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NORTHEAST MEDICAL PLAZA

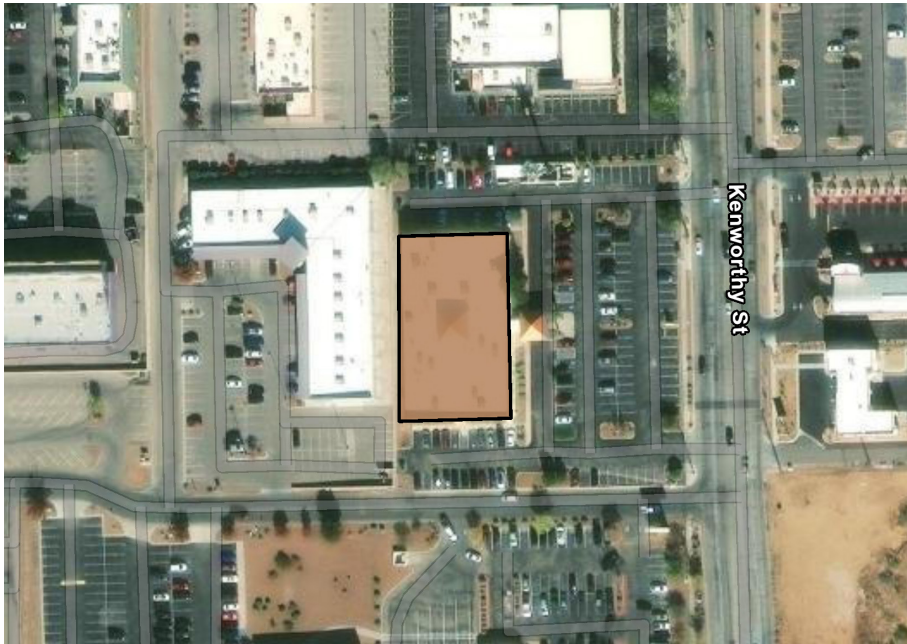
FOR LEASE

9999 Kenworthy St. El Paso, TX
EL PASO OUTPATIENT MEDICAL FACILITY

2,689 RSF Available



SITE AERIAL



SITE SPECIFICATIONS

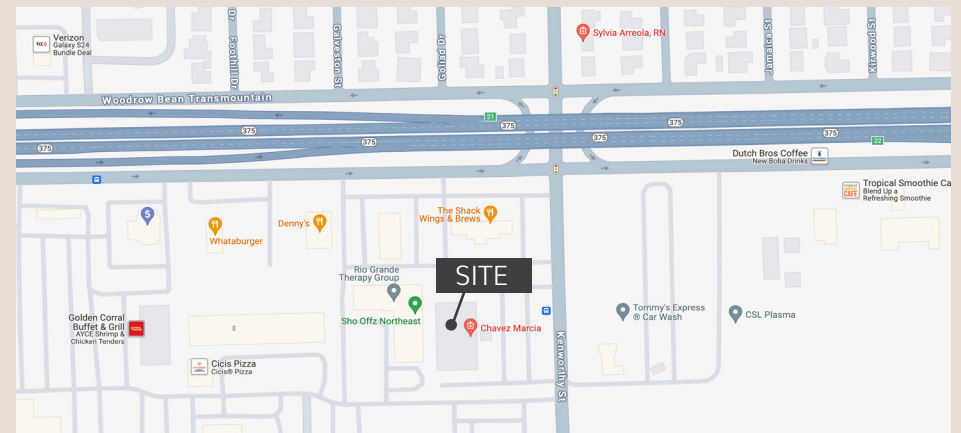
# of stories	1
NNN Base Rent	Call for Rates
Type of Business	Outpatient Medical Facility
Zoning	C-1
Building Class	B
Building Size	17,748 SF

AVAILABLE SPACE FOR LEASE

2,689 RSF

PROPERTY INFORMATION

- 110 surface parking spaces for use
- Building was built in 1996
- Site has 24-hour access
- Competitive lease rates and great signage opportunity



FOR LEASE, 9999 Kenworthy St, TX 79924

EXTERIOR



HIGHLIGHTS

Lies at the crossroads of convenience and accessibility. Situated within a **thriving community**.

