

Sarah Dominguez
President
915 433 0800
sarah@grayce.us

Taylor Dominguez
Commercial Agent
915 373 8617
taylor@grayce.us

Charlee Lopez
Commercial Agent
915 316 1682
charlee@grayce.us

Ambulatory Surgical Center For Sale

11880 PHYSICIANS DR
EL PASO, TX 79936

9,840 SF AVAILABLE





City Overview

El Paso, Texas is a dynamic border city where cultural depth and sustained growth support a resilient healthcare market. Framed by the Franklin Mountains and the Rio Grande, the city benefits from a well-established medical infrastructure and a growing population that drives consistent demand for outpatient and specialty medical services. Its strategic location, pro-business climate, and continued investment in healthcare and infrastructure position El Paso as an attractive market for medical real estate opportunities.



The region's healthcare ecosystem is strengthened by a diverse patient base, cross-border demand, and major academic and medical institutions, including Texas Tech University Health Sciences Center and the University of Texas at El Paso. Coupled with a stable economy and competitive operating costs, El Paso offers a compelling environment for providers and investors seeking long-term value in the healthcare sector.



About This Property

Property Details

This **turn-key** ambulatory surgical center is a fully equipped, operational Class A medical facility encompassing **9,840 SF** and designed for immediate use. The building features modern operating rooms, recovery bays, medical gas infrastructure, and essential support areas to support efficient clinical operations. Located within El Paso's premier medical corridor and in close proximity to a major surgical hospital, the property offers a rare opportunity in one of the city's most active and densely populated healthcare markets.



11880 PHYSICIANS DR EL PASO, TX 79936



Property Details

9,840 SF AVAILABLE FOR SALE

Building Size	9,840SF
SF Available	9,840 SF Available
# of Stories	1
Building Class	A
Type of Business	Ambulatory Surgical Center
Sales Price	\$9,500,000.00
Zoning	C4
Operating Rooms	3
Surgical Support	Sterile Processing, Pre-Op, and Post-Op areas

11880 PHYSICIANS DR EL PASO, TX 79936

11880 PHYSICIANS DR EL PASO, TX 79936



Site Aerial

WITH SURROUNDING BUSINESSES



11880 PHYSICIANS DR EL PASO, TX 79936



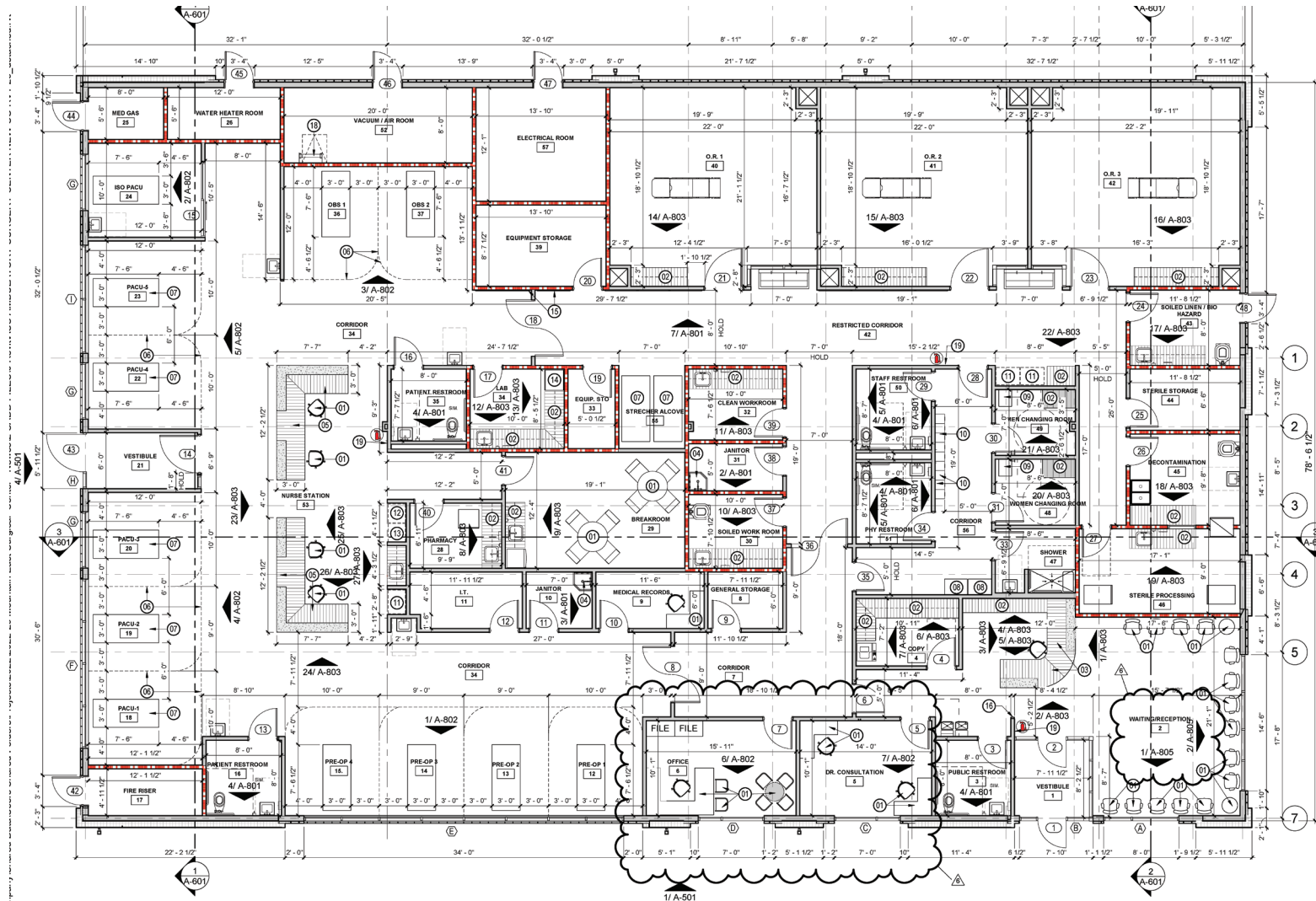
Site Aerial





Space Layout

9,840 SF



COMPOSITE FLOOR PLAN 1

SCALE 3/16" = 1'-0"



11880 PHYSICIANS DR EL PASO, TX 79936



Property Photos

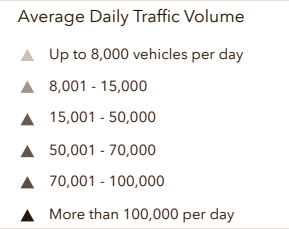
EXTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

1 mile	11,119	11,029
3 miles	106,785	106,810
5 miles	298,594	300,432



Households

1 mile	4,087	4,184
3 miles	39,588	40,743
5 miles	107,580	111,222



Median HH Income

1 mile	\$63,845	\$68,030
3 miles	\$63,742	\$69,320
5 miles	\$64,260	\$70,438

11880 PHYSICIANS DR EL PASO, TX 79936



Sarah Dominguez
President
915 433 0800
sarah@grayce.us

Taylor Dominguez
Commercial Agent
915 373 8617
taylor@grayce.us

Charlee Lopez
Commercial Agent
915 316 1682
charlee@grayce.us

Ambulatory Surgical Center For Sale

11880 PHYSICIANS DR
EL PASO, TX 79936

9,840 SF AVAILABLE

