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INVESTMENT OPPORTUNITY



FOR LEASE

12951 EASTLAKE BLVD.
EL PASO, TEXAS 79928

55,000 SF



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FOR LEASE

MARKET OVERVIEW, NEC Eastlake Blvd. & Coxdale St.



THE EAST SIDE OF EL PASO BENEFITS FROM A DIVERSE ECONOMIC LANDSCAPE, INCLUDING MANUFACTURING, LOGISTICS, AND HEALTHCARE. THE PRESENCE OF LARGE EMPLOYERS IN THE AREA CREATES A STABLE PATIENT BASE FOR MEDICAL PRACTICES AND FACILITIES. ADDITIONALLY, BEING CLOSE TO INTERNATIONAL BORDER CROSSINGS CAN BE ADVANTAGEOUS FOR MEDICAL PRACTICES, AS IT PROVIDES ACCESS TO A DIVERSE PATIENT POPULATION, ALLOWING FOR THE EXCHANGE OF MEDICAL EXPERTISE AND THE ABILITY TO ADDRESS UNIQUE HEALTHCARE NEEDS.

WELCOME TO EAST EL PASO, TEXAS, WHERE HERITAGE MEETS INNOVATION, CREATING A VIBRANT TAPESTRY OF COMMERCIAL REAL ESTATE POSSIBILITIES. THE EAST SIDE OF EL PASO, TEXAS, PRESENTS A PROMISING LANDSCAPE FOR MEDICAL REAL ESTATE INVESTMENT. THE GROWING POPULATION, STRONG HEALTHCARE DEMAND, AND FAVORABLE ECONOMIC CONDITIONS CREATE A STEADY AND CONDUCTIVE ENVIRONMENT FOR HEALTHCARE PROVIDERS AND REAL ESTATE DEVELOPERS.



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PROPERTY HIGHLIGHTS, *NEC Eastlake Blvd. & Coxdale St.*



SITE SPECIFICATIONS

Total SF	55,000 SF
AC	1.26 AC
Lease Rate	\$30.00 PSF/YR, NNN
TI Rate	\$70.00 PSF
Operating Expenses	\$10.00-\$12.00 PSF
Zoning	Commercial
Lease Term	10 Years

AVAILABLE SPACE

55,000 SF

PROPERTY INFORMATION

- 21 minute drive to the El Paso International Airport
- Designed for healthcare use
- Located in a growing community with over 165,000 residents within a 5 mile radius
- Settled on-site with a future THOP Eastlake Campus
- Interior layout is thoughtfully designed to accommodate various medical practices

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SITE AERIAL, NEC Eastlake Blvd. & Coxdale St.



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DEMOGRAPHICS, NEC Eastlake Blvd. & Coxdale St.



1,3,5 Mile Radius, 2023 & 2028



Population

1 mile	10,067	10,341
3 miles	63,803	65,521
5 miles	187,274	193,646



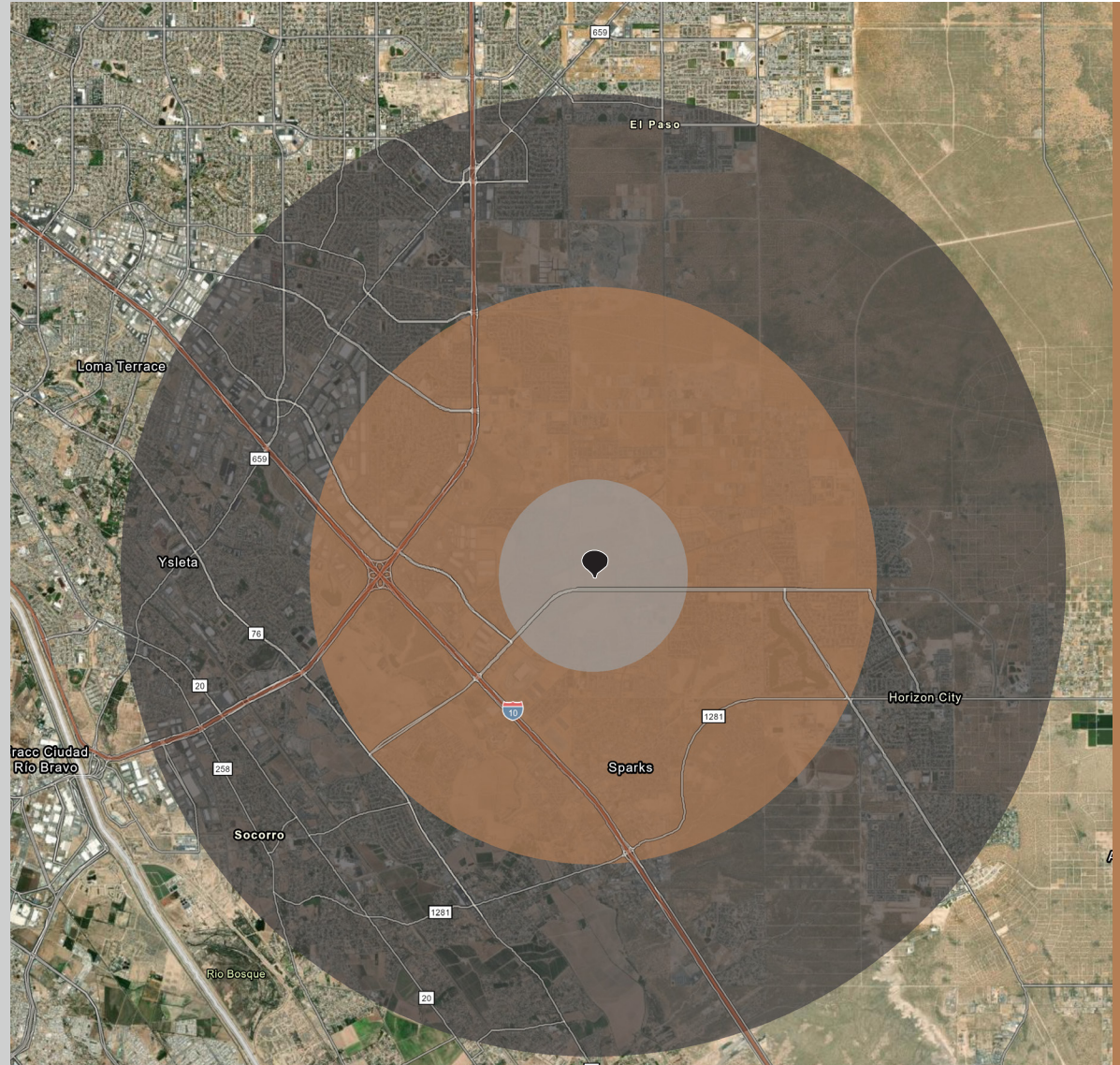
Households

1 mile	2,910	3,033
3 miles	19,131	19,965
5 miles	59,345	62,429



Median HH Income

1 mile	\$89,301	\$104,197
3 miles	\$75,697	\$85,733
5 miles	\$57,299	\$62,923



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