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welltower



FOR LEASE

2400 TRAWOOD DR. EL PASO, TX 79936

900 SF - 37,574 SF

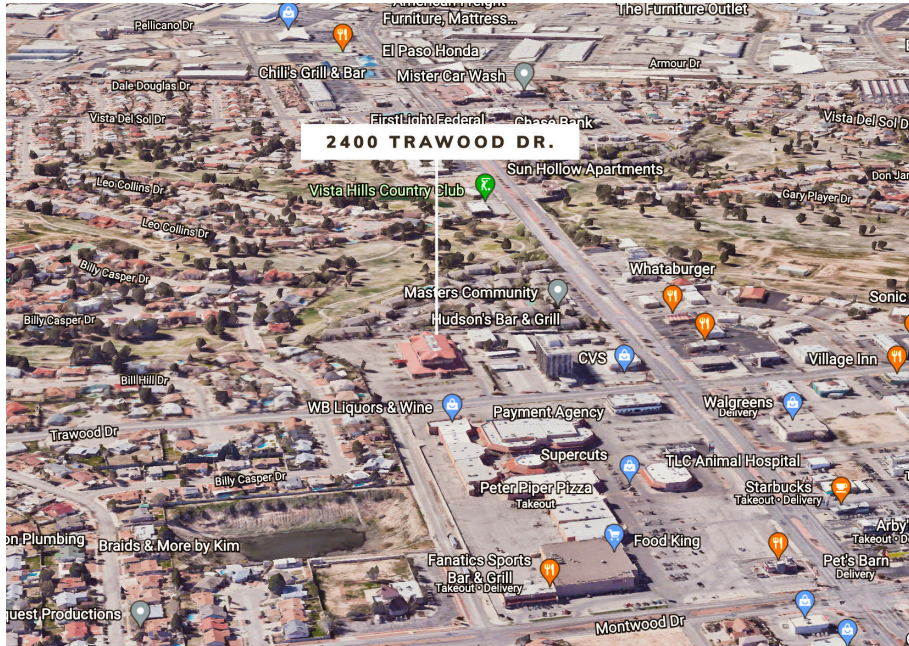
GRAYCE
PROPERTY CONSULTANTS

Sarah Dominguez
President
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Nadia Baem
Commercial Agent
915-316-2345
nadia@grayce.us