The site offers **easy access** via major thoroughfares, ensuring smooth transit for patients, staff, and emergency services.

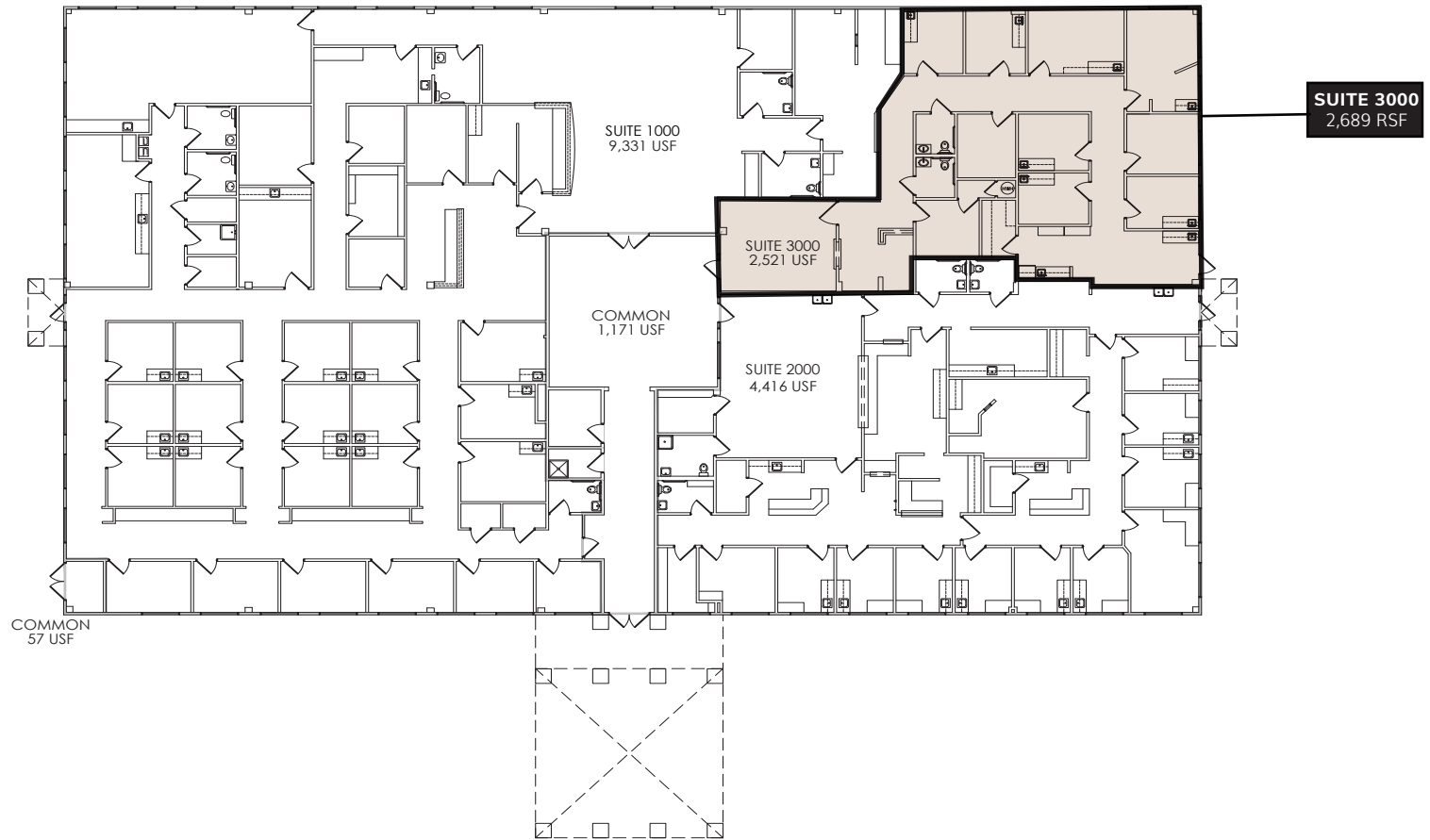
High traffic, dense residential and commercially populated area.

