

Sarah Dominguez

President

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# Property For Lease

11450 GATEWAY BLVD N  
EL PASO, TX 79934

9,700 SF AVAILABLE







## City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.





# About This Property

## Property Details

Now available for lease are 9,700 square feet of custom-designed medical office suites located within a modern, Class B healthcare facility. This newly constructed building, completed in 2021, spans a total of 40,000 square feet and is specifically tailored to meet the needs of healthcare providers. The available suites are ideal for medical practices seeking a professional and efficient environment. A generous construction allowance is offered, and the lease includes key services such as utilities, janitorial services, common area maintenance charges, property taxes, and building insurance. Designed with flexibility and functionality in mind, these suites present an excellent opportunity to establish or expand your medical practice in a purpose-built setting.

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# Property Details

9,700 SF AVAILABLE FOR LEASE

Building Size	40,000 SF
SF Available	9,700 SF Available
# of Stories	2
Lease Rate	\$28.00/SF/YR
Lease Type	NNN
Operating Expenses	\$14.32/SF/YR
TI Allowance	\$125/SF/YR (10 Year Term)
Zoning	C-3



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# Site Aerial





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# Site Aerial

WITH SURROUNDING BUSINESSES





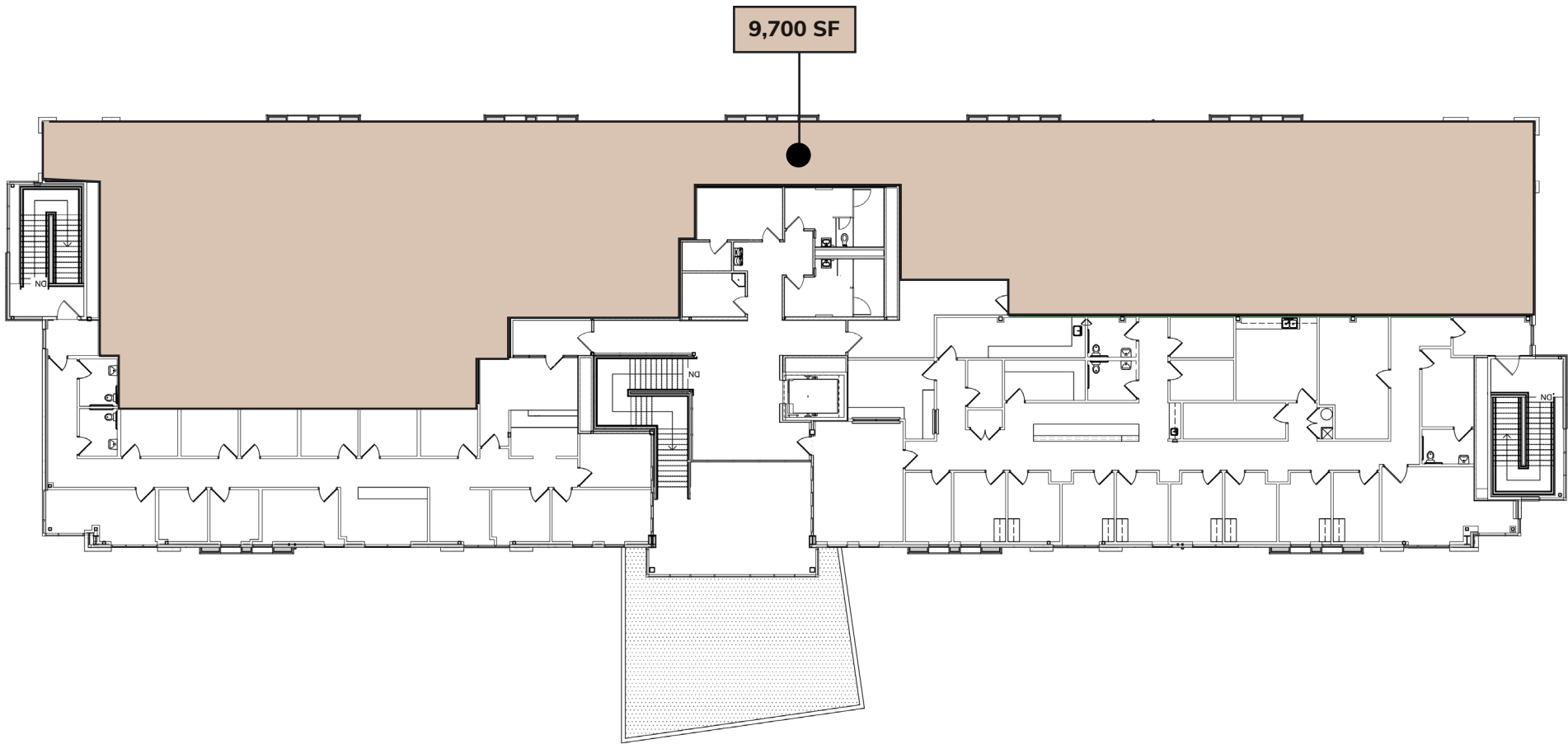


# Space Layout

## AVAILABLE SPACES

2<sup>ND</sup> FLOOR  
9,700 SF

2<sup>ND</sup> FLOOR





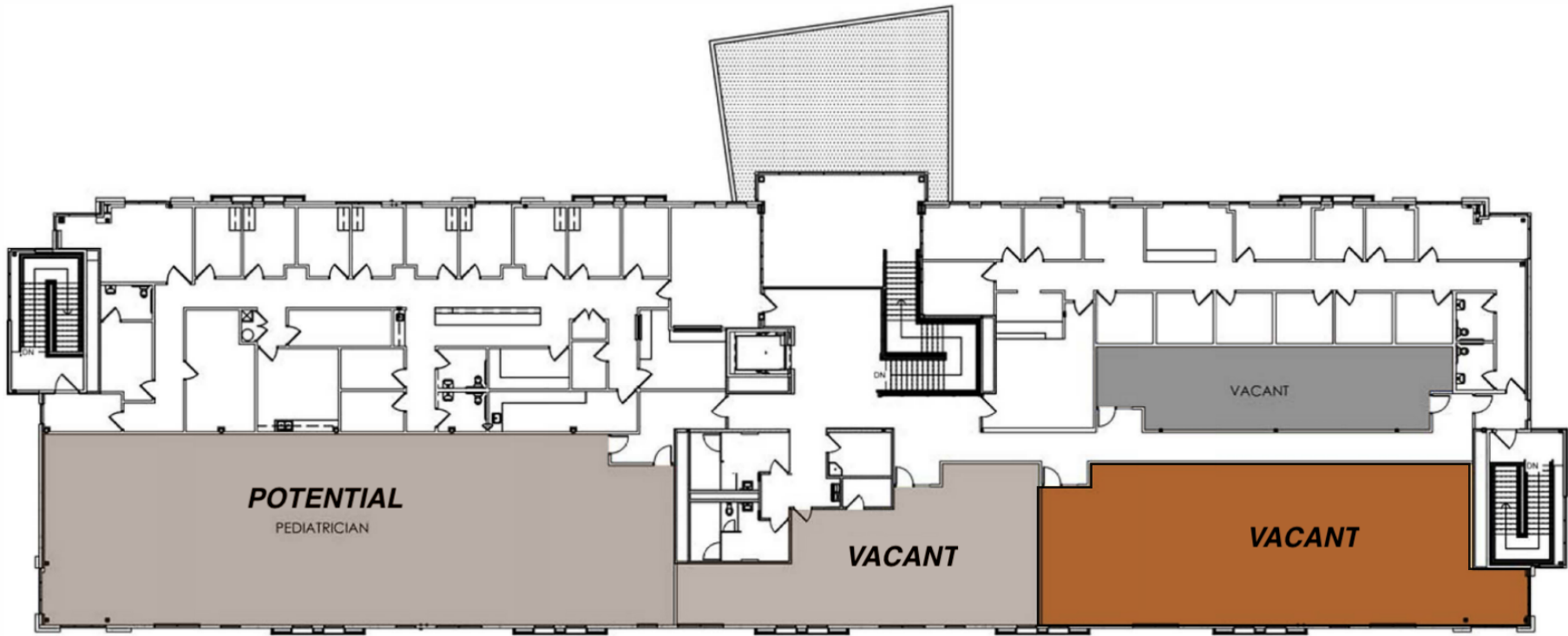


# Space Layout

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2<sup>ND</sup> FLOOR

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# Property Photos

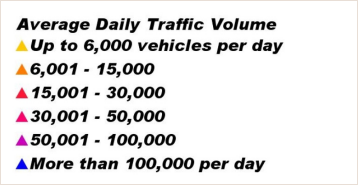
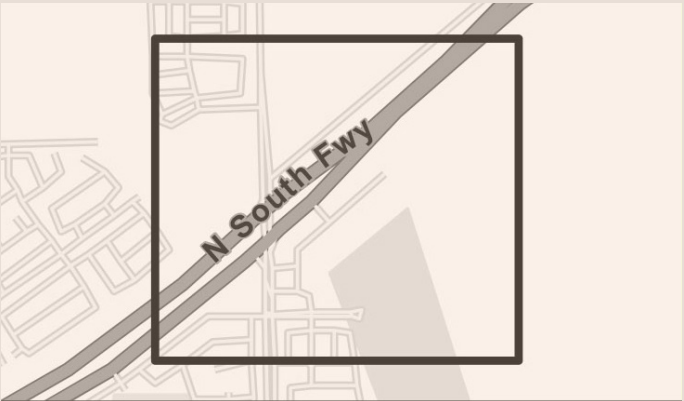
EXTERIOR PHOTOS





# Traffic Volume

IMMEDIATE AREA







# Demographics

1,3,5 Mile Radius, 2024 & 2029



## Population

1 mile	8,172	8,079
3 miles	66,308	67,238
5 miles	91,846	93,158



## Households

1 mile	2,680	2,754
3 miles	23,642	24,804
5 miles	32,868	34,497



## Median HH Income

1 mile	\$65,594	\$74,506
3 miles	\$63,002	\$71,396
5 miles	\$59,563	\$66,797

SITE AERIAL MAP





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