SITE AERIAL



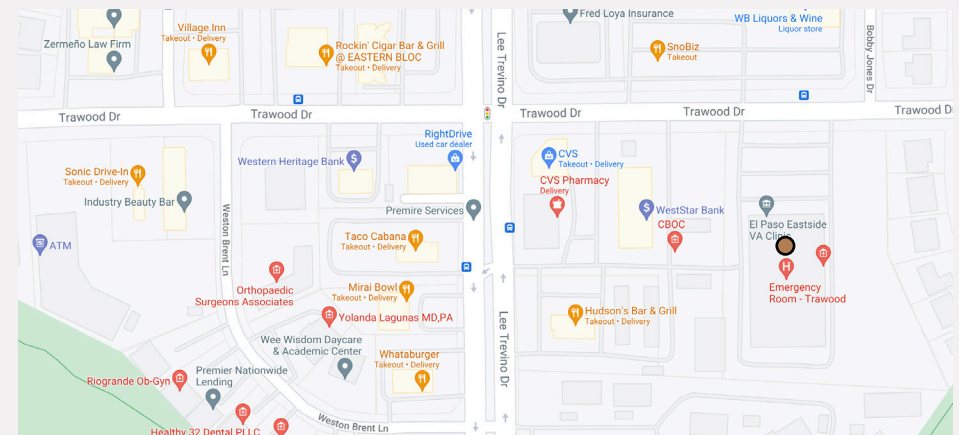
SITE SPECIFICATIONS

# of stories	3
Rate	Negotiable
Zoning	C-1 SC
Building Class	B
Building Size	80,792 SF

AVAILABLE SPACE FOR LEASE
900 - 37,574 SF

PROPERTY INFORMATION

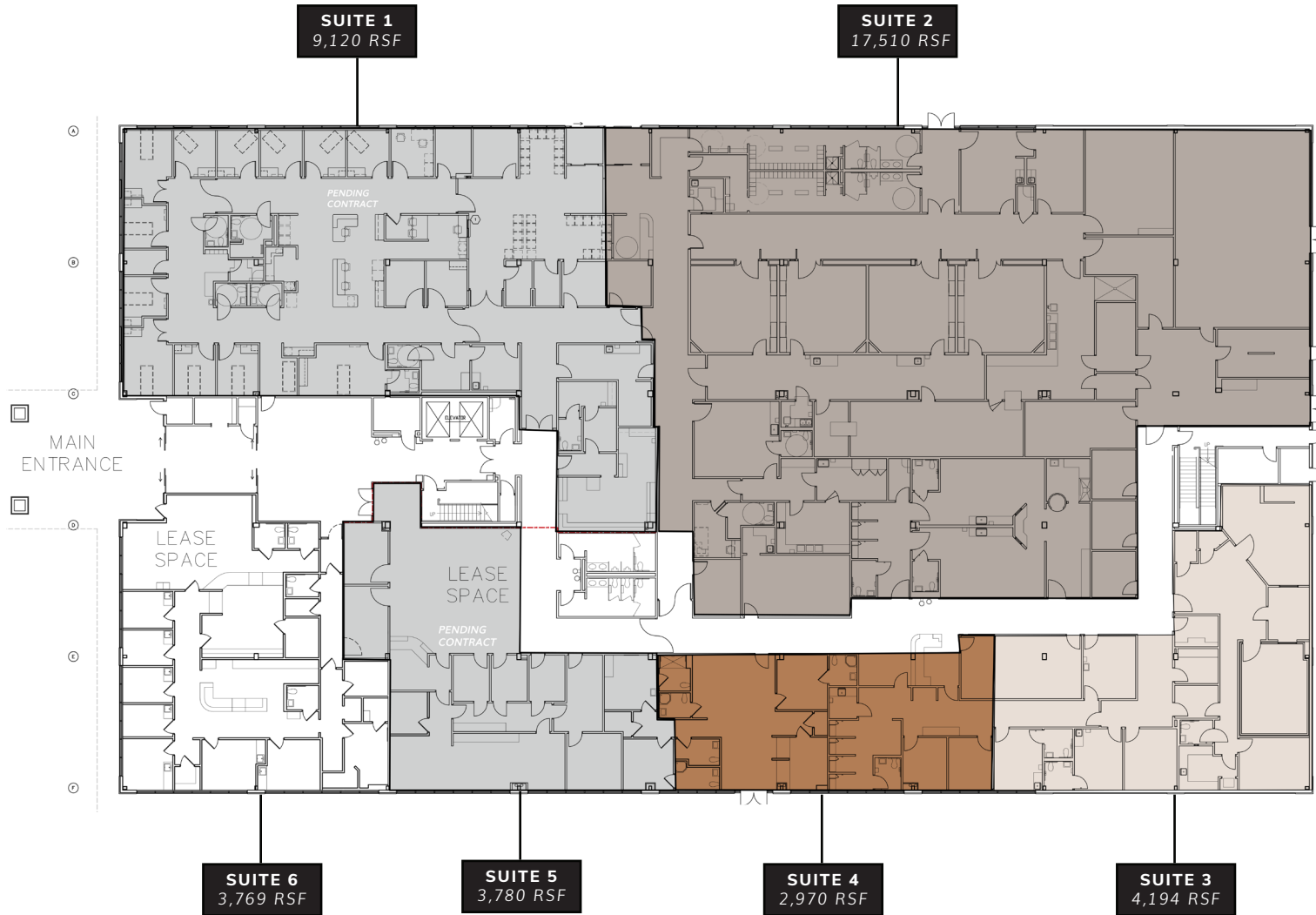
- 2.8 Miles from Del Sol Medical Center and walking distance to local physicians and private practices
- Multi-Tenant office building with ample parking and seating areas
- In one of El Paso's most dense populated zipcodes with residential and commercial Real Estate
- Major tenants in the building - The Department of Veterans Affairs, BHS Physicians, & Center for Venous Disease



