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# Property For Lease

4301 N MESA ST  
EL PASO, TX 79902  
15,000 SF AVAILABLE





# About This Property

## Property Details

Located at 4301 N Mesa Street in the heart of El Paso, Texas, this prime medical real estate offers a strategic location within the city's vibrant medical corridor. Just a 19-minute drive from El Paso International Airport and in close proximity to major hospitals, the property ensures convenience for both patients and staff. It features ample on-site parking, modern infrastructure, and a well-maintained facility with a flexible interior layout suitable for various medical specialties. With high visibility and easy access via major roadways like Mesa Street (Texas State Highway 20), this site presents an exceptional opportunity for healthcare providers and investors looking to establish or expand their presence in the region.



4301 N MESA ST - EL PASO, TX - 79902



# Property Details

15,000 SF AVAILABLE FOR LEASE

Acreage	0.12 Acres
SF Available	15,000 SF Available
# of Stories	1
Building Class	A
Type of Business	Medical Office Building
Lease Rate	\$28.00/SF/YR
Lease Type	NNN
Zoning	C4





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# Property Photos

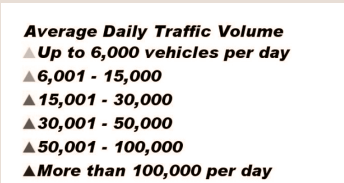
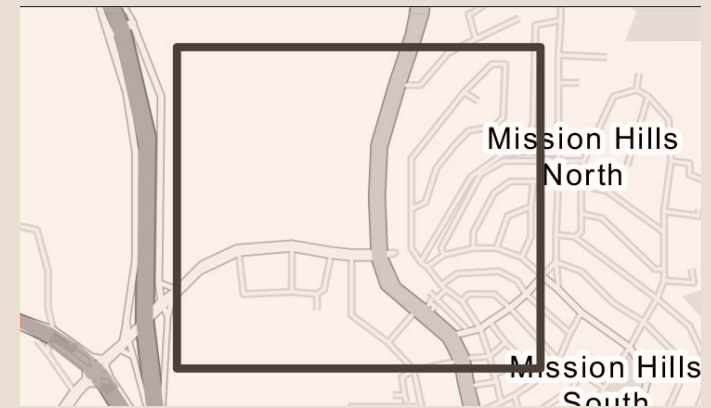
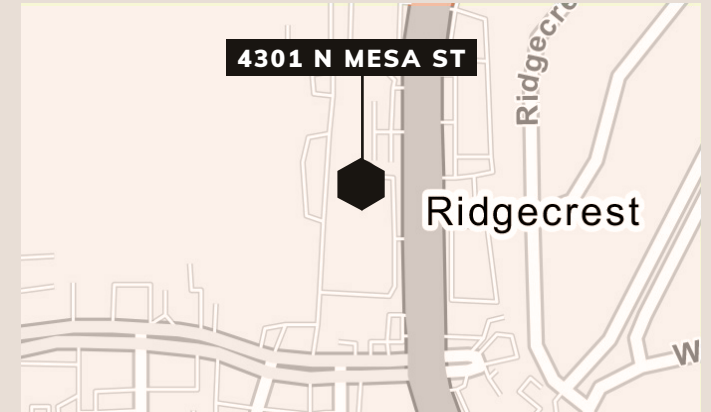
INTERIOR PHOTOS





# Traffic Volume

IMMEDIATE AREA





# Demographics

## 1,3,5 Mile Radius, 2024 & 2029

4301 N MESA ST - EL PASO, TX - 79902



### Population

1 mile	7,740	7,940
3 miles	55,555	55,762
5 miles	157,503	158,002



### Households

1 mile	3,906	4,161
3 miles	25,006	26,043
5 miles	64,210	66,686



### Median HH Income

1 mile	\$50,425	\$55,586
3 miles	\$34,279	\$38,396
5 miles	\$47,497	\$53,667



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