FOR LEASE, 9999 Kenworthy St, TX 79924

FLOOR PLAN

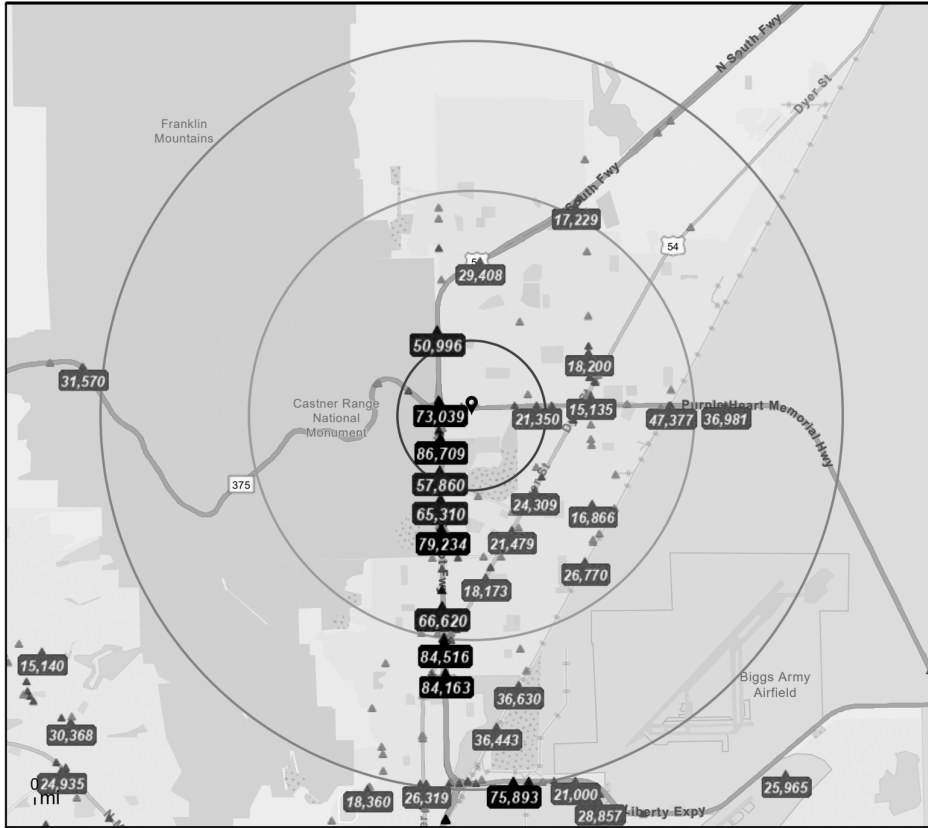
AVAILABILITY

- SUITE 3000 2,689 RSF

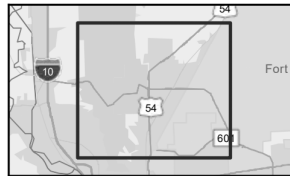




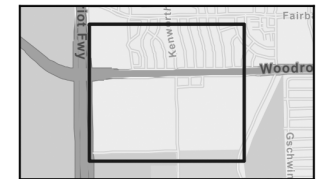
TRAFFIC VOLUME



- 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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DEMOGRAPHICS