FLOOR PLANS

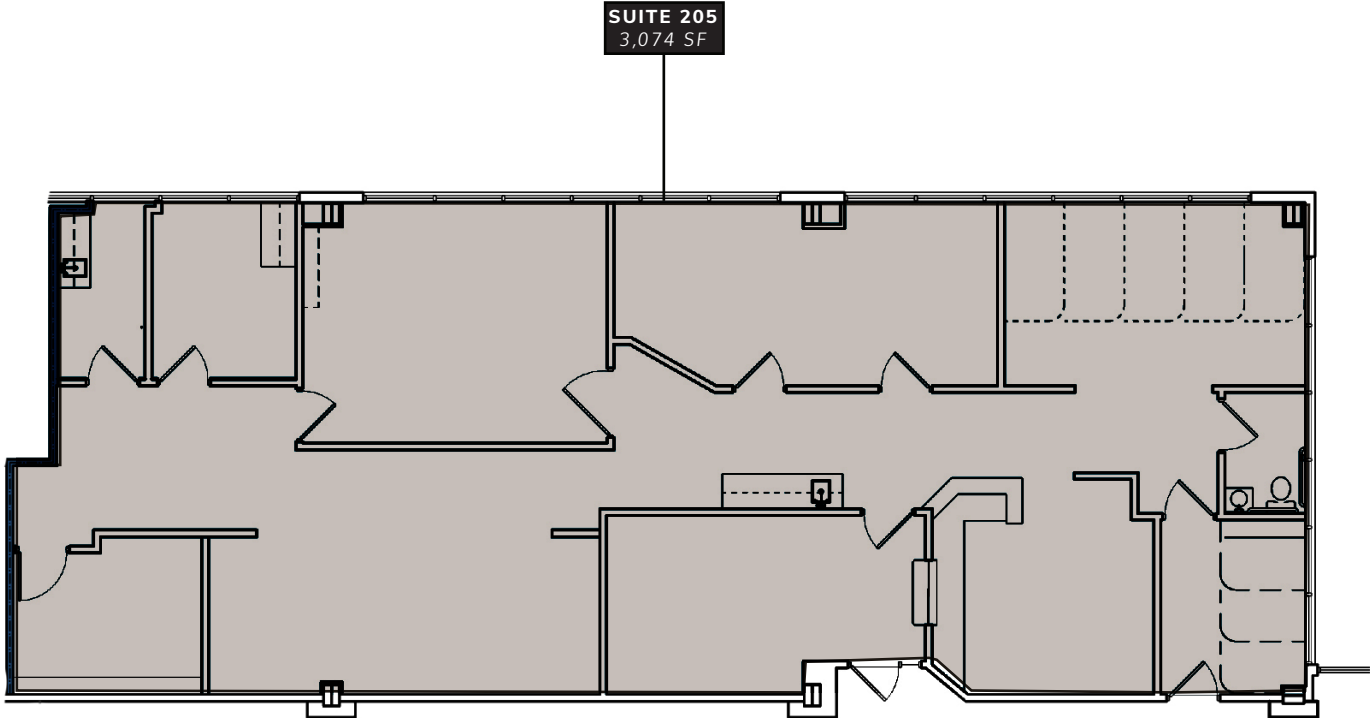
AVAILABLE SPACE FOR LEASE

+/- 37,574 SF



FLOOR PLANS

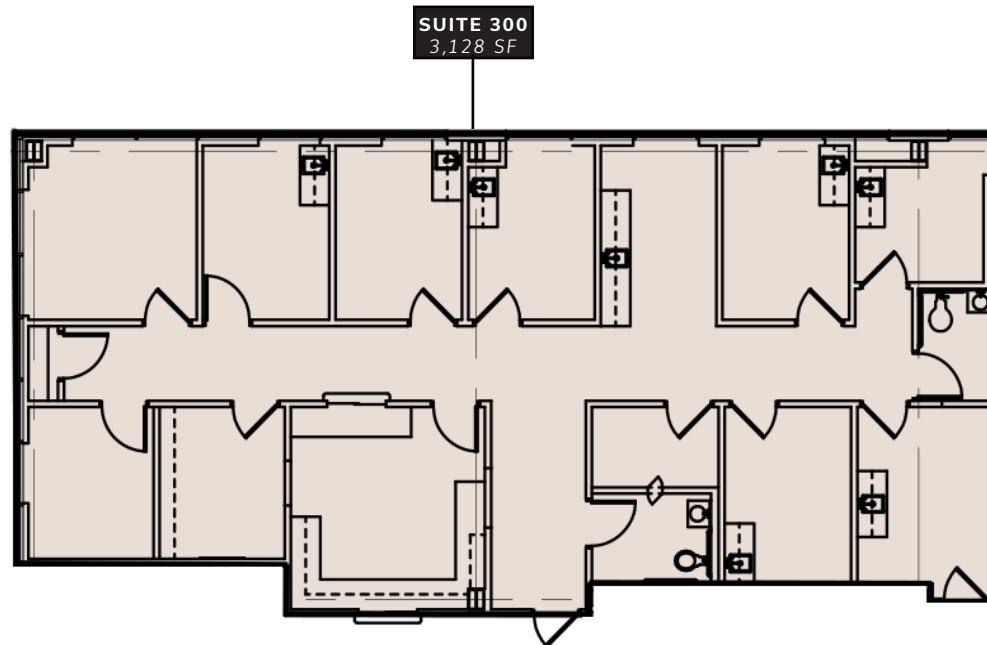
AVAILABLE SPACE FOR LEASE
3,074 SF



FLOOR PLANS

