With strong infrastructure, including international trade routes, transportation networks, and an expanding workforce, El Paso's economic outlook remains positive.



DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

POPULATION SUMMARY

2010 Total Population	140,543	281,568	509,005
2024 Total Population	126,633	269,429	556,313
2029 Total Population	125,463	268,884	562,644

HOUSEHOLD SUMMARY

2010 Population	47,763	96,206	185,732
2024 Population	48,623	98,461	193,164
2029 Population	50,078	102,029	202,240

MEDIAN HOUSEHOLD INCOME

2024	\$51,256	\$55,754	\$53,928
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MEDIAN HOME VALUE

2024	\$137,119	\$149,827	\$152,005
2029	\$140,828	\$155,760	\$158,698

2024 POPULATION BY RACE/ETHNICITY

White Alone	35.7%	34.4%	34.6%
Black Alone	2.3%	2.4%	3.1%
American Indian Alone	1.1%	1.2%	1.3%
Asian Alone	0.7%	0.9%	1.0%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	22.8%	22.5%	23.1%
Two or More Races	37.3%	38.4%	36.6%
Hispanic Origin	89.4%	89.2%	86.8%



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