1,3,5 Mile Radius, 2023 & 2028



Population

1 mile	9,597	9,697
3 miles	88,193	89,701
5 miles	117,569	119,299



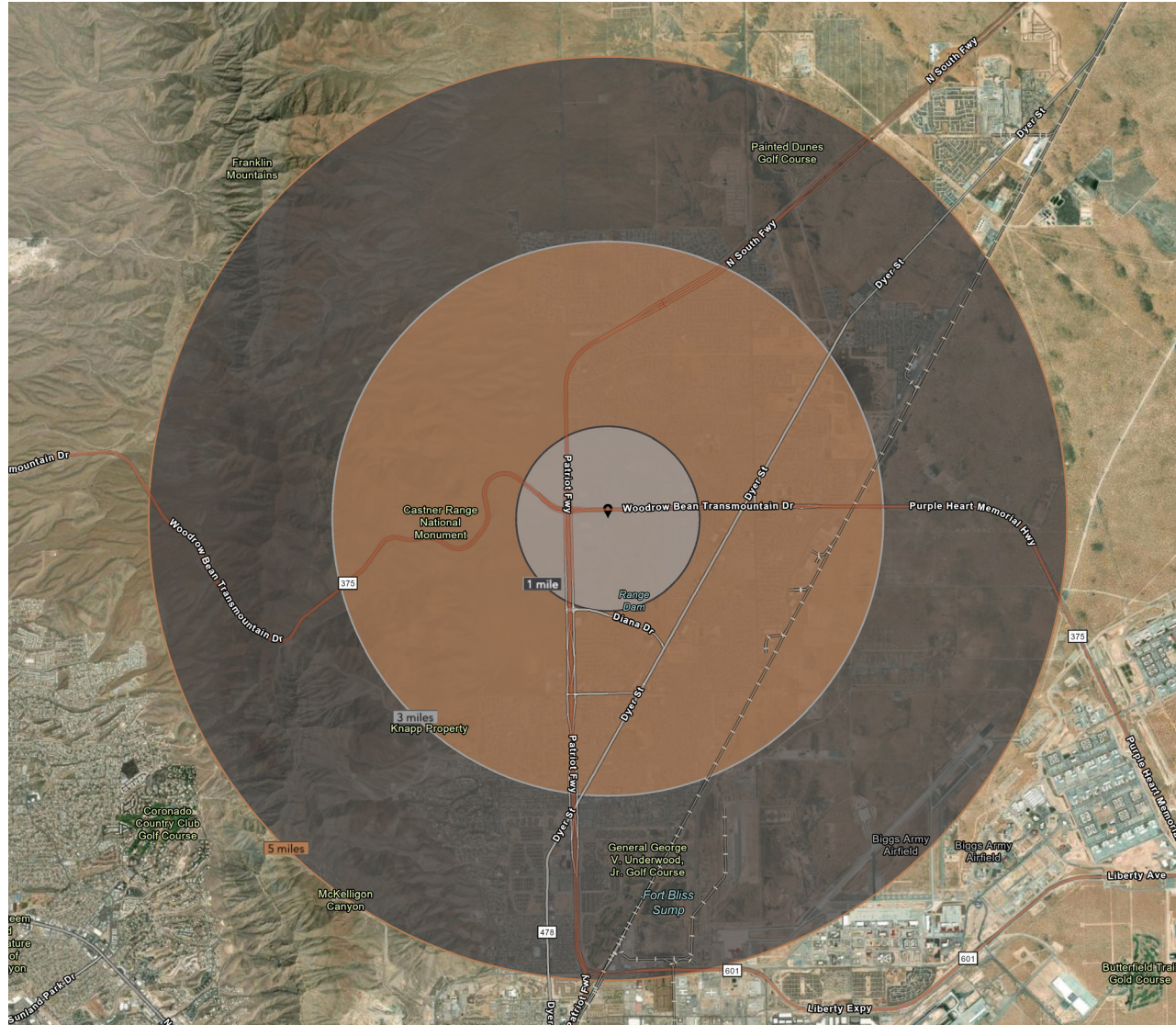
Households

1 mile	3,648	3,746
3 miles	32,344	33,485
5 miles	42,730	44,155



Median HH Income

1 mile	\$50,540	\$53,619
3 miles	\$49,832	\$53,613
5 miles	\$50,292	\$54,312



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