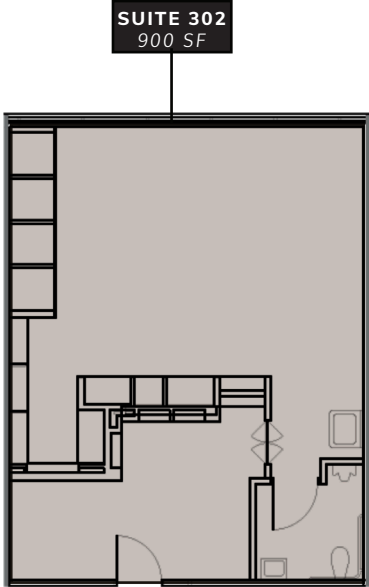
AVAILABLE SPACE FOR LEASE

3,128 SF



FLOOR PLANS

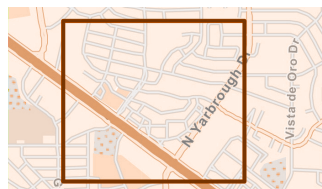
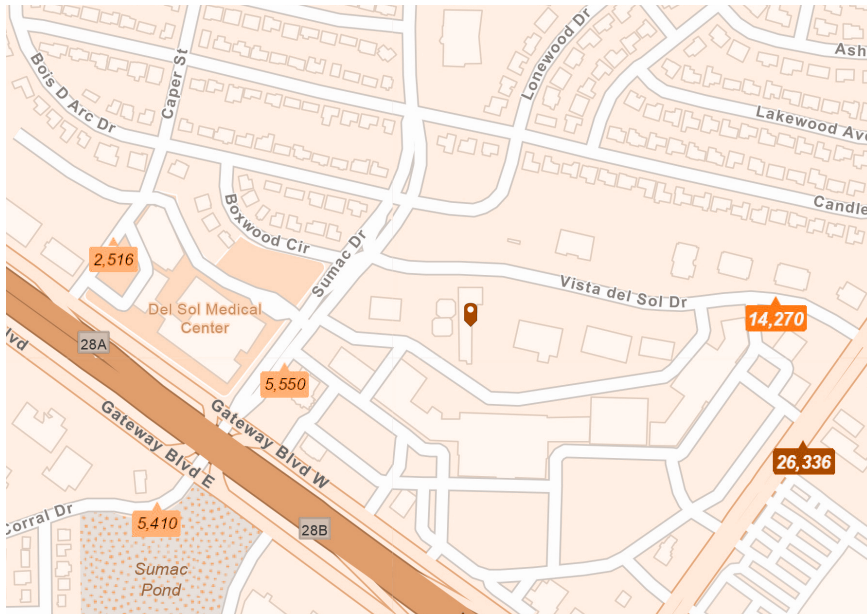
AVAILABLE SPACE FOR LEASE
900 SF





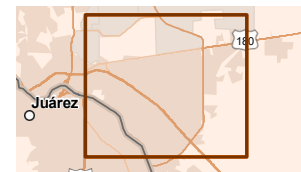
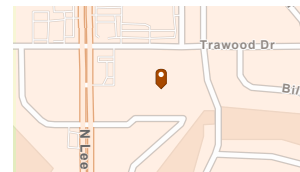
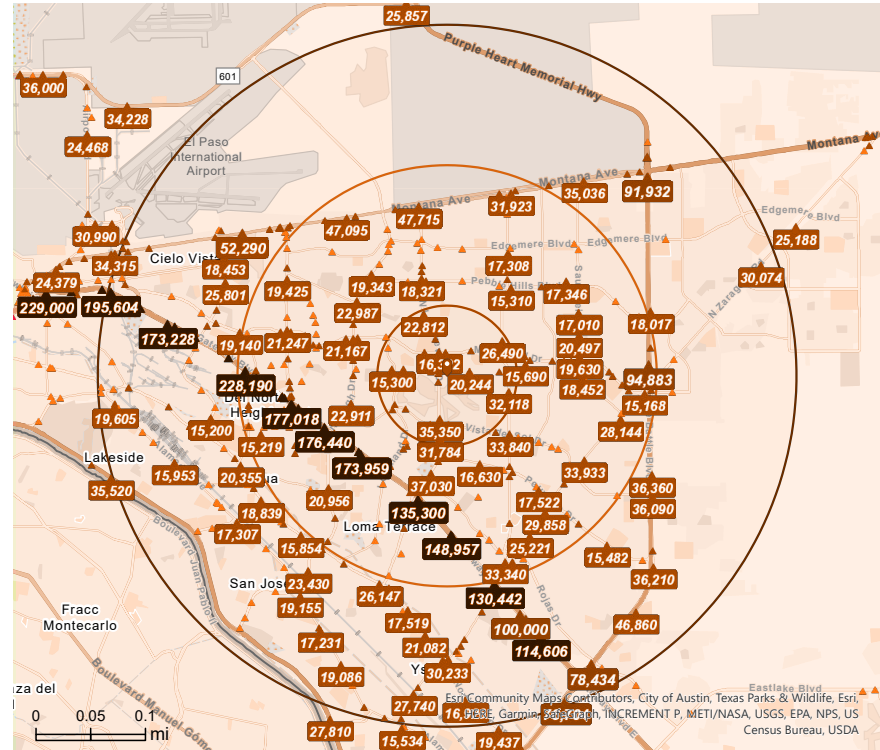
TRAFFIC VOLUME

IMMEDIATE AREA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

1,3,5 MILE RADIUS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

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EXTERIOR PHOTOS



HIGHLIGHTS



In one of El Paso's most dense populated zipcodes with residential and commercial Real Estate



Major tenants in the building: , BHS Physicians, Center for Venous Disease



2.8 Miles from Del Sol Medical Center and walking distance to local physicians and private practices



INTERIOR PHOTOS





DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 & 2025



Population

1 mile	16,462	16,524
3 miles	134,649	135,957
5 miles	278,649	283,181



Households

1 mile	5,926	5,968
3 miles	47,880	48,483
5 miles	92,688	94,396



Median HH Income

1 mile	\$38,467	\$40,100
3 miles	\$40,388	\$42,313
5 miles	\$41,235	\$43,551

AERIAL MAP



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